



## Application

### 32740 - CDBG Water/Sewer

53403 - City of Wapello Wastewater Treatment Plant Upgrade

CDBG

<b>Status:</b>	Awarded	<b>Submitted Date:</b>	2012-12-26 03:41:45
<b>Signature:</b>	Tracey Lamm	<b>Submitted By:</b>	Tracey Lamm

### Applicant Information

#### Project Officer

**AnA User Id** TRACEY.LAMM@IOWAID  
**First Name\*** Tracey Lamm  
First Name Middle Name Last Name

**Title:**  
**Email:\*** tlamm@seirpc.com  
**Address:\*** 211 N. Gear Avenue Suite 100

**City\*** West Burlington Iowa 52655  
City State/Province Postal Code/Zip

**Phone:\*** 319-753-4306  
Phone Ext.

**Program Area of Interest\*** CDBG

**Fax:**  
**Agency**

#### Organization Information

**Organization Name:\*** Southeast Iowa Regional Planning Commission

**Organization Type:\*** Regional Planning Commission

**Tax ID:**

**DUNS:**

**Organization Website:** www.seirpc.com

**Address:** 211 N. Gear Avenue, Suite 100

**City** West Burlington Iowa 52655  
City State/Province Postal Code/Zip

**Phone:** 319-753-5107  
Ext.

**Fax:** 319-754-4763

**Benefactor Vendor Number**

### Cover Sheet-General Information

#### Authorized Official

**Name\*** Ron Durbin  
**Title\*** Mayor  
**Organization\*** City of Wapello  
**Address\*** 335 North Main Street  
 PO Box 246  
**City/State/Zip\*** Wapello Iowa 52653  
City State Zip

**Telephone Number\*** 319-523-4091  
**E-Mail\*** wapello@louisacomm.net  
**Fiscal Officer/Agent**  
**Name\*** Susan Coffey  
**Title** Grant Administrator  
**Organization\*** Southeast Iowa Regional Planning Commission  
**Address\*** 200 N. Gear Avenue  
 Suite 100  
**City/State/Zip\*** West Burlington Iowa 52655  
City State Zip  
**Telephone Number\*** 319-753-4302  
**E-Mail\*** scoffey@seirpc.com  
**County(ies) Participating, Involved, or Affected by this Proposal\*** Louisa County  
**Congressional District(s) Involved or Affected by this Proposal\*** 2  
Congressional Map  
**Iowa Senate District(s) Involved or Affected by this Proposal\*** 44  
District Map  
**Iowa House District(s) Involved or Affected by this Proposal\*** 87  
District Map

### Applicant Information

**Applicant\*** City of Wapello  
**City/County/COG\*** Wapello Louisa Southeast Iowa Regional Planning Commission  
City County COG  
*Don't have a DUNS #? Click here to apply.*  
 \* 077879435  
DUNS #

### Contact Information

**Project Engineer\*** Hart-Frederick  
Firm Name  
 \* Randy L. Krutzfield/ P.E.  
Name/Title  
 \* 510 State Street  
Address  
 PO Box 560  
 \* Tiffin Johnson 52340  
City County Zip

*	319-545-7215	319-545-7220	rkrutzfield@hart-frederick.com	
	Phone	Fax	E-mail	
<b>Elected Official</b>	Mr.	Ron	Durbin	
	Salutation	First Name	Last Name	Suffix
*	335 North Main Street			
	Address			
	PO Box 246			
	Address 2			
*	Wapello	Louisa County	52653	
	City	County	Zip	
*	319-523-4091	319-523-4119	wapellom@louisacomm.net	
	Phone	Fax	E-mail Address	

### Project Information

Provide the address for City Hall for all area-wide benefit projects.

<b>Project Address*</b>	335 North Main Street		
	Address		
*	Wapello	Louisa County	52653
	City	County	Zip

#### Check all that apply:

<b>Applicant received CDBG Funds.</b>	Yes
<b>If prior CDBG funds received, please identify the program, year and amount?</b>	Water/Sewer-2009-\$500,000
<b>Applicant has received no prior funding.</b>	
<b>Applicant will contract for administration.</b>	Yes
<b>If applicant will contract for administration, please identify the entity:</b>	Southeast Iowa Regional Planning Commission
<b>Applicant will administer grant</b>	
<b>If the applicant plans to administer the grant, please describe applicant's administrative capacity.</b>	
<b>Project Activity</b>	
<b>Will any activities be conducted in a 100-year flood plain?*</b>	No
<b>Will project activity include demolition of a standing structure?*</b>	No
<b>If yes, is the structure occupied?</b>	
<b>Year structure was built</b>	

**Is this project identified in an Iowa Great Places agreement?\***

No

Projects included in an Iowa Great Places agreement within three years of submission of this applications entitles the applicant to additional consideration.

**If this is a wastewater project, provide date of the project initiation meeting with DNR.**

The Department of Natural Resources requires project initiation meetings for all wastewater projects before they will review the project plans and specifications. Completion of this meeting prior to submitting the CDBG application will be an indication of readiness to proceed.

**Will a delay in the contribution of local effort be necessary?\***

No

**If yes, until what date?**

If the local funds for your project are from another outside agency (i.e. USDA\_RD or IDNR) and you anticipate a delay in the receipt of those funds, you may consider requesting a delay of local effort. This will allow you to draw CDBG funds for project costs until the local funds are secured. **A delay of local funds can be granted until a specified date (not to exceed two months following the project bid letting ) or until two-thirds of the grant amount has been drawn down, whichever comes first.**

**Proposed end date\***

10/31/2014

(All contracts will be 18 months unless you anticipate a shorter schedule)

## Project Purpose

**Sewer Activity Descriptions**

**Water Activity Descriptions**

## Budget Activity

Row	Activity	Activity Description	Performance Targets	CDBG Amount	Local Amount	Total Activity Amount	Total CDBG Amount	Total Local Amount
Activity 1	59 - Wastewater Plant Improvements	Construction		\$480,000.00	\$1,216,500.00	\$1,696,500.00	\$480,000.00	\$1,216,500.00
Activity 2				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Activity 3				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Activity 4				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administration	181 - Administration			\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00
<b>Totals</b>				<b>\$500,000.00</b>	<b>\$1,216,500.00</b>	<b>\$1,716,500.00</b>	<b>\$500,000.00</b>	<b>\$1,216,500.00</b>

## Sources of Local Funding

Row	Source of Local funding	Amount	Local Funds Secured?	Date Local Funds Will be Secured
Source 1	DNR/SRF	\$125,000.00	Yes	
Source 2	DNR/SRF	\$1,216,500.00	No	Upon Completion of Final Design
Source 3		\$0.00		
Source 4		\$0.00		

## Construction Cost Detail

Row	Item Description	Estimated Quantity	Estimated Cost
Item 1	Aeration System	1 L.S.	\$990,000.00
Item 2	Site Piping	1 L.S.	\$55,000.00
Item 3	Site Work	1 L.S.	\$84,000.00
Item 4	Modify Existing Sludge Removal and Disposal	1 L.S.	\$135,000.00
<b>Totals</b>			<b>\$1,264,000.00</b>

### **Professional Fees and Permits**

Description	Estimated Cost
Final Design	\$130,500.00
Construction Administration	\$87,000.00
Permits/Archaeological Survey	\$15,000.00
Legal and Bonding Fees	\$10,000.00
CDBG Administration	\$20,000.00
Other (Please specify below)	\$0.00
<b>Totals</b>	<b>\$262,500.00</b>

### **Related Construction Costs**

Description	Related Construction Estimated Cost
Real Property/Easements/Acquisition	\$0.00
Contingencies	\$180,000.00
Other (Please specify below)	\$10,000.00
<b>Totals</b>	<b>\$190,000.00</b>

### **Other Narrative**

**If other professional fees or permits, please describe:** For Testing and Reimbursables

**If other related construction costs, please describe:** Electrical and phone service provided to the site

### **Preparer**

**Date Prepared:** 11/1/2011

**Estimates Prepared by:** Randy L. Krutzfield PE Hart-Frederick Consultants

**Address/Phone/E-mail:** 510 State Street, Tiffin, IA 319-545-7215 rkrutzfield@hart-frederick.com

**LMI Benefit Chart**

Row	Project Activity (as listed on the budget)	Total Persons Served	Total LMI Persons Served	LMI Benefit
Activity 1	59 - Wastewater Plant Improvements	762	427	56.0
Activity 2				0
Activity 3				0
Activity 4				0
<b>Totals</b>				

**Source of LMI Benefit Information Provided Above (Check one)**Local Income Survey  YesSpecial Census 2000 HUD Census Data 

Note: 2010 Census CDBG Percentage of Low & Moderate Incomes For Cities & Counties has not been released. Please use 2000 Census data available on our web site at <http://iowalifechanging.com/community/community/default.aspx>.

Other If Other, please specify **Beneficiary Race/Ethnicity Chart**

Racial/Ethnic Group	Number of Persons - Each Group	Number of Persons - Hispanic Origin
White	576	
Black/African American	17	
Asian	9	
American Indian/Alaskan Native	4	
Native Hawaiian/Other Pacific Islander		
American Indian/Alaskan Native & White		
Asian & White	3	
Black/African American & White		
American Indian/Alaskan Native & Black/African American		
Other Multi-Racial		118
	<b>Sub-Total</b>	<b>609</b>
	<b>Totals</b>	<b>609</b>
		<b>118</b>

**Number of Users**

Row	Water	Sewer
Number of Residential Users	761	755

### User Fees & Revenues

Row	Water Fees	Sewer Fees
Current average monthly residential bills	\$11.00	\$30.00
Projected average monthly bill with CDBG funds	\$11.00	\$39.00
Projected average monthly bill without CDBG funds	\$11.00	\$42.00

### Rate Increase

Month/Year of last water rate increase	September, 2012
Month/Year of last sewer rate increase	September, 2012

### Bond & Debt Information

City only, do not include county/school district levies

Current Tax Levy*	\$13.00 <small>/ \$1,000 of assessed value</small>
Bonding Capacity*	\$4,038,726.00 <small>5% of assessed valuation</small>
Current General Obligation Bond Indebtedness*	\$1,036,184.00

### Detail of Existing Debt

Row	Debt Type (Rev. Bond, GO Bond, Other)	Purpose	Issue Date	Issue Amount	Year of Retirement
Water Utility Debt 1				\$0.00	
Water Utility Debt 2				\$0.00	
Water Utility Debt 3				\$0.00	
Water Utility Debt 4				\$0.00	
Sewer Utility Debt 1	GO Revenue	North End CSO	6/2/2005	\$447,000.00	2026
Sewer Utility Debt 2	GO Revenue	2010 CSO	4/7/2010	\$900,000.00	2030
Sewer Utility Debt 3	Revenue	South end sewer	9/28/1998	\$190,000.00	2018
Sewer Utility Debt 4	Revenue	2012 CSO Alt 1	7/1/2012	\$328,000.00	2031
All Other Debt 1	Revenue GO	Fire Service Training Bureau	2/5/2009	\$40,000.00	2019
All Other Debt 2	Revenue GO	Street Construction	10/01/2008	\$214,000.00	2018
All Other Debt 3	Revenue GO	Generators	10/28/2009	\$151,000.00	2014
All Other Debt 4	GO	TIF	12/1/2009	\$1,200,000.00	2017

## Outstanding Debt

<b>Total outstanding water utility debt (GO Bonds, Revenue Bonds and other debt):</b>	\$0.00
<b>Total outstanding sewer utility debt (GO Bonds, Revenue Bonds and other debt):</b>	\$1,555,284.00

## Project Feasibility Narrative

### Project Feasibility Narrative

#### What community needs will this project address?\*

*Prepare a brief narrative describing the proposed project.*

The specific community benefit from this project will be the upgrading of the City of Wapello's Wastewater Treatment Plant to meet current NPDES (National Pollution Discharge Elimination System) limits. Based on design capacity information cited in the NPDES permit and recent monitoring reports, the Wapello facility is currently overloaded both hydraulically and organically. The City is under an Iowa Department of Natural Resources Compliance Schedule to meet final permit limits by Aug. 1, 2014.

#### What specific outcomes will result from completion of the project?\*

The existing wastewater treatment plant system is a two cell continuous discharge waste stabilization lagoon system. Subject to IDNR approval, the recommendation is to upgrade the existing lagoons to an aerated lagoon system to meet the expected permit limits and provide adequate treatment for at least the next 20 years. This project will decrease the amount of pollutants going to the Iowa River and provide treatment capacity for future growth of the community.

#### How has the number of beneficiaries been documented?\*

The number of beneficiaries has been documented through US Census data for the City of Wapello and also from sewer user information collected by the City of Wapello.

#### How has the LMI benefit been documented?\*

The Low to Moderate Income benefit has been documented through a local income survey conducted by the City of Wapello. The survey was mailed to 387 households, and an 81% response was received. The survey results indicate that the LMI benefit is 56% for the community of Wapello.

#### How soon will the project proceed if an award is made?\*

The City of Wapello is prepared to proceed with the project upon grant approval. The Facility Plan has been completed and submitted to Iowa Department of Natural Resources. The Anti-Degradation Analysis is complete and comments on the Facility Plan have been received from IDNR. Those comments have been responded to in August, 2012. The City of Wapello wished to add a section of effluent sewer work to remedy the problem of stream bank erosion at the current outfall location. This added component has triggered the need for a Phase I archaeological investigation for the area involved with the effluent sewer. This is expected to be completed very soon.

Hart-Frederick Consultants P.C. has proceeded with final design work and it is hoped that the construction



permit application, along with finals plans and specifications will be submitted to Iowa Department of Natural Resources before the end of 2012. It has been indicated that all necessary work on the facility plan approval have been complete and a letter of approval from IDNR will be issued very soon.

The project should be bid by April, 2013, with construction to start in May, 2013.

The Project has been on the SRF Intended Use Plan for the construction loan since June, 2012 and is listed as "in the Planning Stage" on the latest IUP Update.

**If applicable, has a specific site been determined for the project?\*** Yes

**Will there be acquisition of property related to the project?\*** No

**Is there documented local planning/citizen support for the project?\*** Yes

**Are there formal studies by outside agencies that support the project?\*** Yes

**Describe the project owner's capacity to operate/maintain the project and continue its viability after CDBG assistance. For a stormwater project, address how any green infrastructure will be maintained, if applicable.\***

City personnel are responsible for all maintenance activities and record keeping. All regular maintenance/supply expenditures are controlled by the City Clerk and Public Works Director, and submitted to review and approval by the City Council at regular monthly meetings. Approval of capital improvement expenditures is the sole responsibility of the City Council. Public hearings, competitive bid procurement, and IDNR construction permits and approved plans and specifications are required for all wastewater projects in excess of \$47,000.

The city provides sewer service for a minimum-plus-use fee. The City may need to revise their sewer rate structure based on IDNR recommendations to provide for debt service for this project. The City does have a public water system, thus meters are available. Monthly sewer bills are mailed to users. Unpaid bills are assessed an additional charge. Sewer revenue funds are deposited into the Sewer Utility Account, which includes regular bills, rental deposits, and arrears with interest. The City currently has existing outstanding sewer revenue debt from previous CSS projects.

### ***Project Milestones***

<b>Environmental Assessment/Request for Release of Funds</b>	May 2013
<b>Land acquisition (if applicable)</b>	n/a
<b>Completion of final plans and specifications</b>	December 2012
<b>Construction permit issued</b>	December 2012
<b>Bid/contract award date</b>	April, 2013
<b>Construction Start Date</b>	May, 2013
<b>Construction Completion Date</b>	June 2014

## Project Impact Narrative

**What is the potential economic/community development impact of the project on the area? For a stormwater project, what size or quantity of rainfall event (i.e, 100-year storm, first 1.5 inches of rain, etc.) will the green and/or gray infrastructure manage? Green infrastructure utilizes practices like bioswales and pervious surfaces, and gray infrastructure utilizes curb, gutter, storm sewer pipe, etc.\***

*If you are applying for a stormwater project that utilizes green infrastructure, please also reference the Green Infrastructure Tip Sheet for further items to discuss in the narrative.*

The City of Wapello's wastewater system consists of a two cell aerated continuous flow waste stabilization lagoon treatment facility, six lift stations and a wastewater collection system. The existing lagoons treat all of Wapello's wastewater except for occasional discharges from two combined sewer overflows (CSOs). Effluent from the facility can be controlled to discharge to the Iowa River or to adjacent wetlands. Wapello's current NPDES permit includes interim limits, final limits and a compliance schedule which calls for the City to meet the Final Limits by August 1, 2014. The Wapello facility is currently overloaded both hydraulically and organically and is unable to consistently meet the limits for 5-day carbonaceous biological oxygen demand. The project being proposed for the community will ensure that the Final Limits are met. The planning capacity for the project will ensure adequate capacity of the facility for the next 20 years and is being planned with a population projection of 2,200 resident users by design year 2032. The increased capacity being built into the system will allow Wapello to accept new residents and new business without compromising the treatment system. Additionally, the City of Wapello will not bear additional repair and maintenance costs associated with an overloaded wastewater treatment system.

**Who will be the project beneficiaries?\***

The project beneficiaries are the residents and businesses in Wapello who utilize the community's wastewater treatment plant and pay a monthly user fee for the service it provides. The project will allow the City of Wapello to meet NPDES Final Limits.

**Have cooperative approaches/sharing with other area communities been considered?\***

Because the project being proposed represent improvements to an already existing system in order to meets permit limits, it was not feasible to find cooperative approaches with other communities.

**Why are CDBG funds essential to the project?\***

The project being proposed is in excess of \$1.7 million. Without CDBG funds, this project would not be able to proceed without significant alteration. A local income survey indicates that 56% of the community is low to moderate income, and the City of Wapello is already servicing debt for previous mandated improvements to the waste collection system. Attempting to make the necessary improvements to the wastewater treatment without benefit of CDBG funds would be too much financial burden on the citizens of Wapello.

**How would the project affect current and future land use patterns?\***

With a solid future land use projection in place, the City of Wapello does not anticipate this project obstructing any defined growth patterns in the near or long term. The project was planned to include excess capacity to accommodate projected populations increases in the next 20 years.

**Is the site within the city limits?\***

The City of Wapello Wastewater Treatment plant, which is located on 20 acres on the south side of the community, is the location for the proposed project. This site is located within the city limits.

**Is the project appropriate for the community's size, including expected population trends?\***

The City of Wapello will have to make significant improvements to its treatment facility to meet existing and future discharge limits and provide adequate treatment capacity for existing and future loadings. The most cost effective way to meet treatment goals is to convert the existing lagoons to an aerated lagoon facility. The project being proposed is based upon a population projection over the next 20 years of +0.30%, which would put Wapello's population in design year 2033 at 2,200. This projection will be adequately sized to handle current population and any population growth expected over the next 20 years.

**Will the project have significant excess capacity?\***

The project design includes excess capacity to accommodate a +0.30% population growth in Wapello over the next 20 years. It is anticipated that the excess capacity designed for the system will be adequate to meet the communities needs, but not significant in regards to being 'too much' for the communities current and future needs.

**How well is the project targeted for maximum impact on a geographic area/specific group?\***

The majority of land use in Wapello is for residential purposes. There are roughly 40 commercial establishments and a few light manufacturing facilities within the community. The entire Wapello Community School District is also located within Wapello city limits. The Wastewater Treatment facility is designed to meet the needs of the entire community.

**Were other options explored? Describe options considered and why they were rejected.\***

The City of Wapello considered two alternatives for treatment: Extended Aeration Activated Sludge System and the Aerated Lagoon. The City of Wapello selected the second alternative as the best option. Below is a brief discussion of the alternative options considered.

Extended Aeration-Activated Sludge System - This is a variation of the activated sludge process and requires a lower organic loading and a longer aeration time than other activated sludge processes. This process is very effective in oxidizing ammonia nitrogen in the wastewater to nitrate due to the extended periods of aeration. There are several variations of this process and the system considered by Wapello is the SEQUOX Process by Aero-Mod, Inc. With this option one of the existing lagoons would be filled in and used for locating the new facilities, while the other lagoon could remain for flow equalization.

Both options were evaluated on capital cost, annual operations and maintenance costs, and other non-economic factors - ease of operation, reliability, flexibility, and nuisance generation.

The cost of the SEQUOX system is \$2.5 million, compared to the \$1.7 million for the proposed aerated lagoon system. The aerated lagoon system also has lower operations and maintenance costs due to less pumping and sludge handling costs, and less need for operator attention and expertise required to operate. The aerated lagoon system would be easier to operate than the SEQUOX system. As for reliability, flexibility and nuisance generation, both systems were nearly the same.

**How does the project promote orderly, compact development?\***

The project is planned to enable the City of Wapello to come into compliance with NPDES permit requirements and to meet the waste treatment needs of the community for the next 20 years. This option is economical for the community and does not promote future, wide spread spawl.

**Survey Tabulation Results**

<b>Is the Survey Tabulation Results required?*</b>	Yes
<b>Month and year the survey was conducted</b>	October, 2011
<b>Description of the survey method used</b>	Mailed survey through US Postal Service - mailed to every other household in the community.
<b>Total number of households in the project area</b>	774
<b>Number of households in the project area that were contacted (include contacts with no answer)</b>	387

**Total number of households in the project area should equal the number of households contacted unless a random survey was done. If the two numbers do not equal, please explain.**

<b>Number of usable responses</b>	310
<b>Percent of households responding</b>	80.0 <small>MUST BE 80% TO BE VALID</small>
<b>How many persons were below the LMI income figure?</b>	427
<b>How many persons were above the LMI income figure?</b>	335
<b>Percent of persons below the LMI income figure</b>	56.04
<b>Percent of persons above the LMI income figure</b>	44.0
<b>Total number of persons in the project area</b>	2124 <small>(For community-wide benefit projects, use 2010 census population figure.)</small>
<b>Total number of LMI Persons benefiting</b>	1190

**If respondents were asked other questions in addition to income, provide a breakdown of responses by number and percent of the total responding.**

The respondents were asked if they were in favor of the project being proposed in this CDBG application. Of the 387 households responding, 386 indicated they were in favor of the project.

## ***Community Development and Housing Needs Assessment***

### **Community Development and Housing Needs of LMI Persons\***

1. Provide new housing and housing rehabilitation to low/moderate income individuals and the elderly (Nearly 45 preapplications received by the City of Wapello of eligible households for housing rehab assistance).
2. Construct new single family housing through state/federal funding (i.e. Single Family New Construction program)
3. Encourage the development of affordable and available housing alternatives.
4. Separation of the combined sewer overflows at the lift stations located at Van Buren and Vernon Streets in the City of Wapello.
5. Comprehensive plan for the community of Wapello.
6. Street and sidewalk repair.

**Other Community Development and Housing Needs\***

1. Encourage continued city park facilities and education programs.
2. Encourage residential/commercial/industrial development where there is existing infrastructure.
3. Separation of the combined sewer overflows at the lift stations located at Van Buren and Vernon Streets in the City of Wapello.
4. Comprehensive plan for the community of Wapello.
5. Street and sidewalk repair.

**Planned or Potential Activities to Address Housing and Community Needs\***

1. Apply for housing funds for low/moderate income and elderly residents.
2. Apply for financial assistance through the Community Development Block Grant program for educational and living facility.
3. Continue to apply for CDBG grant funds to provide assistance for planned activities.
4. Continue to work with Southeast Iowa Regional Planning Commission on a comprehensive plan for the community.
5. Apply for USDA and SRF funds to finance projects.

**Date assessment was prepared\*** 11/4/2010

**Location where assessment was prepared\*** Wapello City Hall

**Number of local residents participating\*** 14

<b>Procurement of Engineer</b>
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*Please provide the information requested below regarding the procurement of the engineering firm.*

**Name of newspaper notice was published in** Wapello Republican

**Date of publication** 10/14/2011

**Date letter sent to engineering firms requesting qualifications** 10/12/2011

**List of engineering firms receiving letter request for qualifications**

Hart-Frederick Consulting, P.C. Tiffin, Iowa

Warner Engineering Associates Inc. Mount Pleasant, Iowa

MSA Professional Services Ankeny, Iowa

**List of engineering firms submitting qualifications**

Hart-Frederick, P.C. Tiffin, Iowa

Warner Engineering Associates Inc. Mount Pleasant, Iowa

MSA Professional Services Ankeny, Iowa

**Date engineering firm selected by governing board** 10/20/2011

**Name and address of engineering firm selected**

Hart-Frederick, P.C., 510 State Street, PO Box 560, Tiffin, IA 52340

### Required Attachments

Attachment	Description	File Name	Type	File Size
A PDF of the original newspaper publication and Affidavit of Publication evidencing the newspapers name and date published	Affadavit of Publication for CDBG public hearing City of Wapello	2012 CDBG PH.pdf	pdf	235 KB
Documentation that the Public Notice has been posted in three (3) places within the community, and names of posted areas listed, signed and dated by municipality (if applicable)				
Minutes of public hearing	City of Wapello Public Hearing Minutes	Wapello City Council Proceedings 10-04-12.doc	doc	39 KB
Completed HUD Disclosure Form 2880 (Applicant/Recipient Disclosure/Update Form). Download the form from <a href="http://portal.hud.gov/hudportal/documents/huddoc?id=2880.pdf">http://portal.hud.gov/hudportal/documents/huddoc?id=2880.pdf</a>	Applicant/Recipient/Disclosure /Update Form City of Wapello	Applicant-Recipient2013Signed.pdf	pdf	40 KB
Map of proposed project site or service area	Site Map - City of Wapello	Wapello Wastewater Treatment Plant.jpg	jpg	287 KB
Department of Natural Resources Notice of Violation and/or administrative Order	City of Wapello Notice of Violations IDNR	WapelloNoticeofViolations.pdf	pdf	272 KB
Federal Assurances Signature Page. Click here for the form.	City of Wapello Federal Assurances Signature Page	FederalAssurances2013Signed.pdf	pdf	52 KB
Documentation of commitments from other funding sources or documentation that applications have been submittd to tother funding sources (i.e., USDA-RD, IDNR)	City of Wapello IUP	IUP.pdf	pdf	97 KB
DNR inspection reports or correspondence that indicates a need for the project (if applicable)	City of Wapello Notice of Violations from IDNR	WapelloNoticeofViolations.pdf	pdf	272 KB
Copy of current rate ordinance for water/sewer utilities	Water Rates and Sewer Rates ordinances for the City of Wapello	WapelloWaterandSewerRateOrdinances.pdf	pdf	20 KB
Facility Plan for wastewater projects or Preliminary Engineering Report for water projects **If over 25 pages, please mail hard copy to: Iowa Economic Development Authority Attn: Barb Harvey 200 E. Grand Ave. Des Moines, Iowa 50309				
Documentation of local planning/citizen support	Wapello Community and Housing Needs Planning Document	cd hna.doc	doc	27 KB
Documentation of formal studies by outside agencies that support the project				
If LMI survey completed, please upload Income Survey Instrument	City of Wapello LMI Survey Instrument	WapelloLMI Survey.doc	doc	44 KB

### Other Attachments

### Citizen Participation Checklist

#### Statutory Requirements (All CDBG Applications)

#### Part I – Public Noticing Requirements

<b>Public Notice met (Not less than 4 days and no more than 20 days)*</b>	Yes	
<b>Published in a newspaper of general circulation*</b>	Yes	
<b>Affidavit of Publication and copy of publication uploaded?*</b>	Yes	
<b>Documentation that Public Notice was posted in three public places is uploaded *</b>	Not Applicable	
<b>Documentation includes dates and places posted*</b>	Not Applicable	
<b>Held prior to governing body's final action regarding the filing of the application*</b>	Yes	
<i>Public Notice states:</i>		
<b>Specific grounds for the public hearing*</b>	Yes	
<b>Date of Public Hearing</b>	10/04/2012	
<b>Time of Public Hearing</b>	7 p.m.	
<b>Hearing Location</b>	City of Wapello City Hall	
<b>City/Zip</b>	Wapello	52653

#### Part II – Public Hearing Requirements

<b>Minutes of public hearing are uploaded*</b>	No
<b>Was the need for the activities identified?*</b>	Yes
<b>Was the funding of the proposed activities and the sources of funds explained?*</b>	Yes
<b>Was the date the CDBG application will be submitted provided at the meeting?*</b>	Yes
<b>Was the amount of the requested federal funds provided at the meeting?*</b>	Yes
<b>Estimated portion of federal funds that will benefit low- and moderate-income persons was stated?*</b>	Yes
<b>Location of proposed activities stated?*</b>	Yes
<b>Were plans to minimize displacement of persons and businesses resulting fo funded activities discussed?*</b>	Yes
<b>Were plans to assist persons actually displaced discussed?*</b>	Not Applicable
<b>Were the nature of the proposed activities discussed?*</b>	Yes

**Minority Impact Statement**

**Question # 1**

1. The proposed grant programs or policies could have a disproportionate or unique **POSITIVE IMPACT** on minority persons. \*

No

If YES, describe the positive impact expected from this project

Indicate the group(s) positively impacted.

**Question # 2**

2. The proposed grant project programs or policies could have a disproportionate or unique **NEGATIVE IMPACT** on minority persons. \*

No

If YES, describe the negative impact expected from this project.

If YES, present the rationale for the existence of the proposed program or policy.

If YES, provide evidence of consultation with representatives of the minority groups impacted.

Indicate the group(s) negatively impacted.

**Question # 3**

3. The proposed grant project programs or policies are **NOT EXPECTED TO HAVE A DISPROPORTIONATE OR UNIQUE IMPACT** on minority persons. \*

Yes

If YES, present the rationale for determining no impact.

No person will need to be displaced in the execution of this project and no group or individual will be placed in a position to either benefit or be impacted negatively by this project.

**Certification**

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.\*

Yes

Name of Person Submitting Certification.\*

Ron Durbin

Title of Person Submitting Certification\*

Mayor

**Application Information:**

Item	Yes or NA	If No, Date Requested	Date Received
Is the DUNS# provided?	Yes		



Is flood plain information provided?	Yes		
Demolition of a standing structure information provided?	Yes		
Is the grant amount requested at or below the amount allowable?	Yes		
Is administration line 10% or less of CDBG amount AND of total cost?	Yes		
Is Racial/Ethnic chart filled out?	Yes		
Is the breakdown of construction cost detail and professional fees & permit estimates completed?	Yes		
Is applicant financial information sheet completed? <b>(water/sewer fund and projects AND community facilities storm sewer projects)</b>	Yes		
Is operating budget completed? <b>(community facilities projects only)</b>	Not Applicable		
Is project location map included?	Yes		
Is CEO signature in federal assurances page?	Yes		
If a joint application, is assurance page for each entity included?	Not Applicable		
Is community needs assessment included and less than 3 years old?	Yes		
Is disclosure statement completed and <b>signed?</b> <b>(If Yes on Part 1 Question #2, then Parts II and III must also be completed)</b>	Yes		
Are copies of the utility rate ordinances included? (Water/Sewer only)	Yes	12/06/2012	12/17/2012
Does the application file contain a copy of the official certified budget form from the Department of Management? (water/sewer fund projects AND community facilities storm sewer projects)	Not Applicable		
Does the application contain the Green Development Plan and Checklist? (community facilities projects only)	Not Applicable		
Is the Green Streets Criteria proximity map for new construction included? (community facilities projects only)	Not Applicable		

<b>Public Hearing</b>
-----------------------

Item	Yes or NA	If No, Date Requested	Date Received
Is public hearing noticed uploaded?	Yes		
Is the publication date no less than 4 days but no more than 20 days prior to the hearing?	Yes	12/06/2012	12/17/2012
Are public hearing minutes uploaded and includes notice date?	Yes	12/06/2012	12/17/2012

### **Engineering:**

Item	Yes or NA	If No, Date Requested	Date Received
Is the engineer procurement form completed? <b>Water/sewer fund projects only</b>	Yes		
Is preliminary engineering report included and <b>signed?</b> (Water/sewer fund projects only)	Yes	01/07/2013	01/07/2013

### **Computations:**

Item	Yes or NA	If No, Date Requested	Date Received
Are computations in Project Activity Chart correct? <b>cross-check total budget with total on cost estimate sheet:</b>	Yes	12/17/2012	12/19/2012

### **Reason for Not Awarding**

If not awarded, reason :

Other Reason for not awarding:

Decline Letter:

# City of Wapello

## Wastewater Treatment Plant Location





# STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES  
ROGER L. LANDE, DIRECTOR

March 1, 2011

City of Wapello  
PO Box 246  
Wapello, IA 52653-0246

ATTENTION: Honorable Mayor and Council

NOTICE OF VIOLATION: Wastewater Permit Limitations, 567 IAC 64.3(1)

SUBJECT: Wastewater Inspection Report  
Facility No. 6-5879001

City Officials:

We have enclosed one copy of the inspection report prepared by Jim Kacer of this office; we are forwarding a copy to Mike Delzell. Please note the summary of requirements and recommendations listed at the end of the report. Detailed comments are found throughout the report.

The inspection report and a review of the monthly operation reports submitted to the DNR shows your facility exceeded the effluent limits for CBOD and E. Coli bacteria. These are violations of the specifications of your NPDES permit and subrule 567 IAC 64.3(1).

The city is required to submit a progress report regarding the treatment system evaluation process to this office by July 1, 2011.

If you have questions about the report please contact Jim Kacer at 319/653-2135.

Sincerely,

FIELD SERVICES & COMPLIANCE BUREAU

Jim Sievers  
Environmental Specialist Senior

JTS:J:\FO6\SHARED\JSIEVER1\WW2011\WAPELLO0211

Encl. Inspection Report

cc: DNR Records Section, DNR, Des Moines  
Mike Delzell, PO Box 246, Wapello, IA 52653-0246  
File - Wapello Municipal Wastewater

Suspense 7/1/11

Environmental Services Division, Field Office #6, 1023 W. Madison, Washington, Iowa 52353-1623 Tel 319-653-2135 Fax 319-653-2856

WALLACE STATE OFFICE BUILDING / DES MOINES, IOWA 50319  
515-281-5918 TDD 515-242-5967 FAX 515-281-6794 www.state.ia.us/dnr

**IOWA DEPARTMENT OF NATURAL RESOURCES  
ENVIRONMENTAL SERVICES DIVISION  
WASTEWATER TREATMENT FACILITY INSPECTION**

NPDES Permit #: 6-58-79-0-01

Page 1 of 4

FACILITY	NAME:	Wapello Waste Treatment Lagoon		OWNER:	City of Wapello		
	ADDRESS:	City Hall 335 N. Main St. - P.O. Box 246	CITY:	Wapello	STATE:	Iowa	
				ZIP:	52653-0246	PHONE:	319-523-4091

RECEIVING STREAM	STREAM NAME:	Iowa River
------------------	--------------	------------

INSPECTION	DATE THIS INSPECTION:	02/23/2011	DATE LAST INSPECTION:	03/09/2009
PURPOSE	Compliance Evaluation Inspection			

DESIGN CAPACITY	MGD: 0.415	POUNDS BOD/DAY: 370	PE (BOD): 2216
-----------------	------------	---------------------	----------------

NOW TREATING	MGD (average daily):	POUNDS BOD:	PE (BOD):
	0.604	280	1677
	POPULATION SERVED:	2000	

SAMPLES COLLECTED	TYPE:	LAB DATA ATTACHED?
	None collected	[ ] Yes [ ] No

ATTACHMENTS	PLANT DESCRIPTION CARD:	CERTIFICATION UPDATE MEMO:
	[X] On File [ ] Attached to DNR copy	[ ] Attached [X] No change in Responsible Op
	SIGNIFICANT INDUSTRIAL CONTRIBUTOR FORM:	
	[ ] Attached [ ] On file [X] No Sig. Contr.	

RESPONSIBLE OPERATOR	NAME:	GRADE:	CERTIFICATION NUMBER:
	Mike Detzell	2	2165

PERSONS INTERVIEWED	NAME:	TITLE:
	Mike Detzell	Public Works Director
	NAME:	TITLE:

TREATMENT PROCESS	[ ] TRICKLING FILTER [ ] ACTIVATED SLUDGE => MODIFICATION:
	[X] LAGOON [ ] AERATED LAGOON [ ] OTHER/SUPPLEMENTARY:
PROCESS WASTE DESCRIPTION	Domestic and Commercial Wastewater

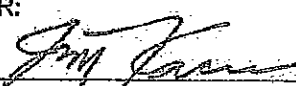

**PERMIT COMPLIANCE SUMMARY**

EFFLUENT LIMITATIONS	SELF-MONITORING RESULTS:	SAMPLES THIS INSPECTION:
	[ ] Sat. [ ] Marg.* [X] Unsat.*	[ ] Sat. [ ] Marg.* [ ] Unsat.* [X] None Collected
	VISUAL APPEARANCE OF EFFLUENT:	VISUAL APPEARANCE OF RECEIVING STREAM:
	Not discharging	

SELF-MONITORING	Operation Reports submitted:	REQUIRED DATA ON REPORT:	TESTING ADEQUACY:
	[ ] Sat. [X] Marg.* [ ] Unsat.*	[ ] Sat. [X] Marg.* [ ] Unsat.*	[X] Sat. [ ] Marg.* [ ] Unsat.*

COMPLIANCE SCHEDULE	COMPLIANCE WITH SCHEDULE:	NEXT ITEM DUE:	DATE DUE:
	[X] Sat. [ ] Marg.* [ ] Unsat.* NA	Submit progress report	07/01/2011

\* Explain in Comments and Recommendations Section

AUTHENTICATION	INSPECTOR:	DATE:	REVIEWER:	DATE:
	Jim Kacer 	02/25/11	James T. Siever 	2/28/11

GENERAL INFORMATION

The Wapello Wastewater Treatment Plant (WWTP) consists of a two-cell continuous discharge lagoon, chlorine disinfection and a dechlorination channel. Dechlorination is accomplished through detention time in the channel rather than by chemical dechlorination. Treated effluent can be discharged directly to the Iowa River or routed to constructed wetlands. The wetland was not designed or constructed to be part of the treatment system, and discharge of effluent from the wetlands is prohibited by the NPDES permit. Discharges to the wetlands provide roughly two additional days of retention time. Six lift stations serve the city's collection system. The two main lift stations (Van Buren and Vernon St.) receive flow from the four remaining lift stations (two to Van Buren and two to Vernon St.).

EFFLUENT LIMITATIONS

Monthly operation reports (MORs) submitted by Wapello WWTP for the months of March 2009 through January 2011 were reviewed for comparison with the effluent limitations in the facility's NPDES permit. The following violations of effluent limits were noted.

PARAMETER AND DATE	REPORTED mg/l		REPORTED lb/day		PERMIT LIMITS mg/l		PERMIT LIMITS lb/day	
	30-DAY AVERAGE	7-DAY OR MAX	30-DAY AVERAGE	7-DAY OR MAX	30-DAY AVERAGE	7-DAY OR MAX	30-DAY AVERAGE	7-DAY OR MAX
CBOD5 01/10	34.75	----	145.16	----	40.0	60.0	138.0	208.0
02/10	36.75	----	137.11	----	40.0	60.0	138.0	208.0
01/11	78.0	----	175.64	----	40.0	60.0	138.0	208.0
E. coli 07/10	506.75	----	----	----	199/100 mL			
09/10	216.182	----	----	----	199/100 mL			

Influent flow was exceeded in March, May, June, July, September, October, and December 2009. The NPDES permit issued on January 1, 2010 does not include influent flow limits.

SELF-MONITORING REPORTS

Monthly operation reports submitted by the Wapello WWTP for the months of March 2009 through January 2011 were reviewed for comparison with the self-monitoring reporting requirements in the facility NPDES permit. The following instances of incomplete reporting were noted.

PARAMETER	MONITORING FREQUENCY SPECIFIED IN THE NPDES PERMIT	Comments
Effluent, Outfall 001		
TRC 5/10, 8/10	2/week	Only sampled 1/week

DNR has not received the MOR for April 2009.

SAMPLES THIS INSPECTION

No samples of the plant effluent were collected during the inspection.

LABORATORY CERTIFICATION:

The City of Wapello has contracted with QC Analytical Services, LLC to conduct all analytical work for the waste treatment plant. QC Analytical Services is certified (#113) under 567 Iowa Administrative Code, Chapter 83. The city does in-house testing for chlorine (using a Hach test kit), pH, and temperature.

COLLECTION SYSTEM:

Mr. Delzell stated that the current phase of the sewer separation project is 75% complete. Construction may resume in several weeks, weather permitting.

LIFT STATIONS:

The Vernon and Van Buren Street lift stations were inspected. The Vernon Street lift station is shut down while a pump is out for repair. The flow to this lift station is temporarily being directed to the Van Buren Street lift Station. The city has installed a composite sampler at the Vernon St. station to collect

samples during CSO events. There is no way of measuring the bypass flow from the Vernon Street lift station; bypassing time is recorded and reported. The city has installed permanent generators at the Van Buren Street and Vernon Street lift stations. All six lift stations are equipped with red lights to signal malfunctions, with the four outlying lifts stations also equipped with audible alarms. None of the lift stations is equipped with a dialer system.

LAGOON STRUCTURES:

The lagoons appeared full and near capacity but were not discharging at the time of the inspection. Grounds around the lagoons appeared well maintained. The lagoons were not discharging at the time of inspection. The city had not begun chlorinating at the time of inspection.

SUPPLEMENTARY, Permit:

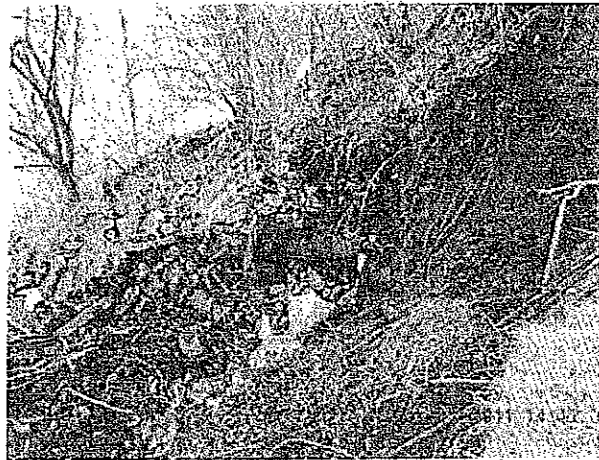
The City was issued a new permit on January 1, 2010.

SUPPLEMENTARY, Improvements:

The City's consultant has initiated the treatment system evaluation in compliance with the negotiated schedule. The first progress report is due on July 1, 2011, and the evaluation is due on October 31, 2011.

SUPPLEMENTARY, Other:

Part of the riverbank washed away in recent months, damaging the outfall pipe (photo to the right). Mr. Delzell has talked to the US Army Corps of Engineers about stabilization of the bank in this area.



REQUIREMENTS:

- Continue to comply the negotiated schedule addressing treatment system evaluation.
- Meet all effluent limitations specified in your NPDES operation permit. [Subrule 567 IAC 64.3(1)]
- Comply with all monitoring and reporting requirements specified in your NPDES operation permit. [Rule 567 IAC 63.9(455B)]
- Maintain the treatment plant in good working order at all times and operate it as efficiently as possible. [Paragraph 567 IAC 64.7(5)"F"]

## CHAPTER 92

# WATER RATES

92.01 Service Charges

92.02 Rates For Service

92.03 Rates Outside the City

92.04 Non-Metered Water Service Rates

92.05 Billing for Water Service

92.06 Service Discontinued

92.07 Lien for Nonpayment

92.08 Lien Exemption

92.09 Lien Notice

92.10 Temporary Vacancy

92.11 Customer Service Fee for Change of Occupancy

**92.01 SERVICE CHARGES.** Each customer shall pay for water service provided by the City based upon use of water as determined by meters provided for in Chapter 91. Each location, building, premises or connection shall be considered a separate and distinct customer whether owned or controlled by the same person or not.

*(Code of Iowa, Sec. 384.84)*

**92.02 RATES FOR SERVICE.** Water service shall be furnished at the following monthly rates per property serviced within the City:

*(Code of Iowa, Sec. 384.84)*

1. Residential Customers. The rates for each residential user are:

A. First 2,000 gallons – \$6.00

B. Over 2,000 gallons – \$2.50 per 1,000 gallons

The minimum charge for each residential customer is \$6.00 per billing month.

2. Nonresidential Customers. The water service rates for nonresidential customers are:

A. First 2,000 gallons – \$6.50

B. Over 2,000 gallons – \$3.25 per 1,000 gallons

The minimum charge for each nonresidential customer is \$6.50 per billing month.

The foregoing rates shall be increased by four percent (4%) each July 1 unless such increase is waived or modified by the Council prior to the effect date of the increase.

**92.03 RATES OUTSIDE THE CITY.** Water service shall be provided to any customer located outside the corporate limits of the City which the City has agreed to serve at rates one hundred sixty percent (160%) of the rates (including annual increases) provided in Section 92.02. No such customer, however, will be served unless the customer shall have signed a service contract agreeing to be bound by the ordinances, rules, and regulations applying to water service established by the Council.

*(Code of Iowa, Sec. 364.4 & 384.84)*



**92.04 NON-METERED WATER SERVICE RATES.** Non-metered water service rates are billed by the size of the household or commercial or industrial customer as follows:

RESIDENTIAL CUSTOMERS		
Household Size	Within City Limits	Outside City Limits
1 person	\$14.00	\$25.20
2 people	\$24.00	\$43.20
3 people	\$39.00	\$70.20
4 people	\$44.00	\$79.20
5 people	\$54.00	\$97.20
6 people	\$64.00	\$115.20
7 people	\$74.00	\$133.20
8 people	\$84.00	\$151.20
More than 8 people	\$84.00 plus \$10.00 for each extra person	\$151.20 plus \$18.00 for each extra person
COMMERCIAL/INDUSTRIAL CUSTOMERS		
10 to 19 employees	\$95.00	\$171.00
20 to 49 employees	\$110.00	\$198.00
50 or more employees	\$120.00	\$216.00

**92.05 BILLING FOR WATER SERVICE.** Water service shall be billed as part of a combined service account, payable in accordance with the following:

*(Code of Iowa, Sec. 384.84)*

1. Bills Issued. The Clerk shall prepare and issue bills for combined service accounts on or before the last day of each month.
2. Bills Payable. Bills for combined service accounts shall be due and payable at the office of the Clerk by the fifteenth (15th) day of the following month.
3. Late Payment Penalty. Bills not paid when due shall be considered delinquent. A one-time late payment penalty of ten percent (10%) of the amount due shall be added to each delinquent bill.

**92.06 SERVICE DISCONTINUED.** Water service to delinquent customers shall be discontinued in accordance with the following:

*(Code of Iowa, Sec. 384.84)*

1. Notice. The Clerk shall notify each delinquent customer that service will be discontinued if payment of the combined service account, including late payment charges, is not received by the date specified in the notice of delinquency. Such notice shall be sent by ordinary mail to the customer in whose name the delinquent charges were incurred and shall inform the customer of the nature of the delinquency and afford the customer the opportunity for a hearing prior to the discontinuance.
2. Notice to Landlords. If the customer is a tenant, and if the owner or landlord of the property or premises has made a written request for notice, the notice of delinquency shall also be given to the owner or landlord.
3. Hearing. If a hearing is requested, the City shall conduct an informal hearing and shall make a determination as to whether the disconnection is justified.

4. Shut-off Fine. At the time of posting a shut-off notice on the property of a delinquent customer, a fine in the amount of thirty dollars (\$30.00) shall be charged to such customer.
5. Service Restoration Fee. A fee of forty dollars (\$40.00) shall be charged before service is restored to a delinquent customer.

**92.07 LIEN FOR NONPAYMENT.** The owner of the premises served and any lessee or tenant thereof shall be jointly and severally liable for water service charges to the premises. Water service charges remaining unpaid and delinquent shall constitute a lien upon the premises served and shall be certified by the Clerk to the County Treasurer for collection in the same manner as property taxes.

*(Code of Iowa, Sec. 384.84)*

**92.08 LIEN EXEMPTION.** The lien for nonpayment shall not apply to a residential rental property where water service is separately metered and the rates or charges for the water service are paid directly to the City by the tenant, if the landlord gives written notice to the City that the property is residential rental property and that the tenant is liable for the rates or charges. The City may require a deposit not exceeding the usual cost of ninety (90) days of water service be paid to the City. The landlord's written notice shall contain the name of the tenant responsible for charges, the address of the rental property and the date of occupancy. A change in tenant shall require a new written notice to be given to the City within thirty (30) business days of the change in tenant. When the tenant moves from the rental property, the City shall refund the deposit if the water service charges are paid in full. A change in the ownership of the residential rental property shall require written notice of such change to be given to the City within ten (10) business days of the completion of the change of ownership. The lien exemption does not apply to delinquent charges for repairs to a water service.

**92.09 LIEN NOTICE.** A lien for delinquent water service charges shall not be certified to the County Treasurer unless prior written notice of intent to certify a lien is given to the customer in whose name the delinquent charges were incurred. If the customer is a tenant and if the owner or landlord of the property or premises has made a written request for notice, the notice shall also be given to the owner or landlord. The notice shall be sent to the appropriate persons by ordinary mail not less than thirty (30) days prior to certification of the lien to the County Treasurer.

*(Code of Iowa, Sec. 384.84)*

**92.10 TEMPORARY VACANCY.** A property owner may request water service be temporarily discontinued and shut off at the curb valve when the property is expected to be vacant for an extended period of time. During a period when service is temporarily discontinued as provided herein there shall be no monthly minimum service charge. The City will not drain pipes or pull meters for temporary vacancies.

**92.11 CUSTOMER SERVICE FEE FOR CHANGE OF OCCUPANCY.** There shall be required from every new customer or existing customer who is relocating a \$15.00 charge for the cost of establishing service.

## CHAPTER 99

# SEWER SERVICE CHARGES

99.01 Sewer Service Charges Required  
99.02 Rate  
99.03 Rates Outside the City

99.06 Payment of Bills  
99.07 Lien for Nonpayment  
99.08 Special Agreements Permitted

**99.01 SEWER SERVICE CHARGES REQUIRED.** Every customer shall pay to the City sewer service fees as hereinafter provided.

*(Code of Iowa, Sec. 384.84)*

**99.02 RATE.** Each customer within the City shall pay sewer service charges in an amount two hundred twenty percent (220%) of the net water bill.

*(Code of Iowa, Sec. 384.84)*

**99.03 RATES OUTSIDE THE CITY.** Sewer service shall be provided to any customer located outside the corporate limits of the City, which the City has agreed to serve, at rates two hundred twenty percent (220%) of the rates (including annual increases) provided in Section 92.03. No such customer, however, will be served unless the customer shall have signed a service contract agreeing to be bound by the ordinances, rules, and regulations applying to sewer service established by the Council in Chapter 97.

**99.04 SPECIAL RATES.** Where, in the judgment of the Superintendent and the Council, special conditions exist to the extent that the application of the sewer charges provided in Section 99.02 would be inequitable or unfair to either the City or the customer, a special rate shall be proposed by the Superintendent and submitted to the Council for approval by resolution.

*(Code of Iowa, Sec. 384.84)*

**99.05 PRIVATE WATER SYSTEMS.** Customers whose premises are served by a private water system shall pay sewer charges based upon the water used as determined by the City either by an estimate agreed to by the customer or by metering the water system at the customer's expense. Any negotiated, or agreed upon sales or charges shall be subject to approval of the Council.

*(Code of Iowa, Sec. 384.84)*

**99.06 PAYMENT OF BILLS.** All sewer service charges are due and payable under the same terms and conditions provided for payment of a combined service account as contained in Section 92.05 of this Code of Ordinances. Sewer service may be discontinued in accordance with the provisions contained in Section 92.06 if the combined service account becomes delinquent, and the provisions contained in Section 92.09 relating to lien notices shall also apply in the event of a delinquent account.

**99.07 LIEN FOR NONPAYMENT.** The owner of the premises served and any lessee or tenant thereof shall be jointly and severally liable for sewer service charges to the premises. Sewer service charges remaining unpaid and delinquent shall constitute a lien upon the premises served and shall be certified by the Clerk to the County Treasurer for collection in the same manner as property taxes.

*(Code of Iowa, Sec. 384.84)*

**99.08 SPECIAL AGREEMENTS PERMITTED.** No statement in these chapters shall be construed as preventing a special agreement, arrangement, or contract between the Council, and any industrial concern whereby an industrial waste of unusual strength or character may be accepted subject to special conditions, rate, and cost as established by the Council.

**99.09 CSO/LAGOONS SURCHARGE.** Every customer shall pay a \$5.00 per month surcharge for combined sewer overflow/lagoons. The fee will be placed into a CSO/Lagoon Fund to be used for CSO separation and lagoon improvement. This surcharge will sunset on August 21, 2023.



## **Community Development and Housing Needs Assessment**

Community Name: City of Wapello

### Community Development and Housing Needs of LMI Persons

- 1. Provide new housing and housing rehabilitation to low/moderate income individuals and the elderly. (Nearly 45 pre-applications received by the City of Wapello of eligible households)**
- 2. Construct new single family housing through state/federal funding (ie Single Family New Construction Program)**
- 3. Encourage the development of affordable and available housing alternatives.**
- 4. Separation of the combined sewer overflows at the lift stations located at Van Buren and Vernon Streets in the City of Wapello.**
- 5. Comprehensive plan for the community of Wapello.**
- 6. Street and sidewalk repair.**

### Other Community Development and Housing Needs

- 1. Encourage continued city park facilities and education programs.**
- 2. Encourage residential/commercial/industrial development where there is existing infrastructure.**
- 3. Separation of the combined sewer overflows at the lift stations located at Van Buren and Vernon Streets in the City of Wapello.**
- 4. Comprehensive plan for the community of Wapello.**
- 5. Street and sidewalk repair**

### Planned or Potential Activities to Address Housing and Community Needs

- 1. Apply for housing funds for low/moderate income and elderly residents.**
- 2. Apply for financial assistance through the Community Development Block Program for an Educational and Living Facility.**
- 3. Continue to apply for CDBG grant funds to provide assistance for planned activities.**
- 4. Continue to work with Southeast Iowa Regional Planning Commission on a comprehensive plan for the community.**
- 5. Apply for USDA and SRF funds to finance projects.**

Date and location assessment was prepared: Wapello City Council Meeting, City Hall, November 4, 2010

Number of local residents participating: 14