

Cerro Gordo County Planning & Zoning Staff Report SPECIAL USE

Case No.: Case No. 18-33 Use Request: 20.2(DD) Salvage yards and/or Junk Yards Current Zoning: M-2 Heavy Industrial, Address: 12050 State Street (Emery) Mason City, IA 50401 Legal: Block 5, Traction Park, in the NW¼ of Section 13 Lake Township; Block 4, Traction Park and parcels in the W½ of the NW¼, Section 13, Lake Township	Date of Application: February 21, 2018 Owner: Behr Iron & Metal/Alter Trading Corporation Petitioner: Behr Iron & Metal/Alter Trading Corporation Size of Special Use: >1 acre Size of Parcel: 42.28 acres Hearing Date: March 27, 2018
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BACKGROUND INFORMATION:

1) PURPOSE OF SPECIAL USE REQUEST -

Alter Trading Corporation (Alter) proposes to expand its available services to include appliance de-manufacturing. There will be a designated drop off area for customers to leave fully intact appliances (See Figure 1), and recycling and disassembly operation will take place in the existing non-ferrous warehouse (See Figure 2). All disassembly of appliances and chemical removal is proposed to be done within the building.

Alter is applying for a review of their existing Special Use Permit (SUP), which includes auto-wrecking and salvaging. Appliance de-manufacturing is not included as an allowed use under the current SUP. While appliance recycling has been categorized under Article 20.2(DD) for salvage yards under the Zoning Ordinance, due to it being the closest SUP category, it is a unique use that requires a special permit from the DNR. It needs to be considered separately due to specific chemicals associated with the use, such as mercury and refrigerants.

2) EXISTING LAND USE AND ZONING CLASSIFICATION OF PROPERTY –

The property is zoned M-2 Heavy Industrial and has operated as a salvage yard since 2005 under its existing SUP. The use however has been ongoing since 1976, originally under Scrap Processors, Inc. The use has gradually expanded over the years to include Alter's current permitted area.

3) LAND USE AND ZONING CLASSIFICATION OF SURROUNDING PROPERTY -

The Iowa Traction Railroad operates a liquid propane transfer facility and rail yard to the south, also zoned M-2 Heavy Industrial. To the east are farm fields with a mix of A-1 Agricultural and M-2 zoning for potential future industrial development. There is also land in agricultural production to the north and west, zoned A-1.

The Iowa, Chicago, and Eastern Railroad runs adjacent along the north property line.

GENERAL FINDINGS:

1) HARMONY AND ACCORD WITH GENERAL PRINCIPLES AND PROPOSALS OF ZONING ORDINANCE -

The stated purpose of the Zoning Ordinance is to promote public health, safety, morals, comfort, and general welfare. There are some environmental concerns with the chemicals used in appliances that could cause a health issue. However, some of these issues are mitigated by conducting the business within an enclosed building (See Figure 2). The use is conducive to the existing use that has operated in the vicinity for decades. Additionally, there is no FEMA-designated 100-year floodplain anywhere close to the use. The applicant has written plans on

how to handle spills and emergency situations within its existing procedures and within the DNR application included with your packet.

The ordinance also makes it a goal to secure and provide social and economic advantages resulting from orderly development. The proposed use is consistent with surrounding development and existing uses. The final goal of the Zoning Ordinance is to facilitate adequate but economical provisions for public improvements. No public improvements should be necessary as a result of the de-manufacturing of appliances at this site.

2) COMPATIBILITY OF USE WITH APPEARANCE AND ESSENTIAL CHARACTER OF AREA –

The proposed appliance recycling will be conducted entirely within the existing site, with a dedicated drop-off area and all dismantling operations occurring in the existing non-ferrous warehouse (See Figures 1 & 2). The facilities are appropriate for a heavy industrial use such as this. The site is well screened by an existing fence along the west and south of the area where the activity will take place except for the entrance into the site (See Figures 3 & 4). The added use will not be noticeable to neighbors of the property.

3) IMPACT ON EXISTING AND FUTURE USES, VICINITY, AND COMMUNITY AS A WHOLE -

The use is similar to the existing salvage and scrap yard. As proposed, the added appliance recycling component will not be noticeable to neighbors or passing motorists.

The closest dwelling is at 12467 255th Street (County Road B-35), located almost 1,400 feet southeast of the proposed site. The residents will not be able to notice a difference from the existing use as proposed.

4) ADEQUACY OF PUBLIC SERVICES (i.e., highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools) -

Lark Avenue (County Road S-34) and 255th Street (County Road B-35) are paved roads. 3rd Street and State Street are gravel roads (See Figure 5). Under the current SUP Condition 10, all traffic must access the site via State Street. Lark Avenue has daily traffic of 800 vehicles; 255th Street has 5,100 vehicles per day. While these paved roads are sufficient for their daily traffic counts, 3rd Street and State Street receive significant truck traffic already from Alter and Iowa Traction Railroad's facility to the south.

Alter states in the narrative that no additional, or at least nominal increase, in traffic is anticipated as a result of the added service. They are required by Condition 11 of the existing SUP to apply dust control along State Street. The Iowa Traction Railroad (IATR) has as a condition of its SUP for the propane transfer facility that they may be assessed a portion of the cost to pave State Street or 3rd Street as determined by the County Engineer. There is currently no such condition in Alter's SUP.

There has been past discussion on the possibility of paving State Street and 3rd Street as recently as 2014. If determined to be necessary by the County Engineer, Alter would be assessed a portion of the cost to pave the roads. This has been formalized in IATR's SUP. Alter's SUP should be brought to parity with its neighbor. As of now, the County Engineer has not determined it to be necessary.

Law enforcement protection is provided by the Cerro Gordo County Sheriff's Department. Fire protection is provided by the Clear Lake Fire Department. Emergency Medical Services are provided by Clear Lake EMT and Mason City Fire Department. In addition, the regional hazardous materials response unit is based in Mason City. There should not be a significant increase in demand for either service if the SUP is approved.

The nearest mapped floodplain area is approximately 100 feet from the northwest property corner. It is approximately 1,200 feet from the proposed special use. The site is not near any drainage district or any drainage ditches or structures.

The site has 3 private wells and a wastewater treatment system. The Health Department has record of well testing being conducted as recently as 2014. Well water tested of good quality for aspects such as bacteria and

arsenic levels. Alter may request well testing from the Health Department at any time. No negative impacts to the onsite wells are anticipated as a result of the use with the safety procedures in place.

There will not be an impact on schools.

5) PUBLIC COST FOR ADDITIONAL PUBLIC FACILITIES AND SERVICES -

The proposed use will not require additional public facilities or services.

6) POTENTIAL DETRIMENTS TO PERSONS, PROPERTY, OR GENERAL WELFARE (i.e., excessive traffic, noise, smoke, fumes, glare, or odors) -

Lark Avenue has daily traffic of 800 vehicles; 255th Street has 5,100 vehicles per day. As aforementioned, Alter does not expect to see an increase in traffic, whereby it expects existing customers to bring the bulk of appliances for recycling. Adding a new service stands to reason that at least a nominal increase in traffic is likely. Any additional traffic will have only a negligible impact on surrounding property and likely will not be noticeable.

Since all dismantling activities associated with the appliance recycling will be conducted within the non-ferrous warehouse, adverse impacts created by the proposed use such as noise should be significantly mitigated. There are established procedures and designated areas where oil, polychlorinated biphenyl (PCB's), fluorescent light bulbs (which contain mercury), and refrigerant will be stored (See Figure 6). Additionally, plans and procedures are in place for waste and disposal of the chemicals and for emergency situations, such as fire and spillage.

The use is highly regulated. The Iowa Department of Natural Resources requires such operations to obtain an Appliance De-manufacturing Permit. Part of the permit review process includes demonstrating compliance with U.S. EPA rules and regulations concerning the handling and disposal of PCBs, mercury, and refrigerants. DNR rules limit the storage of appliances to 270 days with a maximum of 1,000 appliances. It will be the applicant's responsibility to ensure they do not go above these limits. Permits are issued for a 5-year term and a DNR inspection is required prior to the issuance of any permit. Persons engaged in appliance de-manufacturing must complete a DNR-approved training course. The DNR requires documentation of compliance with County rules. Alter has provided a copy of the application they have submitted to the DNR, which is pending approval once the applicant shows compliance with local zoning rules by receiving the SUP.

7) COMPATIBILITY AND CONSISTENCY WITH THE INTENT AND PURPOSE OF THE ZONING DISTRICT -

The property on which the non-ferrous metal recycling facility will be operated is zoned M-2 Heavy Industrial. The Zoning Ordinance states that, "The M-2 Heavy Industrial District is one of heavy uses designed to serve the needs of Cerro Gordo County for industrial activity generally offensive if located near commercial or residential uses." Appliance de-manufacturing is most similar to a salvage yard under the uses list under special uses permitted under Article 20.2 of the Zoning Ordinance. Salvage yards and/or junk yards, including auto wrecking and salvage, used parts sales and junk, iron or rags storage and baling are permitted by special use permit in the M-2 Heavy Industrial district.

The nearest land zoned residential is inside Mason City city limits. Such areas include the Registry Park mobile home park more than ¾-mile northeast of the site; the housing development on the east side of Mason City Country Club, 1-1/3 miles east of the site; and the Central Heights subdivision, about 1-3/5 miles east of the site.

As stated before, there is a dwelling roughly 1,400 feet east-southeast of the proposed site. Outside of city limits, there are an additional seven dwellings more than ½ mile but less than one mile from the site.

Section 17.2(A-C) of the Zoning Ordinance establishes restrictions within the M-2 Heavy Industrial district. Uses allowed in this district are not allowed to emit odors, dust, noxious gasses, noise, vibration, smoke, heat, glare, refuse matter, or water-carried waste that will carry beyond the boundaries of the property. Such nuisances should not be a concern since the disassembly of appliances will be conducted entirely in an enclosed building.

In addition, uses permitted in the M-2 districted are not allowed which would present a conflict with county or state laws regulating nuisances.

Finally, the M-2 district restrictions specifically prohibit the issuance of permits for dwellings, schools, hospitals, clinics, or other institutions for human care within district boundaries. No such uses are proposed or anticipated on or in proximity to this site.

8) COMPATIBILITY WITH COUNTY COMPREHENSIVE PLAN -

The industrial development goal in the Comprehensive Plan is as follows:

Industrial development in unincorporated areas should be limited to those uses that demonstrate a reliance on inputs from agricultural operations or provide market outputs for agricultural production or that have unique infrastructure needs that can only be met in certain locations, subject to the policies stated in this plan. Those industrial uses that could be located either inside or outside of an incorporated community or that have a need for or are expected to place large demands on infrastructure should be located within an incorporated municipality or within a coordination/cooperation area.

Policy 6.1.1: This policy discourages industrial uses that would present a hazard to or conflict with dense development. The proposed use provides a service that is needed to properly dispose of hazardous chemicals contained in appliances. The site is located in a rural area and already used as a salvage yard and would be appropriate as an additional use onsite.

Policy 6.1.2: This policy encourages industrial development to be permitted in unincorporated areas that for safety reasons must be located far away from developed areas. This proposed use does not use inputs from or produce outputs for the agricultural community. However, this type of use would not be appropriate in a more densely populated residential area.

Policy 6.1.3: This policy states that permitted industries should locate where other industries are located, in areas with adequate transportation infrastructure, and in areas that are adequately buffered from residential and agricultural areas. Despite entrances from State Street, a gravel road, the site is located off two paved county roads. Since the proposed disassembly and chemical extraction will take place entirely in an existing building, the need for buffering is lessened (See Figures 3 & 5). The site is already screened by a fence, so the storage of appliances will not be visible from main transportation routes. This is an existing industrial area and is appropriate for the special use.

Policy 6.1.6: This policy encourages that permitted industrial development be required to contribute to any necessary rural improvements needed to support the development. No additional rural improvements should be necessary to support the proposed use. If State Street or 3rd Street are determined necessary to pave by the County Engineer, Alter would be assessed a portion of the cost. This should be added as a condition to the SUP.

COMPLIANCE WITH ADDITIONAL ARTICLE 20 REQUIREMENTS:

Additional requirements for the special use requested are as follows. Ordinance provisions are in normal type. Staff comments are in **bold**:

20.2 SPECIAL USES

DD. Salvage yards and/or junk yards, including auto wrecking and salvage, used parts sales and junk, iron or rags storage and baling. A-1, M-1 and M-2 Districts. Provided the following is met:

1. A minimum five hundred (500) foot setback from any abutting residential district shall be provided. **There are no residentially zoned districts within 500' of the building in which the use will be conducted. The applicant's property is zoned M-2 Heavy Industrial, and all surrounding properties are zoned A-1 Agricultural or M-2 Heavy Industrial.**

2. All dismantled vehicles and vehicle parts shall be stored within an enclosed building or within an area completely enclosed by at least a six (6) foot high privacy fence constructed of solid material. The fence must not be visually penetrable and a chain link fence with slats will not constitute a solid fence. **The proposed use does not include vehicle or vehicle parts salvaging, except as already included in the SUP. There is already a fence along the south and west property lines (See Figures 3 & 5).**
3. Any junk yard which abuts a residential or commercial district shall provide a solid buffer consisting of vegetation and in conformance with the standards as provided in Article 19 under Buffer Zone and Landscaping requirements. This shall be in addition to any other screening requirements found in this or any other section of this ordinance. It shall be the responsibility of the property owner to install and maintain the required buffer/landscaping. **This requirement does not apply since the subject property does not abut a residential or commercial district.**
4. At no time shall junk be allowed to become visible either over or through the required screening/buffering requirements. **The necessary fencing is already in place on the property to screen the use and the storage of appliances (See Figures 3 & 5). The proposed use will be incorporated into Alter's existing operations. No additional screening or buffering is necessary, as Condition 6 of the SUP accounts for the maintenance of such screening.**

18.12 APPLICATION

B. Site Plan

The site plan should be drawn at a scale of not less than 1" = 100' and twelve (12) copies of the site plan shall be submitted with the permit application. The site plan shall include but not be limited to the type of structure proposed, number and size of dwelling units, floor area of office or industrial building, buffers, landscaping, parking area, walls, density, floor area ratio, sewer and water proposed, anticipated expansion and other information deemed necessary to illustrate compliance with the requirements of this Ordinance. In addition, the map will show dimensions of open-space, public dedications, and the horizontal and vertical dimensions of all proposed buildings and structures. **Since the use will be in an existing building, the applicability of these requirements is not relevant, though a map is included with your packets indicating the building and area to be used.**

C. Statement

An explanatory statement of the general purpose of the project shall accompany the application. The statement shall supplement the site plan with narrative information. The adoption of the text of the statement specifying the particular non-residential uses shall constitute a limitation to those specific uses. **The applicant provided an extensive statement. This statement should be made a condition of the Special Use Permit, if granted.**

ZONING DISTRICT REQUIREMENTS:

Requirements of the zoning district for which the proposed special use is to be located are as follows. Ordinance provisions are in normal type. Staff comments are in **bold**:

Minimum parcel size is 10 acres. **The property is 42.28 acres in size.**

7.5 HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed two and one-half (2-1/2) stories or thirty five (35) feet. **The non-ferrous warehouse is an existing building.**

7.6 YARD REQUIREMENTS

Each lot shall have the front, side and rear yards not less than the depths or widths following:

- A. Front yard depth, fifty (50) feet. **The warehouse meets this requirement.**
- B. Each side yard width, twenty-five (25) feet. **The warehouse meets this requirement.**
- C. Rear yard depth, thirty (30) feet. **The warehouse meets this requirement.**

STATUTORY REQUIREMENTS:

Additional requirements under Iowa Code pertain to the special use applied for:

The recycling of appliances is regulated under Iowa Administrative Code Section 567-118. Among other things, this section requires that in order to recycle appliances, an Appliance De-manufacturing Permit (ADP) is required from the Iowa Department of Natural Resources. In order to obtain the permit, an appliance de-manufacturer must demonstrate compliance with the Environmental Protection Agency's rules and regulations concerning the handling and disposal of PCBs (such as those contained in capacitors), mercury (from mercury-containing components), and refrigerants. All of these are considered hazardous materials and must be handled and disposed of accordingly.

Any site to be used for appliance de-manufacturing is subject to DNR inspection prior to issuance of an ADP. ADPs are issued for a five-year term. No more than 1,000 appliances can be stored and de-manufacturing must take place within 270 days of receipt of the appliance. Personnel engaged in appliance de-manufacturing must be trained through a DNR-approved appliance de-manufacturing program.

Of note is that in order to obtain an ADP, the appliance de-manufacturer must demonstrate compliance with local zoning. A form indicating compliance must be filed with the DNR bearing the signature of the local zoning administrator. A copy of the application for the DNR permit has been filed with the SUP application. The form for local zoning compliance has been provided by me to the DNR, which requires the update of the SUP before operations begin. The applicant states the DNR permit is pending SUP approval by the Board. Once issued, a copy of the DNR permit will need to be submitted to the Planning and Zoning Office.

STAFF ANALYSIS AND RECOMMENDED ACTION:

The proposed use is located at an existing industrial area equipped to accommodate the use and can be easily incorporated into Alter's operations. The area for the special use will be in the existing non-ferrous warehouse for the intensive disassembly of appliances and removal of hazardous chemicals (See Figure 2). The storage area is already well screened by the existing fence (See Figures 1, 3, & 5). Perhaps nominal traffic will be generated by this specific use, but participating in the cost to pave State Street as determined by the County Engineer should be added as a condition to bring Alter's responsibilities in its SUP to parity with the Iowa Traction Railroad.

Although the amount of hazardous substances resulting from appliance recycling is small, things like PCBs, mercury, and refrigerants must be handled according to EPA rules. The amount of regulatory oversight required through the Iowa Administrative Code by the DNR relegates the role of the Board of Adjustment to only considering whether the use is appropriate for this location.

Because the proposed use is in an existing salvage yard and all intensive recycling activities will take place within the building, the property seems like an appropriate place for this use. I recommend approval with the conditions listed below.

RECOMMENDED CONDITIONS TO BE MET IF POSITIVE VOTE BY BOARD OF ADJUSTMENT:

Note: In granting a Special Use Permit, the Board of Adjustment may attach conditions which it finds are necessary to carry out the purpose of the Zoning Ordinance, in conformance with what is provided in Article 20 of the Zoning Ordinance, and where reasonable and necessary may increase the required lot or yard, control the location and number of vehicular access points to the property, limit the number of signs, limit coverage or height of buildings because of obstruction to view and reduction of light and air to adjacent property, and require screening and landscaping to reduce noise and glare and maintain the property in character in keeping with the surrounding area. Special uses shall ordinarily comply with the standards of the district concerned for principal uses which are permitted therein, except as modified by the Board of Adjustment in granting a Special Use Permit.

The following conditions are recommended:

1. Condition 9 of the Special Use Permit dated December 18, 2007, is hereby repealed and the following adopted in lieu thereof:

The applicant's operational statements and site plans filed May 24, 2005, November 5, 2007, and February 21, 2018 shall be adopted as presented and adhered to as if a part of the Board of Adjustment's decision.

2. Condition 15 of the Special Use Permit dated December 18, 2007, is hereby repealed and the following adopted in lieu thereof:

A Zoning Certificate shall be issued by the Zoning Administrator prior to the placement and installation of the shredder and related equipment and appurtenances and for any new structures to be constructed, erected, or moved onto the property.

3. Condition 17 of the Special Use Permit shall be adopted as follows:

All activities involved with the dismantling or disassembly of appliances and the removal and storage of chemicals associated with the recycling and de-manufacturing of appliances shall be conducted solely within the non-ferrous warehouse as shown on the site plan submitted February 21, 2018.

4. Condition 18 of the Special Use Permit shall be adopted as follows:

If it is determined by the County Engineer that improvements to State and Third Streets are necessary to improve public safety or to handle traffic levels, such as paving, a proportion of the costs of said improvements may be assessed to Alter Trading Corporation, its successors and assigns, at the discretion of the County Engineer.

5. All other conditions of the Special Use Permit adopted by the Cerro Gordo County Board of Adjustment shall remain unchanged and be in full force and effect upon adoption of this amendment.

QUESTIONS & COMMENTS:

Proposed motion for approval of application: To adopt the staff report as the Board's findings and to grant the application, subject to the conditions recommended by staff and as modified by the Board of Adjustment, for the operation of an appliance recycling business, and further, that the grant of the application be made effective immediately and on the condition that Thomas Hall shall perform all operations under the application under the specific direction of the Cerro Gordo County Zoning Administrator, consistent with the proposed conditions and recommendations approved by the Board of Adjustment, until such time as a formal resolution is drafted and adopted by the Board of Adjustment, not to exceed 60 days.

Proposed motion for denial of application: To adopt the staff report as the Board's findings and to deny the application for the reasons stated in the staff report as well as for the following reasons: **[STATE ADDITIONAL REASONS FOR DENIAL, IF ANY]**. Said reasons for denial shall be stated in the official transcript and minutes of the Board of Adjustment, and shall be made in writing to the applicant in letter form by the Board's secretary.

Prepared by:
John Robbins
Planning and Zoning Administrator
Final Draft date – March 14, 2018

APPLICATION/APEAL FORM
[For Completion by All Applicants]

Date January 31, 2018

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Behr Iron and Metal, owned by Alter Trading Corp
(NAME)

OF 12050 W State Street, Mason City, IA 50401
(MAILING ADDRESS)

respectfully request that a determination be made by the Board of Adjustment on this Application/Appeal based on the letter written by the Zoning Administrator dated _____ for the reason that it was a matter which, in his/her opinion, should come before the Board of Adjustment.

This Application/Appeal is: (Please Check One)

- A Variance to a Zoning District requirement where there are unusual conditions or circumstances which cause a hardship when the provisions of Zoning are strictly applied.
- A Special Use listed in Article 20.2 of the Zoning Ordinance upon which the Board is required to act under the Ordinance.
- An Appeal where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance.

The property affected is located in Section 13 of Lake Township.

The property affected is zoned M-2 Heavy Industrial according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: BLK 5 TRACTION PARK & ALL VAC STRS ADJ BLK 5; COM AT PT 645' N OF SW COR NW1/4 13-96-21; TH S 89°20'55" E 50' TO POB; TH CONT S 89°20'55" E 595.75' TO CTRLINE VAC 2ND STR; TH N 00°00'00" E ALG CTRLINE A DIST OF 419.89' TO N R/W LINE VAC DIKE STR; TH N 89°21'28" W 595.76' ALG N LINE VAC DIKE STR TO WLY R/W LINE LARK AVE; TH S 00°00'00" W 419.77' ALG WLY R/W LINE LARK AVE TO POB; ALSO COM AT PT 1064.91' N & 645.77' E OF SW COR SW NW 13-96-21; TH CONT E 590'; S 385.91'; W 590'; N 385.91' TO POB; ALSO PCLS "B" & "C" LOC IN NW1/4 13-96-21 LYG S OF RR; DESC IN SURVS BK 2005 PGS 2285 & 6404

I am the Owner Contract Purchaser Other (Explain) _____
Environmental Manager _____ of the property affected.

Describe what you are proposing to do on the property affected.

Facility proposes to demanufacture appliances in accordance with applicable chapters of the Iowa Administrative

Code. The IDNR permit application has been submitted and the facility has been inspected by the State, issuance is pending

this amendment to the special use permit. Appliances would be accepted from the public and staged at an outdoor receiving area

located inside the yard (see map) prior to demanufacturing. Appliances will be demanufactured in the existing nonferrous
warehouse (see map) where refrigerants, PCB and Mercury-containing components will removed, stored, and disposed
according to State and Federal regulations.

I (We) grant permission to the Planning & Zoning staff and Board of Adjustment members to enter onto the above described property for purposes of review.

I (We) further state that if this request is granted, I (We) will proceed with the actual construction in accordance with the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate.

Signature of Applicant 

OFFICE USE ONLY

Date Filed 2-21-18

Case Number 18-35

Date Set for Hearing 3-27-18

Fee Paid _____

Application/Appeal was Granted

Denied

Tabled

New Permit

Permit Renewal # _____ -ADP- _____

Permit Amendment



IOWA DEPARTMENT OF NATURAL RESOURCES

Appliance Demanufacturer PERMIT APPLICATION FORM 50D



Application for an appliance demanufacturer must be accompanied by the plans, specifications and additional information required by the applicable solid waste rules under Iowa Administrative Code 567 Chapter 118.

Send completed applications with attached information to:

Iowa Department of Natural Resources
Land Quality Bureau
Solid Waste Section
502 East Ninth Street
Des Moines, IA 50319-0034

For questions concerning this application please contact the Department at (515) 725-8317.

SECTION 1. FACILITY CONTACT INFORMATION

Facility Name/Address:
Behr Iron and Metal
12050 W. State Street
Mason City, IA 50401

Site Legal Description:
BLK 5 TRACTION PARK & ALL VAC STRS ADJ BLK 5;
COM AT PT 845' N OF SW COR NW1/4 13-96-21; TH S
89°20'55" E 50' TO POB; TH CONT S 89°20'55" E
595.75' TO CTRLINE VAC 2ND STR; TH N 00°00'00" E
ALG CTRLINE A DIST OF 419.89' TO N R/W LINE VAC
DIKE STR; TH N 89°21'28" W 595.76' ALG N LINE VAC
DIKE STR TO WLY R/W LINE LARK AVE; TH S
00°00'00" W 419.77' ALG WLY R/W LINE LARK AVE TO
POB; ALSO COM AT PT 1064.91' N & 645.77' E OF SW
COR SW NW 13-96-21; TH CONT E 590'; S 385.91'; W
590'; N 385.91' TO POB; ALSO PCLS "B" & "C" LOC IN
NW1/4 13-96-21 LYG S OF RR; DESC IN SURVS BK
2005 PGS 2285 & 6404

____ ¼ of ____ ¼ of ____ ¼ Section ____
Township ____ N Range ____ E/W County ____

Phone #: 641-424-9521 Fax #: 641-424-6315

Name/Address of Responsible Official:
Bob Rosencrants
1810 E. Hull Avenue
Des Moines, IA 50313

Facility Owner/Address:
Alter Trading Corportion
700 Office Parkway
St. Louis, MO 63141

Phone #: 515-262-0764 Fax #: 515-262-1080

Name of Facility Operator:
Behr Iron and Metal
12050 W. State Street
Mason City, IA 50401

Phone #: 314-872-2400 Fax #: 314-872-2420
Name/Address of Design Engineer (P.E.), if any:
DAVID PHILLIPS
BARKER LEMAR ENGINEERING CONSULTANTS

Phone #: 641-424-9521 Fax #: 641-424-6315

License #: 15541
Phone #: 515.256.8814 Fax #: 515.256.0572

SECTION 2. SITE INFORMATION

Days and hours of operation of the facility: M- F; 8am to 4pm	Open to the public? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Service area of the facility <u>and</u> final disposal destination of components: Service Area: Mason City and Surrounding Area Disposal Facility: Veolia Environmental Services -or- A-Tec Environmental	
Type, source <u>and</u> number or weight of appliances to be handled per day, week and year at the facility: White goods sourced from community, projected/estimated number of appliances: 10 per day 50 per week 2500 per year	
Description of the appliance handling and demanufacturing process to be used: See attached Operational Plan.	

SECTION 3. PERMIT APPLICATION CHECKLIST

Checking the appropriate boxes below certifies that the documents submitted in conjunction with this application form are complete and in compliance with the applicable chapters of the Iowa Administrative Code. While some of the documents below may have been submitted previously, updated copies of each is required to be provided with each permit renewal application. One (1) copy of each document shall be submitted. If an application is found by the department to be incomplete, it may be denied and returned to the applicant.

Required Documents		Attached
Section A.	Executive Summary (permit renewals only) <ul style="list-style-type: none"> Summary of modifications, if any, to the facility that occurred during the current permit cycle. Summary of each special provision of the current permit to determine if it is to remain the same, be revised or be removed. Summary of each permit amendment, if any, that occurred during the current permit cycle to determine if it shall be included with the renewed permit, be revised or be removed. Provide documentation and certification as required for new permit amendment requests and new variance requests from Iowa Administrative Code, if any. 	<input type="checkbox"/>
Section B.	Site Map or Aerial Photograph	IAC 567 118.6(6) <input checked="" type="checkbox"/>
Section C.	Proof of Ownership/Local Zoning Requirements/100 yr. flood elevation	IAC 567 118.6(15) IAC 567 118.7(3) <input checked="" type="checkbox"/>
Section D.	Organizational Chart	IAC 567 102.12(5) <input checked="" type="checkbox"/>
Section E.	Operator Certification	IAC 567 118.6(13) <input checked="" type="checkbox"/>
Section F.	EPA Refrigerant Recovery Device Certification	IAC 567 118.6(8) <input checked="" type="checkbox"/>
Section G.	EPA Notification of PCB Activity	IAC 567 118.6(12) <input checked="" type="checkbox"/>
Section H.	Unique Marking System	IAC 567 118.6(14) <input checked="" type="checkbox"/>
Section I.	Site Operation Plan	IAC 567 118.6(9) <input checked="" type="checkbox"/>
Section J.	Contingency Plan	IAC 567 118.6(10) <input checked="" type="checkbox"/>
Section K.	Site Closure Plan	IAC 567 102.12(10) <input checked="" type="checkbox"/>
Section L.	Proof of Financial Assurance and Closure Cost Estimate	IAC 567 118.16 <input checked="" type="checkbox"/>

SECTION 4. APPLICANT CERTIFICATION

CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

I further certify that the construction and operation of the above described facility will be in accordance with the plans, specifications, reports and related communications accepted by the Iowa Department of Natural Resources and on file in its office; and in accordance with conditions imposed in the permit issued by the Iowa Department of Natural Resources.

Signature: Robert A. Rosencranz

Date: 11/28/2017

Printed Name: ROBERT A. ROSENCRANZ

Title: Vice President

Behr Iron and Metal: 12050 W. State Street, Mason City, IA





Appliance Demanufacturing Zoning Verification Form

To Whom It May Concern:

I am in the process of applying for an appliance Demanufacturing permit through the Iowa Department of Natural Resources. Department permit requirements include conformation from the zoning department that my facility meets zoning requirements for appliance Demanufacturing and verification that the property is located above the 100 year flood plain.

Iowa Code Chapter 118 states that all appliances must be demanufactured before being recycled or disposed of. Appliance demanufacturing consists of ensuring proper removal and disposal of electrical components containing PCB's, refrigerant, and mercury switches.

My appliance Demanufacturing facility is located at:

Name Behr Iron and Metal
Street Address 12050 W. State Street
City Mason City, IA Zip Code 5041

I request that you please fill out the information below and return to:

Iowa Department of Natural Resources
Land Quality Bureau
Attn Sue Johnson
502 E 9th St
Des Moines IA 50319
Fax: 515-725-8317

~~~~~  
**Zoning Department**

I have reviewed zoning requirements for the property listed above and (check all that apply):

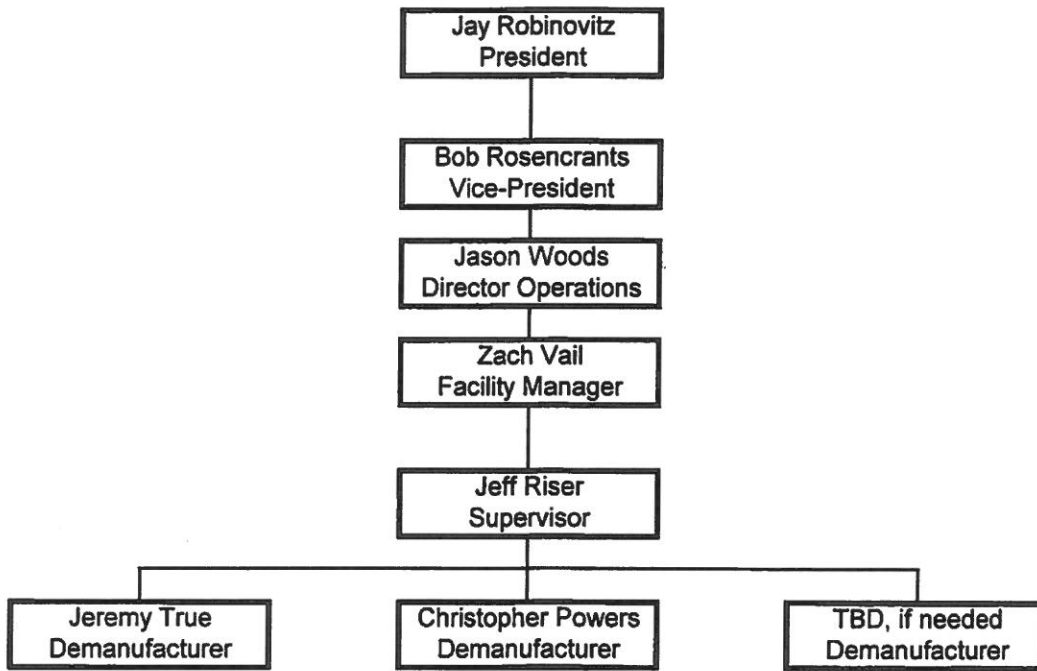
- I verify that the property is located above the 100 year flood plain and is properly zoned for appliance demanufacturing.
- The property is not zoned correctly and is located in the 100 year flood zone. Please see comments below.
- The property is not zoned for appliance Demanufacturing activity, please see comments below.

Comments:

Zoning Official Signature \_\_\_\_\_

Phone Number \_\_\_\_\_ Date \_\_\_\_\_

**Behr Iron and Metal - Mason City, IA  
ORGANIZATIONAL CHART**





**ENVIRONMENTAL PROTECTION AGENCY  
 REFRIGERANT RECOVERY OR RECYCLING DEVICE  
 ACQUISITION CERTIFICATION FORM**

EPA regulations require establishments that service or dispose of refrigeration or air-conditioning equipment to certify that they have acquired recovery or recycling devices that meet EPA standards for such devices. To certify that you have acquired equipment, please complete this form according to the instructions and mail it to the appropriate EPA Regional Office. BOTH THE INSTRUCTIONS AND MAILING ADDRESSES CAN BE FOUND ON THE REVERSE SIDE OF THIS FORM.

**PART 1: ESTABLISHMENT INFORMATION**

|                                                                                      |                                                                         |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Name of Establishment<br><input type="text" value="Belr Iron &amp; Metal"/>          | Street<br><input type="text" value="12050 W. State St."/>               |
| (Area Code) Telephone Number<br><input type="text" value="641-424-9521"/>            | City State Zip Code<br><input type="text" value="Mason City IA 50401"/> |
| Number of Service Equipment Based at Establishment<br><input type="text" value="1"/> | Country<br><input type="text" value="USA"/>                             |

**PART 2: REGULATORY CLASSIFICATION**

Identify the type of work performed by the establishment. Check all boxes that apply.

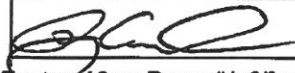
- Type A - Service small appliances
- Type B - Service refrigeration or air-conditioning equipment other than small appliances
- Type C - Dispose of small appliances
- Type D - Dispose of refrigeration or air-conditioning equipment other than small appliances


**PART 3: DEVICE IDENTIFICATION**

|    | Name of Device(s) Manufacturer | Model Number | Year | Serial Number (if any) | Check Box if Self-Contained |
|----|--------------------------------|--------------|------|------------------------|-----------------------------|
| 1. | Adion-GS                       | G5-Twin      | 2017 | 11660613               | <input type="checkbox"/>    |
| 2. |                                |              |      |                        | <input type="checkbox"/>    |
| 3. |                                |              |      |                        | <input type="checkbox"/>    |
| 4. |                                |              |      |                        | <input type="checkbox"/>    |
| 5. |                                |              |      |                        | <input type="checkbox"/>    |

**PART 4: CERTIFICATION SIGNATURE**

I certify that the establishment in Part 1 has acquired the refrigerant recovery or recycling device(s) listed in Part 2, that the establishment is complying with Section 608 regulations, and that the information given is true and correct.

|                                                                                     |                                    |                                             |                                           |
|-------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------|-------------------------------------------|
|  | <input type="text" value="11/17"/> | <input type="text" value="Ryan Carpenter"/> | <input type="text" value="Env. Manager"/> |
| Signature of Owner/Responsible Officer                                              | Date                               | Name (Please Print)                         | Title                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                         |                                                                                                                                                                                                                                                                                                                                                            |                                                               |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--|
| <b>USEPA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | United States<br>Environmental Protection Agency<br>Washington, DC 20460                |                                                                                                                                                                                                                                                                                                                                                            | Form Approved<br>OMB No. 2070-0112                            |  |
| <h2>Notification of PCB Activity</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                         |                                                                                                                                                                                                                                                                                                                                                            |                                                               |  |
| Return To:<br><br>Document Control Officer (5305P)<br>Office of Solid Waste<br>U.S. Environmental Protection Agency<br>1200 Pennsylvania Ave., N.W.<br>Washington, DC 20460-0001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                         | <b>For Official Use Only</b>                                                                                                                                                                                                                                                                                                                               |                                                               |  |
| 1. Name of Facility<br><b>Behr Iron &amp; Metal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Name of Owner Facility<br><b>Alter Trading Corp</b>                                     |                                                                                                                                                                                                                                                                                                                                                            | 2. EPA Identification Number (if already assigned under RCRA) |  |
| 3. Facility Mailing Address (Street or PO Box, City, State, & Zip Code)<br><b>12050 W. State St.<br/>         Mason City, IA 50401</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                         | 4. Location of Facility (No. Street, City, State, & Zip Code)<br><b>12050 W. State St.<br/>         Mason City, IA 50401</b>                                                                                                                                                                                                                               |                                                               |  |
| 5. Installation Contact (Name and Title)<br><b>Zach Vail, Facility Manager</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                         | 6. Type of PCB Activity (Mark 'X' in appropriate box. See Instructions.)                                                                                                                                                                                                                                                                                   |                                                               |  |
| Telephone Number (Area Code and Number)<br><b>(641) 424-9521</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                         | <input checked="" type="checkbox"/> A. Generator w/onsite storage facility <input type="checkbox"/> B. Storer (Commercial)<br><input type="checkbox"/> C. Transporter <input type="checkbox"/> D. R&D/Treatability<br><input type="checkbox"/> E. Approved Disposer <input type="checkbox"/> F. Scrap Metal Recovery Oven/Smelter, High Efficiency Boilers |                                                               |  |
| 7. Certification<br><br><p>Under civil and criminal penalties of law for the making or submission of false or fraudulent statements or representations (18 U.S.C. 1001 and 15 U.S.C. 2615), I certify that the information contained in or accompanying this document is true, accurate, and complete. As to the identified section(s) of this document for which I cannot personally verify truth and accuracy, I certify as a company official having supervisory responsibility for the persons who, acting under my direct instructions, made the verification that this information is true, accurate, and complete.</p>                                                                                                                                                                                                                                                                                 |  |                                                                                         |                                                                                                                                                                                                                                                                                                                                                            |                                                               |  |
| Signature<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | Name and Official Title (Type of Print)<br><b>Ryan Carpenter, Environmental Manager</b> |                                                                                                                                                                                                                                                                                                                                                            | Date Signed<br><b>8-18-2017</b>                               |  |
| <b>Paperwork Reduction Act Notice</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                         |                                                                                                                                                                                                                                                                                                                                                            |                                                               |  |
| <p>The annual public burden for this collection of information is estimated to average 0.57 hours per response. This estimate includes time for reading instructions, searching existing data sources, gathering and maintaining the needed data, and completing and reviewing collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing the burden to: Director, Collection Strategies Division, U.S. Environmental Protection Agency (mail code 2822), 1200 Pennsylvania Ave., N.W., Washington, D.C. 20460-0001. Include the OMB number identified above in any correspondence. Do not send the completed form to this address. The actual information or form should be submitted in accordance with the instructions accompanying the form, or as specified in the corresponding regulations.</p> |  |                                                                                         |                                                                                                                                                                                                                                                                                                                                                            |                                                               |  |

SECTION H

**Behr Iron and Metal  
12050 W. State Street  
Mason City, Iowa**

**Unique Marking System for Demanufactured Appliances:**

**MC**

**Behr Iron & Metal  
12050 W State Street  
Mason City, Iowa 50401**

**OPERATIONAL PLAN**

Refer to "Discarded Appliance Demanufacturing Training Manual" for detailed instructions.

**Appliance Receiving**

- Receive appliances in the nonferrous warehouse
- Handle and unload appliances in a manner to prevent damage and releases
- Inspect appliances before accepting
  - Reject units containing sodium chromate, ammonia or asbestos
  - If compressor or lines are visually damaged or removed on refrigerant-containing appliances (see Chart 1), supplier to complete "Verification of Refrigerant Removal Certification"

**Appliance Storing**

- Store appliances awaiting demanufacturing in designated area only
- Do not stack; store upright if possible
- Do not store longer than 270 days without demanufacturing
- Do not store more than 1000 non-demanufactured appliances at one time

**Appliance Demanufacturing**

- A person who has completed IDNR-approved training course must be on site during demanufacturing of appliances. Demanufacture appliances within designated demanufacturing area only
- Inspect appliance for presence of potential hazardous components; refer to Chart 1 for potential hazardous components per appliance type
- Remove hazardous components per "Iowa Discarded Appliance Demanufacturing Training Manual"
- Place removed components directly in designated waste container
  - PCB capacitors to be placed in DOT drum with 2" absorbent material on bottom
    - If leaky or damaged, place in sealable plastic bag prior to placing in drum
  - PCB ballasts to be placed in DOT drum with 2" absorbent material on bottom
    - If leaky or damaged, place in sealable plastic bag prior to placing in drum
  - Place mercury switches and thermocouples in small, plastic pail with tight-fitting lid
  - Identify refrigerant type by nameplate (usually on compressor) and recover into appropriate DOT cylinder; do not fill over 80% full
  - Place bulbs in cardboard drum or fiber drum
- Log appliance type and components removed on the "Appliance Tally Sheet"
- Upon removal of hazardous components, apply unique demanufacturing mark
- Transfer marked appliance hulk to sheet metal pile at Alter Metal Recycling yard

**NOTE**

*All waste containers to be properly labeled with description of contents and accumulation start date; lids to be securely closed when not in active use*



**Behr Iron & Metal  
12050 W State Street  
Mason City, Iowa 50401**

**CHART 1  
Summary of Hazardous Components in Appliances**

|                                  | <b>Electrolyte Capacitor</b> | <b>Oil Filled Capacitor</b> | <b>Ballast</b> | <b>Mercury Switch</b> | <b>Mercury Thermocouple</b> | <b>Sodium Chromate/Ammonia *</b> | <b>Refrigerant</b> | <b>Circuit Hazard</b> | <b>Asbestos *</b> | <b>Mercury Lamp</b> | <b>NORM *</b> |
|----------------------------------|------------------------------|-----------------------------|----------------|-----------------------|-----------------------------|----------------------------------|--------------------|-----------------------|-------------------|---------------------|---------------|
| <b>Air Conditioner</b>           | <b>X</b>                     | <b>X</b>                    |                |                       |                             |                                  | <b>X</b>           |                       |                   |                     |               |
| <b>Microwave</b>                 |                              | <b>X</b>                    |                |                       |                             |                                  |                    | <b>X</b>              |                   |                     |               |
| <b>Washer/Dryer</b>              | <b>X</b>                     |                             |                | <b>X</b>              | <b>X</b>                    |                                  |                    | <b>X</b>              |                   |                     |               |
| <b>Refrigerator/Freezer</b>      | <b>X</b>                     | <b>X</b>                    |                | <b>X</b>              |                             | <b>X</b>                         | <b>X</b>           |                       | <b>X</b>          | <b>X</b>            |               |
| <b>Fluorescent Light Fixture</b> |                              |                             | <b>X</b>       |                       |                             |                                  |                    |                       |                   | <b>X</b>            |               |
| <b>Hot Water Heater</b>          |                              |                             |                |                       | <b>X</b>                    |                                  |                    |                       |                   |                     |               |
| <b>Furnace</b>                   |                              | <b>X</b>                    |                |                       | <b>X</b>                    |                                  |                    |                       | <b>X</b>          |                     |               |
| <b>Dishwasher</b>                | <b>X</b>                     |                             |                | <b>X</b>              |                             |                                  |                    |                       |                   |                     |               |
| <b>Dehumidifier</b>              | <b>X</b>                     |                             |                | <b>X</b>              |                             |                                  | <b>X</b>           |                       |                   |                     |               |
| <b>Humidifier</b>                |                              |                             |                |                       |                             |                                  |                    |                       |                   |                     |               |
| <b>Range/Oven</b>                |                              |                             |                |                       | <b>X</b>                    |                                  |                    |                       | <b>X</b>          | <b>X</b>            |               |
| <b>Trash Compactor</b>           | <b>X</b>                     |                             |                |                       |                             |                                  |                    |                       |                   |                     |               |
| <b>Cooling Unit</b>              |                              |                             |                | <b>X</b>              | <b>X</b>                    |                                  | <b>X</b>           |                       | <b>X</b>          |                     |               |

Source: Iowa Discarded Appliance Demanufacturing Training (Barker-Lemar, et. Al., no date)

\* Do not attempt to remove. Reject appliance or place in safe, secure place until unauthorized appliance can be transported to an alternative facility capable of removing component. Contact Environmental Manager for assistance.



**Behr Iron & Metal  
12050 W State Street  
Mason City, Iowa 50401**

## **CONTIGENCY PLAN**

### ***Fire***

In case of fire, all extinguishing methods necessary will be utilized, including, but not limited to handheld ABC dry chemical extinguishers.

In the event of a fire that can not be controlled with hand held extinguishers, the fire department will be notified.

Employees will receive annual training regarding fire safety and the proper use of handheld extinguishers.

Should a fire occur near or in any hazardous material storage area, the area and materials will be inspected for contamination and appropriate cleanup procedures will be implemented.

### ***Equipment Breakdown***

In the event of equipment breakdown, spare equipment will be utilized while the inoperable equipment is either repaired or replaced. If spare equipment is not readily available at the location, replacement equipment will be rented or purchased or appliances will be stored until equipment is obtained, but in no event longer than 9 months.

### ***Waste Removal and Disposal***

PCB wastes are to be disposed in accordance with "PCB Waste Environmental Management Instruction." PCB wastes are to be tracked using Uniform Hazardous Waste Manifest until final disposal facility using facility assigned TSCA ID #. Proof of final destruction is to be obtained from waste contractor.

Mercury switches, thermocouples, and bulbs to be disposed/recycled in accordance with "Universal Waste Environmental Management Instruction." Universal wastes are to be tracked using Bill of Lading. Proof of recycling is to be obtained from waste contractor. Preference to waste contractors that assure the recycling of components should be made.

Recovered refrigerants are to be managed in accordance with "Refrigerant Scrap Management Environmental Management Instruction." When feasible based on quality, refrigerants are to be recycled by sending to an EPA-certified reclaimer or "middleman" who sells to an EPA-certified reclaimer.

**Behr Iron & Metal  
12050 W State Street  
Mason City, Iowa 50401**

Waste disposal will be initiated within 270 days following accumulation start date. Waste materials will be disposed of using approved vendors. Vendors approved for disposal include:

**PRIMARY:** Veolia Environmental Services  
1275 mineral Springs Drive  
Port Washington, WI 53074  
Contact: Deanna Chycner (800) 831-2852

*Waste types: TSCA (PCB) wastes, universal wastes*

Gustave A Larson Company  
802 S. Jefferson Ave.  
Mason City, Iowa 50401

*Waste Types: Refrigerants*

**SECONDARY:** A-Tec Recycling  
PO Box 7391  
Des Moines, IA 50309  
Contact: Rich Young (800) 551-4912

*Waste types: TSCA (PCB) wastes, universal wastes*

## **SITE CLOSURE PLAN**

Upon termination of appliance demanufacturing operations, the following is to be performed:

- Demanufactured appliances are to be transported and sold as scrap metal.
- Non-demanufactured appliances remaining onsite are to either be demanufactured if permit is still active or transported in a manner to prevent a release to an alternative IDNR-certified appliance demanufacturer
- Remaining wastes are to be transported and disposed offsite by an approved vendors identified in "Waste Removal and Disposal" Section above.

APPLIANCE DEMANUFACTURING FACILITY CLOSURE BOND - IOWA

(Iowa Admin. Code r. 118.16(6)(c))

Bond No. 84BSBHM7576

KNOW ALL PERSONS BY THESE PRESENTS:

That we, Alter Trading Corporation; as Principal(s), and Hartford Fire Insurance Company, a corporation authorized to do surety business in the State of Iowa, as Surety, are held and firmly bound unto the Iowa Department of Natural Resources, as Obligees, in the sum of not to exceed One Thousand Five Hundred Twenty-One DOLLARS (\$ 1,521.00), for the payment of which well and truly to be made, we bind ourselves and our legal representatives, firmly by these presents.

THE CONDITION of the above obligation is such that WHEREAS the Principal(s) has applied for a permit to operate an appliance demanufacturing facility and gives this bond pursuant to Iowa Admin. Code r. 567-118.16(6)(c).

NOW, THEREFORE, if the Principal(s) shall properly dispose of any appliances, refrigerant, PCBs, mercury and any other hazardous materials associated with appliance demanufacturing that may remain at the Principal's facility due to the Principal's failure to properly close the site within 30 days of permit suspension, termination, revocation, or expiration, then this obligation to be void; otherwise to remain in full force and effect.

PROVIDED, this bond is continuous and may be canceled by the Surety by giving ninety (90) days notice in writing to the Obligees at the address last known to the Surety, and the Surety shall be relieved of any further liability under this bond ninety (90) days after such notice is sent by First Class U.S. Mail. Regardless of the number of years this bond shall continue in force, the number of claims made against this bond, and the number of premiums which shall be payable or paid, the Surety's total limit of liability shall not be cumulative from year to year or period to period, and in no event shall the Surety's total liability for all claims exceed the amount set forth above. Any revision of the bond amount shall not be cumulative.

Dated this 16th day of November 2017.

Alter Trading Corporation, Principal

By [Signature]

Evan Glass, Principal

By Hartford Fire Insurance Company

By [Signature]  
Sumner S. Charles, Attorney-In-Fact

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-12

One Hartford Plaza

Hartford, Connecticut 06156

[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 866-266-3488 or fax: 860-757-5835

Agency Name: HUNTLEIGH MCGEEB

Agency Code: 84-532715

**KNOW ALL PERSONS BY THESE PRESENTS THAT:**

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited:

Sumner S. Charles, Mark W. Alvey, Michael P. Shanahan Jr., Maria Mallonee, Loren M. Wims, Joanne D. Mallonee of CLAYTON, Missouri

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*John Gray*

John Gray, Assistant Secretary

*M. Ross Fisher*

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }  
 COUNTY OF HARTFORD } ss. Hartford

On this 11th day of January, 2016, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

*Nora M. Stranko*

Nora M. Stranko  
 Notary Public

My Commission Expires March 31, 2018

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of **NOVEMBER 16, 2017**  
 Signed and sealed at the City of Hartford.



*Kevin Heckman*

Kevin Heckman, Assistant Vice President

# Closure Cost Estimate

Behr Iron & Metal - Mason City  
Barker Lemar Project No. ALTMR 17001

| a. Labor, transportation, and disposal of appliances and hazardous materials<br>(See notes on next page for explanation)                                                                                     | Units | Cost per unit | Cost            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------|-----------------|
| a-1. Arranging transportation and disposal services                                                                                                                                                          | 1     | \$ 100        | \$ 100          |
| a-2. Appliances                                                                                                                                                                                              |       |               |                 |
| <i>I. Labor and transportation</i>                                                                                                                                                                           |       |               |                 |
| <i>II. Disposal</i>                                                                                                                                                                                          |       |               |                 |
| a-3. Collection of PCB's, mercury, and fluorescent bulbs                                                                                                                                                     |       |               |                 |
| <i>I. Labor, transportation, and disposal</i>                                                                                                                                                                |       |               |                 |
| <i>i. PCB capacitors</i>                                                                                                                                                                                     | 25    | \$ 4.75       | \$ 119          |
| <i>ii. PCB ballasts</i>                                                                                                                                                                                      | 35    | \$ 1.25       | \$ 44           |
| <i>iii. Mercury items</i>                                                                                                                                                                                    | 3     | \$ 10         | \$ 30           |
| <i>iv. Fluorescent bulbs</i>                                                                                                                                                                                 | 50    | \$ 0.50       | \$ 25           |
| a-4. Collection of refrigerant                                                                                                                                                                               |       |               |                 |
| <i>I. Labor, transportation, and disposal</i>                                                                                                                                                                | 3     | \$ 38         | \$ 113          |
| <b>Total for Section a:</b>                                                                                                                                                                                  |       |               | <b>\$ 1,331</b> |
| <b>b. Cleaning and decontaminating</b><br>(See notes on next page for explanation)                                                                                                                           |       |               |                 |
| b-1. Arranging cleaning services                                                                                                                                                                             |       |               |                 |
| b-2. Cleaning and decontaminating                                                                                                                                                                            |       |               |                 |
| <i>I. Equipment</i>                                                                                                                                                                                          |       |               |                 |
| <i>II. Storage facilities</i>                                                                                                                                                                                |       |               |                 |
| <i>III. Holding areas</i>                                                                                                                                                                                    |       |               |                 |
| <i>IV. Drainage collection systems</i>                                                                                                                                                                       |       |               |                 |
| b-3. Disposal of one week volume of washwater                                                                                                                                                                |       |               |                 |
| b-4. Material and supplies (chemical drying agent, etc.)                                                                                                                                                     |       |               |                 |
| <b>Total for Section b:</b>                                                                                                                                                                                  |       |               | <b>\$ 190</b>   |
| <b>c. Costs for maintaining financial assurance pursuant to any other provisions of 567 - Chapters 100 to 123, if any, in accordance with subrule 118.16 (4)</b><br>(See notes on next page for explanation) | 0     | \$ 0          | \$ 0            |
| <b>Total for Section c:</b>                                                                                                                                                                                  |       |               | <b>\$ 0</b>     |
| <b>TOTAL CLOSURE COST</b>                                                                                                                                                                                    |       |               | <b>\$ 1,521</b> |

**Notes**

**a. Labor, transportation, and disposal of appliances and hazardous materials**

- a-2. Temporary storage of materials in or on transportation vehicles, waste receptacles, or drums is included in this estimate.
- a-2. Estimate is for appliances yet to be demanufactured, as demanufactured units have a positive value as scrap metal.
- a-2. Ryan Carpenter stated 50 appliances was the maximum storage volume that would be present on-site (email, 10/5/2017).
- a-2. I. Bensen Trucking in Mason City gave this price for pickup, transportation, and drop-off at the local landfill for 50 units (phone, 11/14/2017).
- a-2 II. Landfill of North Iowa charges \$8 per appliance for demanufacturing off-site.
- a-3. Since this facility is not yet in operation, these volumes are estimated from a demanufacturing facility with a similar number of units reported in a-2.
- a-3. Since this facility is not yet in operation, a hazardous service provider has not been identified. Price reported is from A-TEC Recycling of Des Moines, IA (Biff Moore, phone, 11/13/2017).
- a-3. Temporary storage of materials in or on transportation vehicles, waste receptacles, or drums is included in this estimate.
- a-4. Johnstone Supply of Waterloo, IA charges a \$37.77 reclamation fee for each tank of refrigerant regardless of size (Brad, phone, 11/13/2017). Sodium Chromate refrigerant will not be accepted.

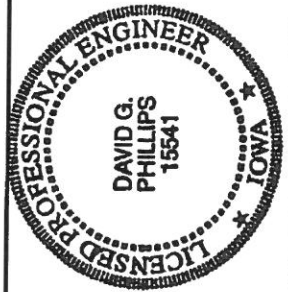
**b. Cleaning and decontaminating**

- b-2. Estimate based on standard labor cost.
- b-2. The facility has a 18,550 square foot indoor work and storage area split between 7 buildings. Appliances will only be stored in one of these buildings and no outdoor holding areas will be utilized for appliances needing demanufacturing.
- b-3. There are no wash water storage tanks on-site.
- b-4. The facility has a shredder and bailer for other operations, any oil spillage in the area could be absorbed by a chemical drying agent and disposed.

**c. Costs for maintaining financial assurance pursuant to other provisions of 567 - Chapters 100 to 123**

- c. This financial assurance is applicable only to IAC 567, Chapter 118.

**Important:** If unit or cost figures are expected to exceed the stated figures in the closure cost estimate, the owner/operator will be required to have the closure cost estimate updated by a licensed professional engineer, the financial assurance mechanism value increased, and



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

*David G. Phillips*  
David G. Phillips, P.E.

License No. 15541

My license renewal date is December 31, 2018

Pages or sheets covered by this seal:

2017 Appliance De-manufacturer Closure Cost

Date: 11/14/17





**Case No. 18-33**  
**Behr Iron & Metal/Alter Trading Corporation (12050 State Street)**

***Figure 1***

Looking at the proposed drop off area



March 14, 2018, J. Robbins

***Figure 2***

Looking at the non-ferrous warehouse



March 14, 2018, J. Robbins



**Figure 3**

Looking at the fence along the south property line near the non-ferrous warehouse



March 14, 2018, J. Robbins

**Figure 4**

Looking at the entrance into the site from State Street



March 14, 2018, J. Robbins

**Figure 5**  
Looking west down State Street



March 14, 2018, J. Robbins

**Figure 6**  
Looking at the specified area for chemical storage and removal



March 14, 2018, J. Robbins



700 Office Parkway  
St. Louis, MO 63141-7124  
(314) 872-2400 Voice  
(314) 787-3918 Fax

ISO 9001 AND 14001 CERTIFIED

February 5, 2018

Mr. John Robbins  
Cerro Gordo County-Planning and Zoning  
220 N Washington Ave  
Mason City, IA 50401-3254

RE: Amendment for Special Use Permit

Mr. Robbins:

Enclosed is a Special Use Permit Application to add appliance demanufacturing to the Special Use Permit for Behr Iron & Metal, 12050 W State Street, Mason City, IA. The Mason City facility currently accepts and recycles appliances that have already been properly demanufactured. As an added service, the facility proposes to begin appliance demanufacturing in accordance with applicable chapters of the Iowa Administrative Code, as an IDNR permitted facility. The IDNR application is complete, and issuance is only pending this amendment to the Special Use Permit.

Whole/intact appliances would be accepted from the public and staged at an outdoor receiving area located inside the yard (see map). Appliances will be demanufactured in the existing nonferrous warehouse (see map) by trained technicians using hand tools and an EPA - certified refrigerant recovery pump. Refrigerants will be recovered from appliances and pumped into a certified cylinder for storage prior to recycling/disposal. PCBs and Mercury-containing components will be removed from the appliances and stored in a properly labeled bucket or drum with lid, liner, and/or absorbents prior to disposal. Spills will be addressed in accordance with the facility's Spill Prevention Control and Countermeasure (SPCC) Plan and spill response kits are maintained in the nonferrous warehouse.

Noise levels from the appliance demanufacturing process will be negligible, as it only involves removing refrigerants and certain components (e.g., small capacitor with PCBs). The traffic volume is not expected to increase from this added service. Generally, whole/intact appliances that require demanufacturing prior to recycling are sourced from local households or scrap metal dealers/peddlers that already frequent the yard.

If you have any questions regarding this submittal, please contact me at (402) 213-9638 or [ryan.carpenter@altertrading.com](mailto:ryan.carpenter@altertrading.com).

Sincerely,  
Alter Trading Corp.

A handwritten signature in black ink, appearing to read "Ryan Carpenter". The signature is stylized with a large initial "R" and "C".

Ryan Carpenter  
Regional Environmental Manager

Encl.

Special Use Application/Appeal Form with Site Plan



IC & ERR

CH S34 LARK AVE.

14

13

STATE ST.

S D ST.



Behr Iron and Metal (owned by Alter Trading Corp)  
12050 W. State St.  
Mason City, IA

