

On Thursday February 25, 2022, the BDCD attending its rezoning hearing With the Metropolitan Zoning Board and received its rezoning authorization for its treatment facility site, which changes the site zoning from Heavy Industrial to Wastewater Treatment.

However, during this hearing process the BDCD has been made aware of some misunderstandings related to our project and would like to address them.

Statement 1: This project will displace 200 homes

Correction 1: The project site at 900 South Tibbs Avenue contains 7.25 acres, all of which were previously used to store junk metal and fill material. There are no homes on the site and no people are being displaced.

Statement 2: The treatment plant will be an eyesore to the neighborhood.

Correction 2: We believe the current use of the site – to store metal waste and fill materials is unsightly. Our use once constructed will look like an office park with much green space, lawn and trees.

Additionally, this site is located between a 25-foot railroad embankment and I-70 and can only be seen from its frontage on South Tibbs and from above from westbound I-70.

Statement 3: This wastewater treatment facility will cause a smell that will have a negative impact on the neighborhood residences and businesses and their property values.

Correction 3: The wastewater facility is being designed and constructed in accordance with state of the art technology and design and is using a treatment process that is designed to be odorless.

Carmel, Zionsville, Greenwood and Speedway all have wastewater treatment facilities next to residential neighborhoods - all without negative impact, smells or lower property values.

Statement 4: The wastewater treatment facility and its discharges are a health hazard to the residents of the neighborhood.

Correction 4: The wastewater facility and its design have already been approved by the Indiana Department of Environmental Management and will not be a health hazard. Wastewater treatment facilities are commonly located next to residential neighborhoods. The site is currently zoned for heavy industrial – a much less environmentally friendly use.

Additionally, the water we will be discharging to the creek from our treatment facility will be more pure than the water in most rivers and streams in Indiana. Some people say it is drinkable.

Statement 5: There are better uses for this land than a wastewater treatment facility.

Correction 5: The site has a 25-foot railway embankment on one side and I-70 on the other. It is next to a concrete plant and down the street from an auto scrap yard. It is currently zoned heavy industrial and previously contained a wastewater treatment facility. There is an environmental restriction on the property that excludes its use for residential use, for school use and prevents a water well from being on the property. If we don't use it for a wastewater treatment facility it will go back to its previous industrial use.

We believe our wastewater treatment facility will be a green oasis in an industrial area and a benefit to the neighborhood in its appearance and by keeping wastewater user fees affordable now and in the future.