

**Why You Should Read This:** The document below reviews the environmental impact likely from a State Revolving Fund project. As part of the environmental review, you are entitled to provide comments. If you have concerns about the environmental impact of this project, raise them now. We encourage public input in this decision making process.



**IOWA STATE REVOLVING FUND**  
**FINDING OF NO SIGNIFICANT IMPACT**

May 16, 2025

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

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

**Applicant:** City of McGregor

**SRF Number:** CS1921153 01

**County:** Clayton

**Iowa DNR Project Number:** W2024-0064A

**State:** Iowa

McGregor Triangle Park - 1st & A Street Reconstruction

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

The City of McGregor is located in Clayton County, Iowa approximately 93 northeast of Waterloo, Iowa and 100 miles west of Madison, Wisconsin. The population of McGregor according to the 2020 US Census was 742. As the population is expected to slowly decrease over the 20-year design life, the current population has been used for design purposes.

Being one of the oldest communities in Iowa, most of the sanitary sewer collection system was constructed prior to the development of water-tight sewer pipe joints. Utility construction in the City required trenching through rock in many areas while the lower elevations of the City are prone to flooding from the Mississippi River. Most of the existing sanitary sewer, watermain, and streets in the City are well past their useful life and in varying states of failure. Plugged sewer mains and laterals are common and the frequency of emergency repairs has been increasing in recent years. Similarly, the watermain in the City is old and multiple watermain breaks occur annually, with businesses and residents being without water while repairs are made.

To begin addressing the infiltration and inflow (I/I) issues, the City of McGregor had nearly all the sanitary sewer collection system televised. Televising revealed that most of the original collections system consists of vitrified clay pipe (VCP). There were many locations with a significant amount of cracked pipe, offset joints, and root

penetrations. Televising also revealed other problems such as main line sags, flat sewers, and reverse slope sewers. The City has long had problems with blockages due to these types of issues.

With the knowledge that nearly all the sewer main is leaking, limited funding requires that priorities for rehabilitation be assigned. The areas closest to the river, which are also the areas lowest in elevation, have high priority, as they are the most likely sources of I/I when the Mississippi River stage rises. The City has already replaced the sanitary sewer along 1st street leading to the Main Lift Station and is working on the completion of the Main Street sanitary sewer replacement which directs all flow from the City collection system to 1st Street. The next major priority sewer segment is the existing sanitary sewer on A Street between Main Street and 1st Street. The A Street sanitary section is generally low in elevation, and has significant cracking in the sanitary sewer making it a good candidate for addressing I/I. This area also has deteriorated brick street surface and storm sewer that requires rehabilitation along with the sanitary sewer. There currently are no water main utilities in this area of A Street but an addition of water main is proposed to loop a “dead-end” water main on 1st Street.

The purpose of this project is to make improvements to the wastewater collection system and water supply distribution system to enhance their reliability and to replace deteriorated materials to better safely and reliably operate the City of McGregor’s wastewater system and water supply system for at least the next 20 years.

The project includes the replacement and improvement of sanitary sewer and storm sewer and the installation of new water main along two blocks of street adjoining Triangle Park. These streets are A Street and 1st Street. Existing brick streets and sidewalks are planned to be removed and replaced as part of the sewer project.

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

No historic properties will be adversely affected by the proposed project. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior’s professional qualifications standards (36 CFR Part 61).

The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)“c”). The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply. No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

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

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

Sincerely,

Hailey Andersen  
Environmental Specialist  
6200 Park Ave, Suite 200  
Des Moines, IA 50321

Enclosures: Environmental Assessment  
Project Map

Distribution

List (email): Davy Engineering  
Diana Johnson, UERPC  
Edward Boling, Council on Environmental Quality  
Jake Hansen, Iowa Department of Agriculture and Land Stewardship  
Ken Sharp, Iowa Department of Health & Human Services  
Mindy Wells, Iowa Department of Health & Human Services  
Chad Sands, Iowa Economic Development Authority  
Alicia Vasto, Iowa Environmental Council  
Michael Schmidt, Iowa Environmental Council  
Tracy Scebold, Iowa Finance Authority  
Tony Toigo, Iowa Finance Authority  
Lee Wagner, Iowa Finance Authority  
Rick Andriano, Iowa Finance Authority  
Mickey Shields, Iowa League of Cities  
Jane Clark, Sierra Club  
Josh Mandelbaum, Environmental Law and Policy Center  
Kate Sand, USDA Rural Development  
Tokey Boswell, USDO, National Park Service, Midwest Region

Kraig McPeck, Fish and Wildlife Service, Rock Island Field Office  
Ann D'Alfonso, USEPA Region VII  
Kelly Beard-Tittone, USEPA Region VII  
Times Register

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**IOWA STATE REVOLVING FUND**  
**ENVIRONMENTAL ASSESSMENT DOCUMENT**

**PROJECT IDENTIFICATION**

**Applicant:** City of McGregor

**County:** Clayton

**State:** Iowa

McGregor Triangle Park - 1st & A Street Reconstruction

**SRF Number:** CS1921153 01

**Iowa DNR Project Number:** W2024-0064A

**COMMUNITY DESCRIPTION**

**Location:** The City of McGregor is located in Clayton County, Iowa approximately 93 northeast of Waterloo, Iowa and 100 miles west of Madison, Wisconsin.

**Population:** The population of McGregor according to the 2020 US Census was 742. As the population is expected to slowly decrease over the 20-year design life, the current population has been used for design purposes.

**Project Background:** Being one of the oldest communities in Iowa, most of the sanitary sewer collection system was constructed prior to the development of water-tight sewer pipe joints. Utility construction in the City required trenching through rock in many areas while the lower elevations of the City are prone to flooding from the Mississippi River. Most of the existing sanitary sewer, watermain, and streets in the City are well past their useful life and in varying states of failure. Plugged sewer mains and laterals are common and the frequency of emergency repairs has been increasing in recent years. Similarly, the watermain in the City is old and multiple watermain breaks occur annually, with businesses and residents being without water while repairs are made.

To begin addressing the infiltration and inflow (I/I) issues, the City of McGregor had nearly all the sanitary sewer collection system televised. Televising revealed that most of the original collections system consists of vitrified clay pipe (VCP). There were many locations with a significant amount of cracked pipe, offset joints, and root penetrations. Televising also revealed other problems such as main line sags, flat sewers, and reverse slope sewers. The City has long had problems with blockages due to these types of issues.

With the knowledge that nearly all the sewer main is leaking, limited funding requires that priorities for rehabilitation be assigned. The areas closest to the river, which are also the areas lowest in elevation, have high priority, as they are the most likely sources of I/I when the Mississippi River stage rises. The City has already

replaced the sanitary sewer along 1st street leading to the Main Lift Station and is working on the completion of the Main Street sanitary sewer replacement which directs all flow from the City collection system to 1st Street. The next major priority sewer segment is the existing sanitary sewer on A Street between Main Street and 1st Street. The A Street sanitary section is generally low in elevation, and has significant cracking in the sanitary sewer making it a good candidate for addressing I/I. This area also has deteriorated brick street surface and storm sewer that requires rehabilitation along with the sanitary sewer. There currently are no water main utilities in this area of A Street but an addition of water main is proposed to loop a “dead-end” water main on 1st Street.

## PROJECT DESCRIPTION

**Purpose:** The purpose of this project is to make improvements to the wastewater collection system and water supply distribution system to enhance their reliability and to replace deteriorated materials to better safely and reliably operate the City of McGregor’s wastewater system and water supply system for at least the next 20 years.

**Proposed Improvements:** The project includes the replacement and improvement of sanitary sewer and storm sewer and the installation of new water main along two blocks of street adjoining Triangle Park. These streets are A Street and 1st Street. Existing brick streets and sidewalks are planned to be removed and replaced as part of the sewer project.

## ALTERNATIVES CONSIDERED

**Alternatives Considered:** Alternatives considered to improve the sanitary sewer condition included spot repairs, lining, and replacement.

**Reasons for Selection of Proposed Alternative:** The No-Action alternative is not viable due to the deteriorated state of the sewers. Continued spot repair of existing failing segments could be completed, however the cost for multiple spot repairs would collectively be more expensive than for a full sewer replacement of this segment on A Street. No-dig lining is a less reliable means of addressing I/I than full replacement, however it is comparable in cost to replacement. However, existing offset joints and sags along the sanitary sewer cannot be fixed using a trenchless method.

The project was selected for the over-all improvement to the sanitary sewers, storm sewers, water distribution, and road repair as well as minimization of the impacts to the environment.

## MEASURES TAKEN TO ASSESS IMPACT

**Public Involvement:** A public hearing was held on September 5, 2024 at 7:00PM at the City’s regular council meeting. The public notice of this hearing was made available by publication in the Times Register on September 11, 2024 and placed on the City website on September 9, 2024. The purpose of this hearing was to present the environmental and financial impacts of the proposed improvement project. No written or oral comments were received.

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

U.S. Army Corps of Engineers

U.S. Fish and Wildlife Service  
State Historical Society of Iowa (State Historical Preservation Office)  
Iowa DNR Conservation and Recreation Division  
Iowa DNR Flood Plain Management Section  
Citizen Band Potawatomi Indian Tribe  
Flandreau Santee Sioux  
Ho-Chunk Nation  
Iowa Tribe of Kansas and Nebraska  
Iowa Tribe of Oklahoma  
Kickapoo Tribe in Kansas  
Kickapoo Tribe of Oklahoma  
Lower Sioux Indian Community Council  
Miami Tribe of Oklahoma  
Omaha Tribal Council  
Osage Tribal Council  
Otoe-Missouria Tribe  
Pawnee Nation of Oklahoma  
Peoria Tribe of Indians of Oklahoma  
Ponca Tribe of Indians of Oklahoma  
Ponca Tribe of Nebraska  
Prairie Band Potawatomi Nation  
Prairie Island Indian Community  
Sac & Fox Nation of Mississippi in Iowa  
Sac & Fox Nation of Missouri  
Sac & Fox Nation of Oklahoma  
Santee Sioux Nation  
Shakopee Mdewakanton Sioux Community  
Sisseton-Wahpeton Oyate  
Spirit Lake Tribal Council  
Three Affiliated Tribes Mandan, Hidatsa & Arikara Nations  
Upper Sioux Tribe  
Winnebago Tribal Council  
Yankton Sioux Tribal Business and Claims Committee  
McGregor Historic Preservation Commission

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

## ENVIRONMENTAL IMPACT SUMMARY

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

project will be regularly cleared away with substantial efforts made to minimize inconvenience to area residents.

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

**Historical/Archaeological:** The State Historical Preservation Office (SHPO), the Certified Local Government and various Native American tribes with an interest in the area were provided information regarding the project. The DNR has determined, and the SHPO has concurred (R&C# 240922695), that this undertaking will result in no adverse effect – with conditions -- to historic properties based on the scope of the project, the prior use of the project area, and the findings of the Phase I Archeological Survey conducted on the project property. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior’s professional qualifications standards (36 CFR Part 61).

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

**Land Use and Trends:** The project will not displace population nor will it alter the character of existing residential areas. The proposed project is within the present corporate limits of <City> in areas zoned residential, commercial, or industrial. No significant farmlands will be impacted. This project should not impact population trends as the presence or absence of existing water/sewer infrastructure is unlikely to induce significant alterations in the population growth or distribution given the myriad of factors that influence development in this region. Similarly, this project is unlikely to induce significant alterations in the pattern and type of land use.

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

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



## **POSITIVE ENVIRONMENTAL EFFECTS TO BE REALIZED FROM THE PROPOSED PROJECT**

Positive environmental effects will be a reduction or elimination of the frequency of sanitary sewer back-ups and untreated sewage discharges, which could result in human health impacts. Adjusting a water main system to eliminate a “dead-end” will better assist in the prevention of water supply quality-issues associated with stagnant water.

## **SUMMARY OF REASONS FOR CONCLUDING NO SIGNIFICANT IMPACT**

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

**THEREFORE:**

The above project conforms to the criteria in 567 Iowa Administrative Code 44.10(3) for drinking water relating to compliance with the National Environmental Policy Act of 1969. This Environmental Assessment Document (EAD) outlines the justification that the environmental review for the proposed project should be classified as a Finding of No Significant Impact (FNSI) and does not rise to the significance of an Environmental Impact Statement (EIS) in accordance with 40 CFR § 1501.5.

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**Hailey Andersen**

Environmental Review Specialist

State Revolving Fund

Iowa Department of Natural Resources





**STATE**  
REVOLVING FUND  
IOWA

# USGS Topographic Map

McGregor 1st and A Street Reconstruction  
McGregor, IA (Clayton County, Iowa)



0 1,100 2,200 3,300 4,400 5,500 Feet

Scale: 1 inch = 2,000 feet

USGS 7.5 Minute Quadrangle: Prairie Du Chien  
Section: 00, Township: BG#1, Range: BG#1  
Date 1983



Image source: Wikipedia, 2023.

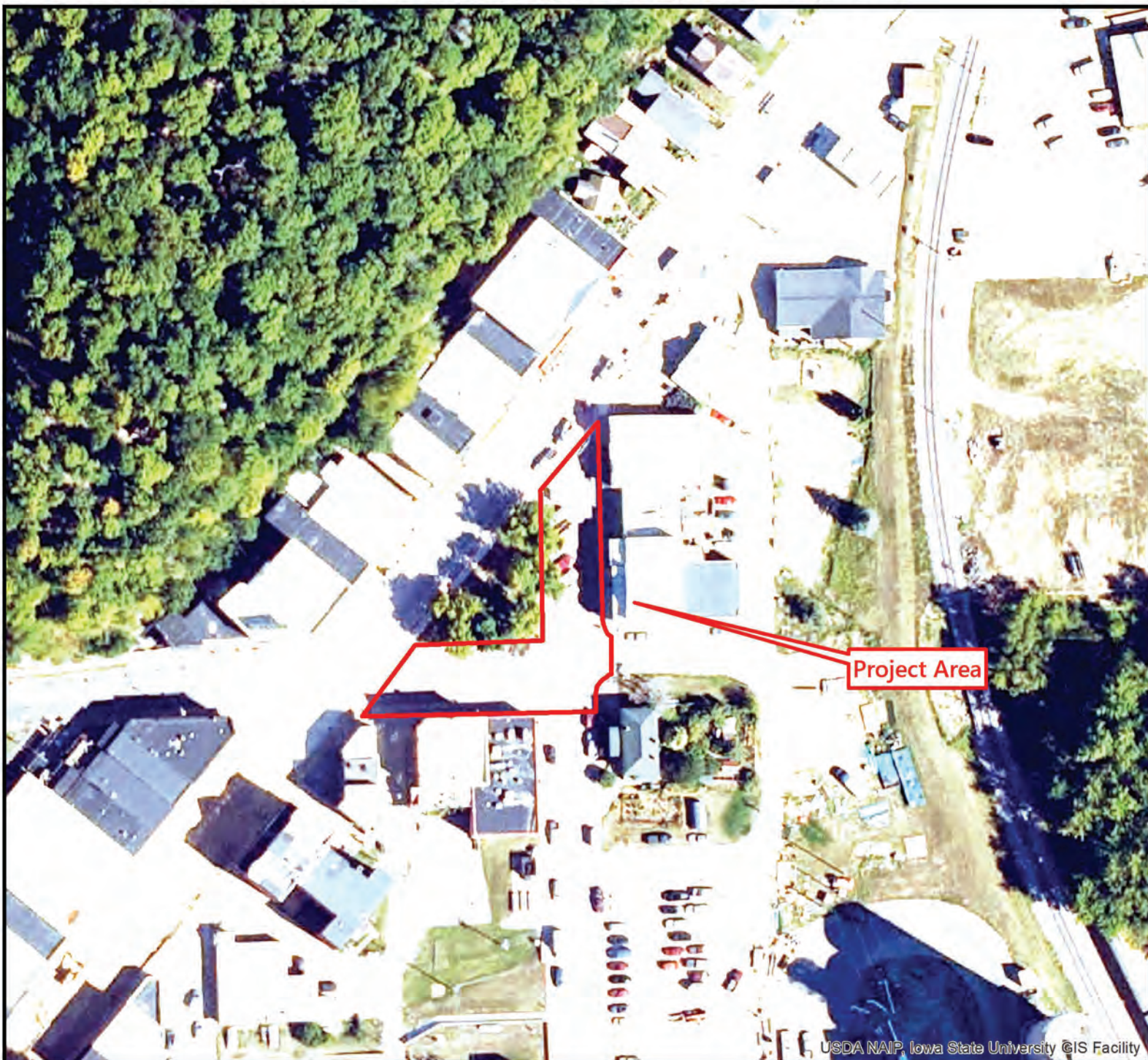




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# Aerial Map

McGregor 1st and A Street Reconstruction  
McGregor, IA (Clayton County, Iowa)



0 50 100 150 200 250 Feet

Scale: 1 inch = 104 feet

USGS 7.5 Minute Quadrangle: Prairie Du Chien  
Section: 00, Township: BG#1, Range: BG#1



Image source: Wikipedia, 2023.