



**State
Revolving
Fund**

State Revolving Fund Loan Programs

Drinking Water, Clean Water, Nonpoint Source

ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT

CITY OF UNION CITY Drinking Water Improvement Projects SRF PROJECT DW 24 18 68 00

DATE: July 11, 2025

PUBLIC COMMENTS DUE BY: August 11, 2025

I. INTRODUCTION

The above entity has applied to the Drinking Water State Revolving Fund (SRF) Loan Program for a loan to finance all or part of the Drinking Water project described in the accompanying Environmental Assessment (EA). As part of facilities planning requirements, an environmental review has been completed which addresses the project's impacts on the natural and human environment. This review is summarized in the attached EA, which can also be viewed in color at <http://www.in.gov/ifa/srf/>.

II. PRELIMINARY FINDING OF NO SIGNIFICANT IMPACT (FONSI)

The SRF Drinking Water Program has evaluated all pertinent environmental information regarding the proposed project and determined that an Environmental Impact Statement is not necessary. Subject to responses received during the 30-day public comment period, and pursuant to Indiana Code 5-1.2-3, it is our preliminary finding that the construction and operation of the proposed facilities will result in no significant adverse environmental impact. In the absence of significant comments, the attached EA shall serve as the final environmental document.

III. COMMENTS

All interested parties may comment upon the EA/FONSI. Comments must be received at the address below by the target approval date above. Significant comments may prompt a reevaluation of the preliminary FONSI; if appropriate, a new FONSI will be issued for another 30-day public comment period. A final decision to proceed, or not to proceed, with the proposed project shall be effected by finalizing, or not finalizing, the FONSI as appropriate. Comments regarding this document should be sent within 30 days to:

**Jenni Curry
Environmental Section Manager
State Revolving Fund
100 N. Senate Ave. IGCN 1275
Indianapolis, IN 46204
463-261-6943
jecurry@ifa.in.gov**

ENVIRONMENTAL ASSESSMENT

I. PROJECT IDENTIFICATION

Project Name and Address: Drinking Water Improvement Projects
City of Union City
105 N Columbia St
Union City, IN 47390

SRF Project Number: **DW 24 18 68 00**

Authorized Representative: Steve Shoemaker, City Manager

II. PROJECT LOCATION

The project is located in Randolph County, Wayne Civil Township, Township 18 North, Range 1 West, and Sections 24, 25, 26, 35, and 36. See **Figure 1**.

III. PROJECT NEED AND PURPOSE

The City of Union City's water supply and treatment capacity are insufficient for development that is occurring in the area. Low pressures and a lack of looping in the distribution system present water quality and safety concerns. Additionally, lead service lines that are present in the City's water system present a threat to public health. To address these issues, this project includes improvements to be made to the wellfield, treatment plants, and distribution system.

This project will enable Union City to better provide safe and reliable drinking water. Proposed work at the water treatment plants and wellfield will ensure an adequate supply of water is available for Union City residents and industrial users. The south water main loop will help maintain adequate system pressure, improve system redundancy, and reduce water age in the distribution system. The water main extension to the industrial park will provide the water needed for future development in the park, and the replacement of lead and galvanized requiring replacement (GRR) service lines will improve the health and safety of the City's water users.

IV. PROJECT DESCRIPTION

The following projects are recommended for the City:

North WTP Improvements

- Installation of one new 100-gpm well at the existing wellfield.
 - Addition of one new 500-gpm high service pump.
 - Addition of one new 235-gpm pressure filter.
 - Improvements to the chlorine feed system to increase the feed rate.
 - Installation of related piping, metering, electrical, instrumentation, controls, and appurtenances at the North WTP and wellfield.

Work at the South WTP will include:

- Replacement of the two existing pressure filters with larger 1350-gpm filters.
- Replacement of the three existing high service pumps with three new 1000-gpm high service pumps.
- Upsizing of process piping to accommodate higher flow rates.
- Improvements to the chlorine feed system to increase the feed rate.
- Expansion of the existing backwash tank to hold 115,000 gallons.
- Installation of related piping, metering, electrical, instrumentation, controls, fencing, and appurtenances at the South WTP.
- Upgraded electrical service at the wellfield.

The distribution system improvements will include:

- Construction of a south water main loop consisting of approximately 7000 LF of 20-inch water main that will run from the intersection of SR-32 and Progress Drive east and northeast through farm fields to Ballpark Road. The main will then follow Ballpark Rd east to Howard St and run north on Howard St to the South WTP.
- Construction of a water main extension at the Union City Industrial Park consisting of approximately 7500 LF of 20-inch pipe that will run west along Progress Drive from SR-32 to the southwest corner of the industrial park; north through undeveloped fields to the northwest corner of the industrial park; west to County Road 700; south along County Road 700 to where it will tie into Cardinal Ethanol's privately-owned water main; and then reducing to 6 inches and continuing approximately 1200 LF further south.
- Replacement of service lines along the south water main loop and the Industrial Park water main extension that are lead or GRR. Replacement of additional lead and GRR service lines located throughout the distribution system.
- Installation of associated valves, fittings, hydrants, and other appurtenances.

V. ESTIMATED PROJECT COSTS, AFFORDABILITY, AND FUNDING

The total cost of this project is estimated to be approximately \$20,620,000. The City of Union City intends to finance the project with a loan from the Drinking Water SRF Loan Program for a term and annual fixed interest rate to be determined at loan closing. Monthly user rates and charges may need to be analyzed to determine if adjustments are required for loan repayment.

Selected Plan Estimated Cost Summary

Construction Costs

North WTP Improvements	\$2,718,400
South WTP Improvements	\$7,245,900
South Watermain Loop	\$2,511,550
Indiana Industrial Park Water Main Extension	\$2,890,610
Lead Service Line Replacement	\$1,653,000
10% Contingency	<u>\$1,701,946</u>
Total Construction	\$18,721,406
Non-Construction Costs	\$ 1,898,594
Total Estimated Project Cost	\$20,620,000

VI. DESCRIPTION OF EVALUATED ALTERNATIVES

Under the “**No Action**” alternative, the City will continue to perform daily operations without any improvements or replacements. The system would not be able to handle the City’s increased demands. Low pressure complaints would continue in the southwest section of the City, which could have impacts on domestic water supply and fire protection. The “no action” alternative is not practical, environmentally sound or economical and therefore was dismissed from further consideration.

North and South Water Treatment Plant Improvements: The current combined capacities of both the North and South WTPs is insufficient to handle the demands of anticipated developments. Both WTPs will need to be expanded or upgraded in order to produce the additional 1.67 MGD required. The intention of these expansions is to minimize cost by utilizing existing building envelopes. These alternatives will expand the North and South Treatment Plant within their current layouts.

South Water Main Loop: The southwest corridor of the distribution system suffers from lower pressures during high demand days. The City has proposed constructing a water main loop (South Loop), connecting the existing dead end main directly to the south WTP. This alternative will help ensure reliable water service in the future.

Industrial Park Water Main Extension: Due to an expansion of the Cardinal Ethanol facility as well as planned new sites near the existing Workhorse facility, 1.4 MGD of the additional maximum daily demand will be needed for this area. Currently, the City owns and maintains a 10-inch water main that extends west from SR-32 to a tie-in point with a privately-owned Cardinal Ethanol water main. This 10-inch main will not be large enough to support the MDD and sustain state minimum residual pressures. Additionally, further extension of the City owned main would be required to service new industries and serve 7 existing residences while looping back into the existing Cardinal Ethanol-owned main. This alternative will help ensure a reliable water service in the future.

Lead Service Line Replacement: The city has identified lead and galvanized steel service lines throughout the community. The city is currently in the process of field verification and creating a state-mandated Lead Service Line Inventory. This alternative will replace these lines and ensure the health and safety of the city’s customers.

Regionalization: The Union City water system is already regionalized. Further connections with neighboring utilities would not provide any benefit and would be cost-prohibitive due to distance. This alternative was dismissed from further consideration.

VII. ENVIRONMENTAL IMPACTS OF THE FEASIBLE ALTERNATIVES

A. Direct Impacts of Construction and Operation

Disturbed/Undisturbed Land: Work related to the project will occur in disturbed rights-of-way, adjacent to and within roadways, alleys and existing utility trenches. All areas have been previously disturbed by previous construction activity or have been subject to an archaeological survey.

Structural Resources: Construction and operation of the project will not alter, demolish or remove historic properties. If any visual or audible impacts to historic properties occur, they will be temporary and will not alter the characteristics that qualify such properties for inclusion in or eligibility for the National Register of Historic Places. The SRF’s finding pursuant to Section 106 of the National Historic Preservation Act is: “*no historic properties affected.*”

Surface Waters (Figures 2, 3 & 4): The project will not adversely affect outstanding state resource waters listed in 327 IAC 2-1.3-3(d), exceptional use streams listed in 327 IAC 2-1-11(b), Natural, Scenic and Recreational Rivers and Streams listed in 312 IAC 7-(2), or Salmonid Streams listed in (327 IAC 2-1.5-5(a)(3) or streams on the Outstanding River List for Indiana.

Wetlands (Figure 5): The project will not impact wetlands. Mitigation measures to lessen and compensate for wetland impacts cited in comment letters about the project from the Indiana Department of Natural Resources and the U.S. Fish and Wildlife Service will be implemented.

Floodplain (Figures 6, 7 & 8): The project will not include dredge or fill in the floodway without a permit from IDNR Division of Water. No change in grade will occur within the floodplain.

Groundwater: The project will not impact a drinking water supply or sole source aquifer.

Plants and Animals: The proposed project items will be implemented to minimize impact to non-endangered species and their habitat. Mitigation measures cited in comment letters from the Department of Natural Resources and the U.S. Fish and Wildlife Service will be implemented.

Prime Farmland: The project will not convert prime farmland.

Air Quality: Construction activities may generate some noise, fumes and dust, but should not significantly affect air quality.

Open Space and Recreational Opportunities: The project will neither create nor destroy open space or recreational opportunities.

Lake Michigan Coastal Program: The project will not affect the Lake Michigan Coastal Zone.

National Natural Landmarks: Construction and operation of the proposed project will not affect National Natural Landmarks.

B. Indirect Impacts

The city's PER states: *Union City, through local zoning laws, the authority of its council or planning commission, or other means, will ensure that future development and utility projects connecting to SRF-funded facilities will not adversely affect wetlands, wooded areas, steep slopes, archaeological/historical/structural resources, or other sensitive environmental resources. The City will require new development and utility projects to be constructed within the guidelines of the US Fish and Wildlife Service, Indiana Department of Natural Resources, Indiana Department of Environmental Management, and other environmental review authorities.*

C. Comments from Environmental Review Authorities

In correspondence dated September 23, 2024, the Indiana Department of Natural Resources Division of Historic Preservation and Archaeology stated the following regarding the water wells:

Pursuant to Indiana Code 5-1.2-10, Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108), and 36 C.F.R. Part 800, the Indiana State Historic Preservation Officer (“Indiana SHPO”) is conducting an analysis of the materials dated and received by the Indiana SHPO on September 10, 2024, for the above indicated project in Union City, Wayne Township, Randolph County, Indiana.

Based on our analysis, it has been determined that no historic properties will be altered, demolished, or removed by the proposed project.

If any prehistoric or historic archaeological artifacts or human remains are uncovered during construction, demolition, or earthmoving activities, state law (Indiana Code 14-21-1-27 and 29) requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646. Be advised that adherence to Indiana Code 14-21-1-27 and 29 does not obviate the need to adhere to applicable federal statutes and regulations, including but not limited to 36 C.F.R. 800.

In correspondence dated May 7, 2025, the Indiana Department of Natural Resources Division of Historic Preservation and Archaeology stated the following regarding the water treatment plant work, south water main loop, water main extension and lead service line replacement projects:

Pursuant to Indiana Code 5-1.2-10, Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108), and 36 C.F.R. Part 800, the Indiana State Historic Preservation Officer (“Indiana SHPO”) is conducting an analysis of the materials dated and received by the Indiana SHPO on April 17, 2025, for the above indicated project in Union City, Randolph County, Indiana.

Based on our analysis, it has been determined that no historic properties will be altered, demolished, or removed by the proposed project.

In regard to archaeological resources, there are no currently known archaeological resources listed in or eligible for the National Register of Historic Places within the proposed project area. However, archaeological sites have been recorded within one mile of the proposed project.

It appears that there will be portions of the proposed project which will take place in previously undisturbed areas. A reconnaissance level archaeological survey of areas not previously disturbed by construction activities or archaeologically investigated will be required to determine the presence or absence of archaeological resources. The survey must be done in accordance with the “Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation” (48 F.R. 44716). A description of the survey methods and results must be submitted to the Division of Historic Preservation and Archaeology for review before we can comment further (see list of qualified professional archaeologists at the DHPA website link <https://www.in.gov/dnr/historic-preservation/qualified-professionals/>).

Once the indicated information is received, the Indiana SHPO will resume identification and evaluation procedures for this project. Please keep in mind that additional information may be requested in the future.

In correspondence dated June 25, 2025, the Indiana Department of Natural Resources Division of Historic Preservation and Archaeology stated:

Pursuant to Indiana Code 5-1.2-10, Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108), and 36 C.F.R. Part 800, the Indiana State Historic Preservation Officer (“Indiana SHPO”) is conducting an analysis of the materials dated and received by the Indiana SHPO on June 5, 2025 and June 24, 2025, for the above indicated project in Union City, Randolph County, Indiana.

Based on our analysis, it has been determined that no historic properties will be altered, demolished, or removed by the proposed project.

In regard to archaeology, no additional archaeological investigation appears necessary for this project, and no currently known sites listed in or eligible for the National Register of Historic Places have been identified in the proposed project area.

If any prehistoric or historic archaeological artifacts or human remains are uncovered during construction, demolition, or earthmoving activities, state law (Indiana Code 14-21-1-27 and 29) requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646. Be advised that adherence to Indiana Code 14-21-1-27 and 29 does not obviate the need to adhere to applicable federal statutes and regulations, including but not limited to 36 C.F.R. 800.

In correspondence dated February 14, 2025, the United States Fish and Wildlife Service stated:

The USFWS concluded that the proposed project impact, Project Code 2025-0056950, would have a “No effect” for the proposed endangered Tricolored bat (*Perimyotis subflavus*). As such, there is a “No effect” for the Indiana bat (*Myotis sodalis*) as well.

In correspondence dated May 21, 2025, the Department of Natural Resources Environmental Unit stated:

Regulatory Assessment:

This proposal will require the formal approval for construction in a floodway under the Flood Control Act, IC 14-28-1, unless it qualifies for a general license under Administrative Rule 312 IAC 10-5 that applies to utility line crossings. Please include a copy of this letter with the permit application if the project does not meet the general license criteria.

Natural Heritage Database:

The Natural Heritage Program's data have been checked. To date, no plant or animal species listed as state or federally threatened, endangered, or rare have been reported to occur in the project vicinity.

Fish and Wildlife Comments:

Avoid and minimize impacts to fish, wildlife, and botanical resources to the greatest extent possible, and compensate for impacts. The following are recommendations that address potential impacts identified in the proposed project area:

A) Tree Removal - The Division of Fish and Wildlife recommends avoiding tree removal along roadways to the greatest extent possible and replacing trees that must be removed to maintain the economic, aesthetic, and ecological benefits provided by trees. The following links give a good overview of the benefits of a street tree program and how to select the right species to avoid the negative impacts of non-native invasive species such as the common and popular Bradford pear: <https://www.in.gov/dnr/forestry/forestry-publications-and-presentations/> (scroll down to the Community & Urban Forestry section).

We recommend a mitigation plan be developed (and submitted with the permit application, if required) for any unavoidable habitat impacts that will occur. The DNR's Habitat Mitigation Guidelines (and plant lists) can be found online at: <https://www.in.gov/nrc/files/IB-17.pdf>.

Impacts to non-wetland forest of one (1) acre or more in a rural or urban area should be mitigated at a minimum 2:1 ratio based on area of impact. Impacts to non-wetland forest under one (1) acre but at least 0.10 acre in a rural or urban area should be mitigated at a

minimum 1:1 ratio based on area of impact. Impacts under 0.10 acre in a rural area typically do not require mitigation or additional plantings beyond seeding and stabilizing disturbed areas, though there are exceptions for high quality habitat sites. Impacts under 0.10 acre in an urban area should be mitigated by replacing each mature tree removed (trees that are 10" diameter-at-breast height (dbh)) with two native trees of 3-gallon stock or larger. Seeding and stabilizing disturbed areas is required regardless of the impact amount and location.

The mitigation site should be located in the floodway, downstream of the one (1) square mile drainage area of that stream (or another stream within the 8-digit HUC, preferably as close to the impact site as possible) and adjacent to existing forested riparian habitat.

The additional measures listed below should be implemented to avoid, minimize, or compensate for impacts to fish, wildlife, and botanical resources:

1. *Revegetate all bare and disturbed areas with a mixture of grasses (excluding all varieties of tall fescue) and legumes as soon as possible upon completion; turf-type grasses (including low-endophyte, friendly endophyte, and endophyte free tall fescue but excluding all other varieties of tall fescue) may be used in regularly mowed areas only.*
2. *Minimize and contain within the project limits all tree and brush clearing.*
3. *Do not cut any trees suitable for Indiana Bat or Northern Long-eared Bat roosting (3 inches or greater diameter-at-breast height, living or dead, with loose hanging bark, or with cracks, crevices, or cavities) from April 1 through September 30.*
4. *Appropriately designed measures for controlling erosion and sediment must be implemented to prevent sediment from entering the waterbody or leaving the construction site; maintain these measures until construction is complete and all disturbed areas are stabilized.*
5. *If erosion control blankets are used, they shall be heavy-duty, biodegradable, and net free or use loose-woven/Leno-woven netting to minimize the entrapment and snaring of small-bodied wildlife such as snakes and turtles (follow manufacturer's recommendations for selection and installation); seed and apply mulch on all other disturbed areas.*

In correspondence dated February 26, 2025, the Natural Resources Conservation Service stated:

The proposed Union City Drinking Water Project, Sites A, B and C, in Randolph County, Indiana, as referred to in your letter received on February 26, 2025, will not cause a conversion of prime farmland.

VIII. PUBLIC PARTICIPATION

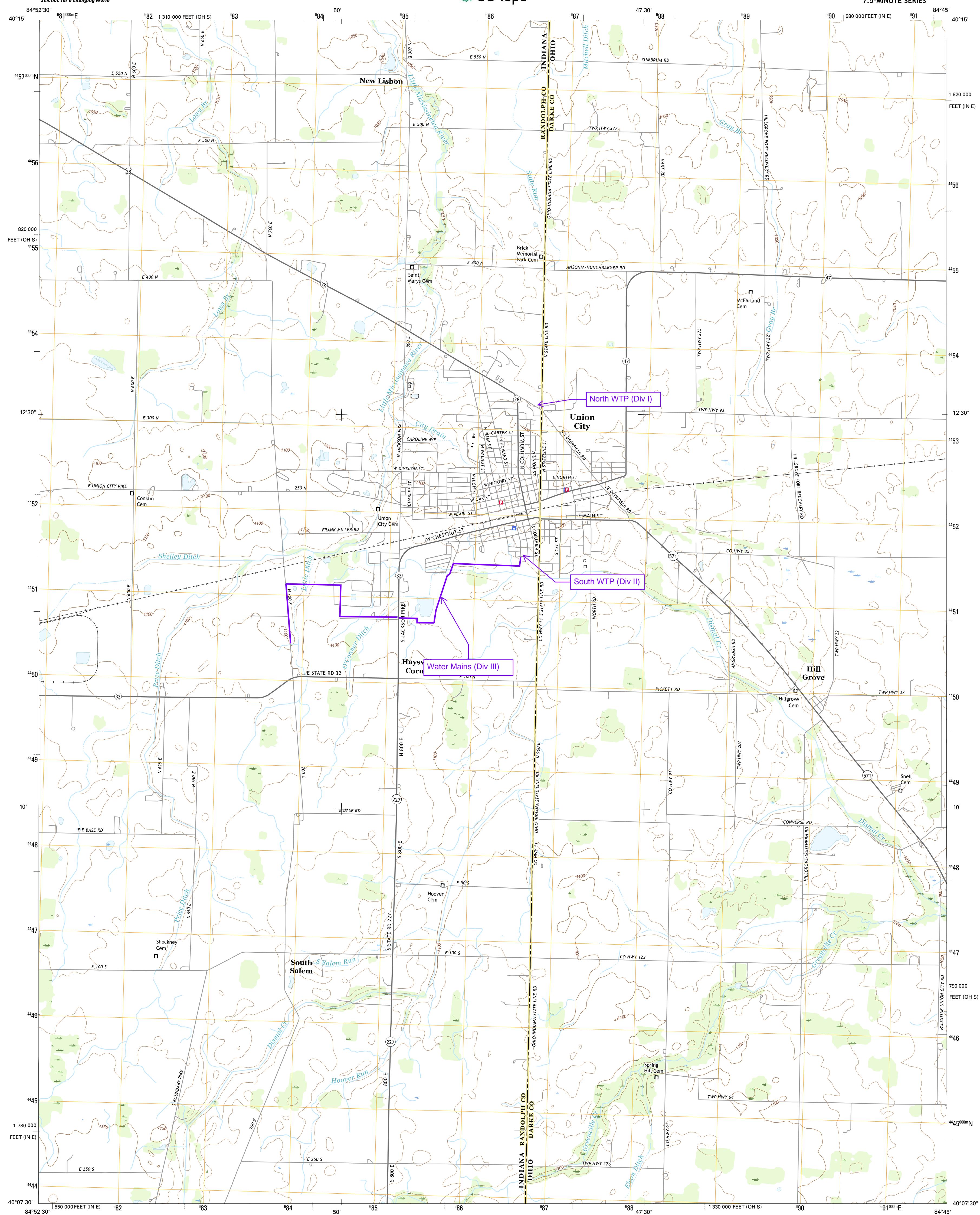
A properly noticed public hearing was held on May 13, 2024, at 8 am at the Council Chambers Conference room, 111 N Columbia St, Union City, IN to discuss the PER. No written comments were received during the 5-day comment period following the hearing.



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



UNION CITY QUADRANGLE
INDIANA-OHIO
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84)
Projection and
1:100,000-meter grid units: Indiana/Mercator, Zone 16T
10,000-foot ticks: Indiana Coordinate System of 1983 (east zone), Ohio Coordinate System of 1983 (south zone)

This map is a public document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, December 2014
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 2016
Hydrography.....National Hydrography Dataset, 2014
Contours.....National Elevation Dataset, 2010
Boundaries.....Multiple sources; see metadata file 1972 - 2016
Public Land Survey System.....BLM, 2013 - 2015
Wetlands.....FWS National Wetlands Inventory 1977 - 2014

UTM GRID AND 2016 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

5° 43' 102 MILES
GN
MN
1° 25' 25 MILS

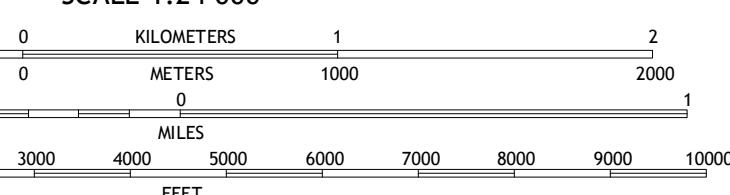
100,000-m Square ID

FK

Grid Zone Designation

16T

SCALE 1:24 000



QUADRANGLE LOCATION

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Interstate Route
Local Connector
Local Road
4WD
US Route
State Route

1 2 3
4 5
6 7 8

1 Deerfield
2 Cosmos
3 Rossburg
4 Winchester
5 Ansonia
6 Linton
7 Spartansburg
8 Greenville West

UNION CITY, IN-OH
2016

* 76432016366526
NSN 7 6 4 3 0 1 6 3 6 5 2 6
NGA REF NO. USGS X24 K 4 6 3 3 2

Figure 1

Waters of the US Surface Water Viewer

EPA WATERS GeoViewer 2.0

Layers

- EPA Linked Data
- Other Linked Data
- Surface Water Features

Find surfacewater or place



...

...

...

...



Waters of the US Surface Water Viewer

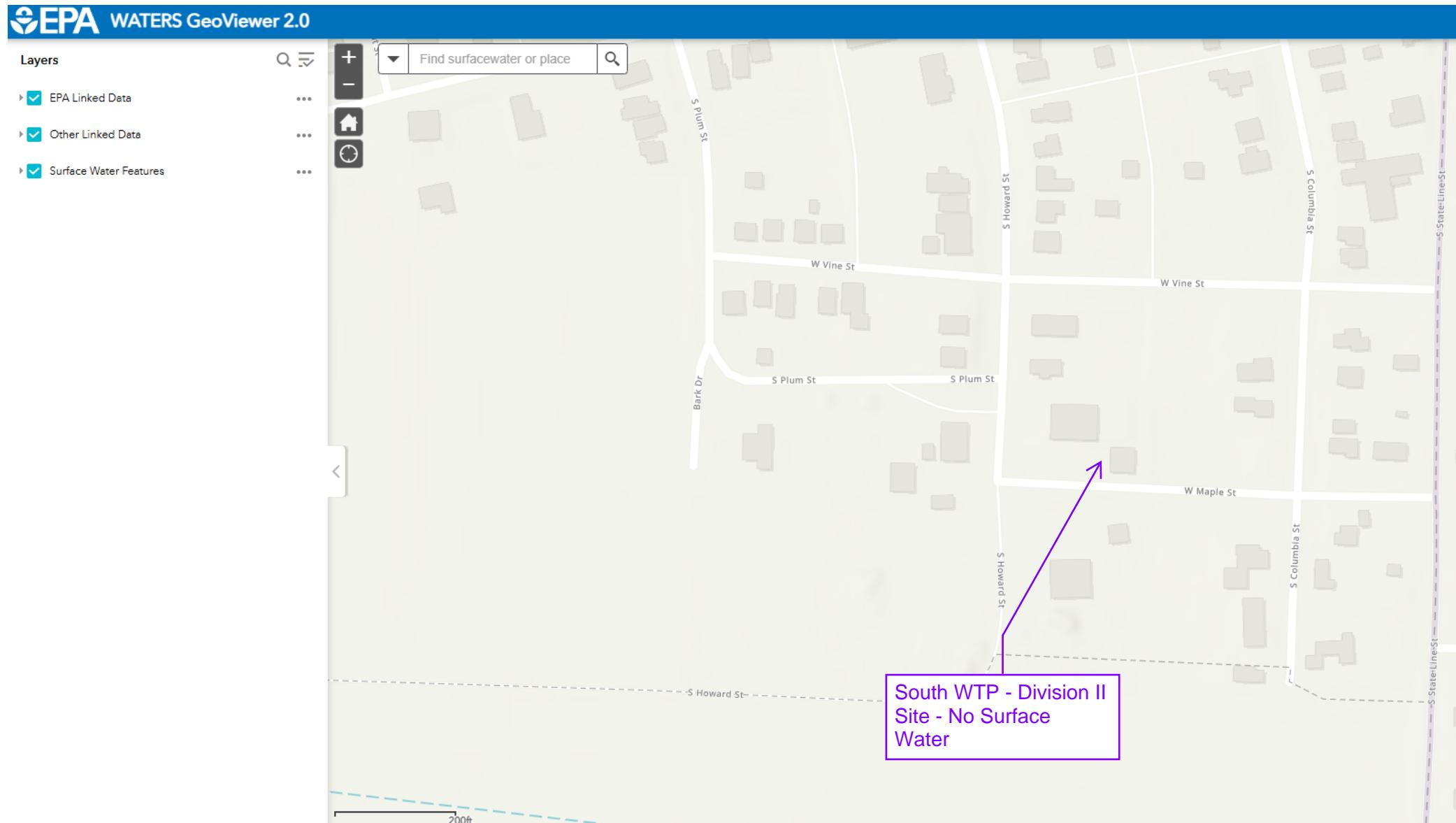
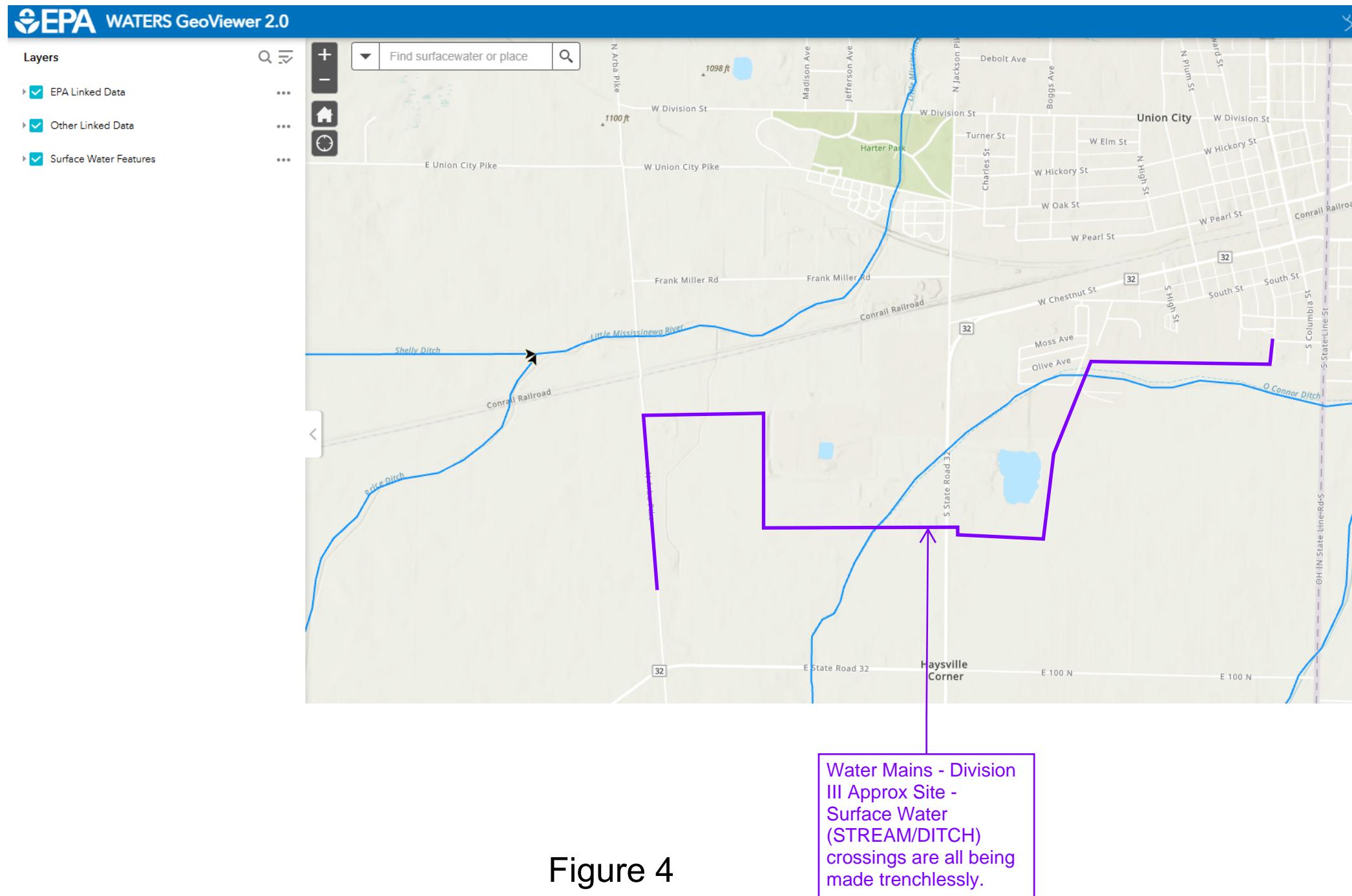


Figure 3

Waters of the US Surface Water Viewer

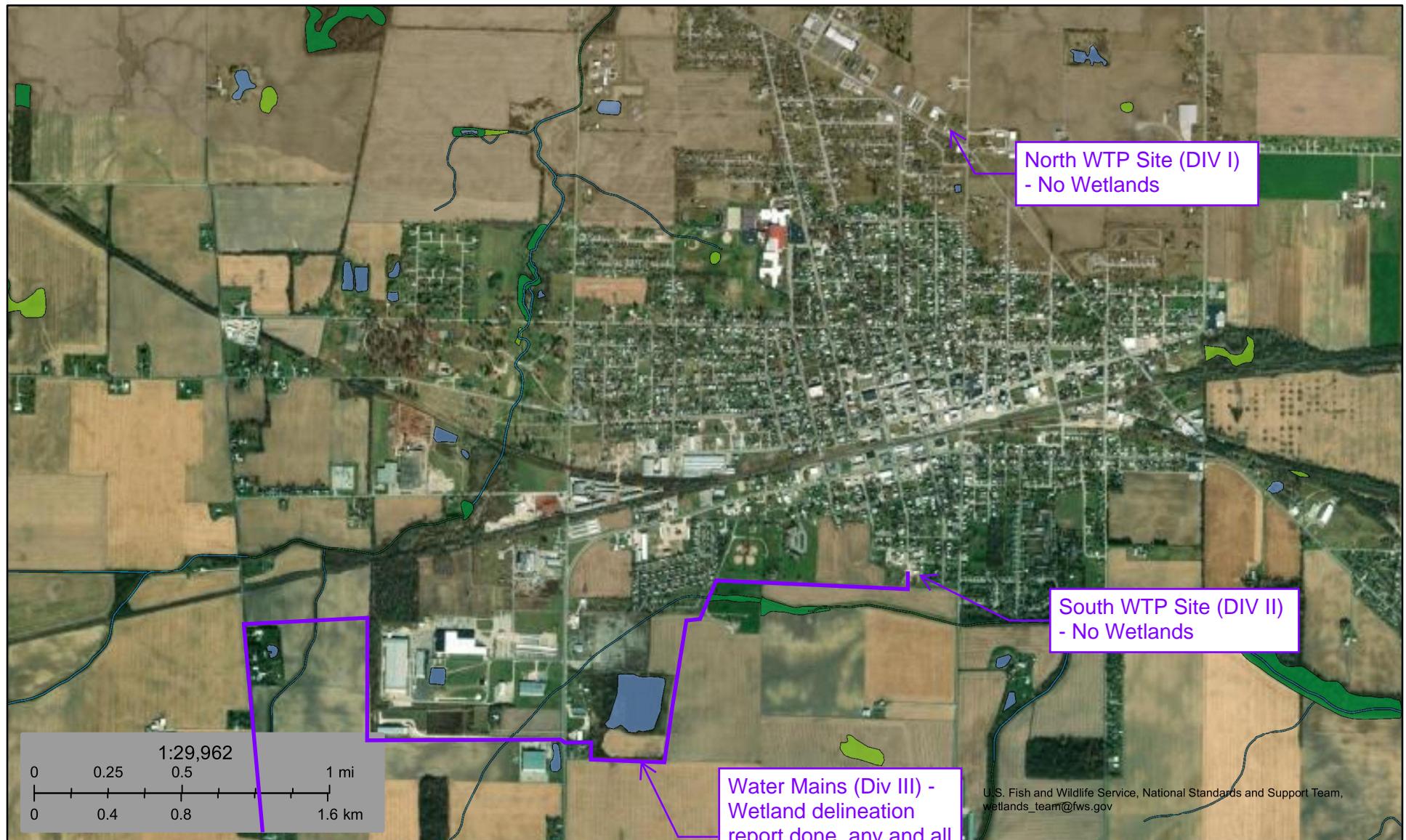




U.S. Fish and Wildlife Service

National Wetlands Inventory

Union City Project Division Wetland Map



April 21, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Figure 5

National Flood Hazard Layer FIRMette



Legend

Figure 6

84°48'42"W 40°12'48"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

— Channel, Culvert, or Storm Sewer

||||| Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance

17.5 Water Surface Elevation

8 - - - Coastal Transect

~~~ 513 ~~~ Base Flood Elevation Line (BFE)

— Limit of Study

— Jurisdiction Boundary

— - - Coastal Transect Baseline

- - - Profile Baseline

— Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2025 at 3:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## Figure 8

