



Tuesday, August 28, 2025

Iowa Department of Natural Resources
Land Quality Bureau
Solid Waste Section
502 E 9th Street
Des Moines, IA 50319-0034

RE: 2025 Application for Permit Renewal
City of Sioux City Citizen Convenience Center
Permit No. 97-SDP-19-07CCC

To Whom It May Concern,

The City of Sioux City, Iowa submits herewith a Citizen's Convenience Center Permit Application Form 50C for renewal of the City of Sioux City Citizen's Convenience Center for your review.

This request for permit renewal follows the format of the Form 50C, which addressed each item in Section 3. In general, documents that do not require updating are referenced by the DocDNA number, and documents that require updating are included in the attached permit renewal application.

The Financial Assurance for Closure Costs will go before City Council to be signed November 3rd, 2026. Once that is signed, I will submit that paperwork as an amendment. Funds have been requested to be encumbered in that project fund.

If you have any questions regarding this application, please contact me at the email address or phone number(s) listed below.

Sincerely,

Arah Montagne
Environmental Services Program and Development Manager
City of Sioux City, Iowa
405 6th Street, PO Box 447, Room 405, Sioux City, IA 51102
Ph: 712-279-6349 or Cell: 712-490-7222
amontagne@sioux-city.org
sioux-city.org

cc: Tom Pingel, Public Works Director
SCS Engineers, Christine Collier
Electronic File

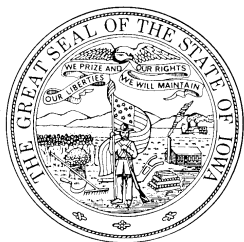
UTILITIES DEPARTMENT

ADMINISTRATION
405 6th Street
P.O. Box 447
Sioux City, IA 51102

ENVIRONMENTAL SERVICES
PH 712-279-6349

WASTEWATER TREATMENT
PH 712-279-6916
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PH 712-279-6222
WEB www.siox-city.org



IOWA DEPARTMENT OF NATURAL RESOURCES

CITIZEN CONVENIENCE CENTER

PERMIT APPLICATION FORM 50C



☐ New Permit

☐ Permit Renewal (permit number) _____ -SDP- _____ - _____ CCC

SECTION 1. FACILITY CONTACT INFORMATION

Facility

Name: _____ Phone: _____

Address: _____ City, State, Zip: _____

County: _____

Responsible Official for the Facility

Name: _____ Phone: _____

Address: _____ Fax: _____

City, State, Zip: _____ E-mail: _____

Owner of Site

Name: _____ Phone: _____

Address: _____ Fax: _____

City, State, Zip: _____ E-mail: _____

Facility Operator

Name: _____ Phone: _____

Address: _____ Fax: _____

City, State, Zip: _____ E-mail: _____

Financial Assurance Engineer

Name: _____ Phone: _____

Address: _____ Fax: _____

City, State, Zip: _____ E-mail: _____

Iowa Engineer License #: _____ Expiration Date: _____

SECTION 2. SITE INFORMATION

☐ This facility is part of the following solid waste comprehensive planning area:

Planning Area: _____ Date of Last Approved Plan: _____

☐ This facility does not participate in a planning area within the state of Iowa other than its own.

*A solid waste comprehensive plan must be developed and approved by the department prior to issuance of a sanitary disposal project permit. Please contact the department's Solid Waste Comprehensive Planning staff at (515) 725-8319 for instructions and requirements for completing a comprehensive plan.

Days and hours of operation of the facility: _____

Open to the public? ☐ Yes ☐ No

Service area of the facility and final disposal destination (include unincorporated areas and out of state cities):

Service Area: _____

Disposal Facility: _____

Type, source and expected weight (tons) of solid waste to be handled per day, week and year at the facility:

per day _____

per week _____

per year _____

Description of the waste handling process to be used (e.g., individuals unload trash into one of 3 roll-offs on site. Roll-offs are removed when full and replaced with empties.):

Check all other materials accepted/activities at the facility:

☐ Recyclables drop-off - glass, paper, plastic, metal

☐ Scrap Metal Salvaging

☐ Lead Acid Batteries

☐ Appliance Demanufacturing

☐ Used Oil

☐ Electronics Demanufacturing

☐ Antifreeze

☐ Yard Waste Composting

☐ White Goods Collection

☐ Yard Waste Collection

☐ Tires

☐ HHM/RCC

☐ Electronics Collection (including Cathode Ray Tubes)

☐ Other _____

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, unless a prior document remains current and is identified by Doc ID# below. If an application is found by the department to be incomplete, it may be denied and returned to the applicant.

Required Documents

☐ **Section A. Executive Summary (permit renewals only)**

- 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 waiver requests from Iowa Administrative Code, if any.

☐ **Section B. Site Map or Aerial Photograph (IAC 567 106.4(1)“c”)**

No Revision Required - See Doc ID#: _____

☐ **Section C. Proof of Ownership/Local Zoning Requirements (IAC 567 106.4(1)“d”)**

No Revision Required - See Doc ID#: _____

☐ **Section D. Organizational Chart (IAC 567 102.12(5))**

No Revision Required - See Doc ID#: _____

☐ **Section E. Site Design Plan (IAC 567 106.4(1)“i”)**

No Revision Required - See Doc ID#: _____

☐ Section F. Site Operation Plan (IAC 567 106.4(1)“j”)

No Revision Required - See Doc ID#: 88289

☒ Section G. Emergency Response and Remedial Action Plan (IAC 567 106.4(1)“l”)

No Revision Required - See Doc ID#: _____

☐ Section H. Site Closure Plan (IAC 567 106.4(1)“k”)

No Revision Required - See Doc ID#: 88289

☒ Section I. Proof of Financial Assurance (IAC 567 106.18)

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 of Permit Applicant: _____

Date: _____

Printed Name: Arah Montagne

Title: Environmental Services Program Manager

Application for a citizen convenience center must be accompanied by the plans, specifications and additional information required by the applicable solid waste rules under Iowa Administrative Code 567 Chapter 106.

Send completed application with attached information to:

Iowa Department of Natural Resources
Land Quality Bureau
Solid Waste Section
502 E 9th St
Des Moines, IA 50319-0034

For questions concerning this application please contact the Department at (515) 201-8272.

Section A - Executive Summary

EXECUTIVE SUMMARY

The purpose of this document is to provide the necessary information for the renewal of the Citizen Convenience Center Permit No. 97-SDP-19-07P-CCC, which authorizes the City of Sioux City Citizen Convenience Center to operate. Since the last approved permit issued on January 31, 2023, there have been no modifications to the facility.

The Citizen Convenience Center Permit Application Form 50C is included with this document in addition to updated copies of required documents located in the following sections:

Section A. Executive Summary

Summary of Modifications

There have been no modifications to the facility since issuance of the permit issued on January 31, 2023.

Summary of Each Special Provision

Section X – Special Provisions

Special Provision #1: This special provision authorizes the permit holder to accept up to 10,000 tons of municipal solid waste annually in accordance with the City of Sioux City Comprehensive Plan, approved by the DNR on July 2, 2021 and includes any updates to the Plan. This special provision authorizes the permit holder to accept waste from the City of Sioux City. Wastes are to be disposed solely at the L.P. Gill Sanitary Landfill in Jackson, NE. The permit holder is not authorized to transfer any solid waste to any other landfill or solid waste management facility in Iowa without first receiving DNR approval. The permit holder requests that this special provision remain the same.

Special Provision #2: This special provision states that the permit holder shall operate the facility in accordance with IAC 567 Chapter 106 and the hereby-approved Site Operations Plan, as contained in Section F of the Solid Waste Citizen Convenience Center Permit Renewal Application, dated October 25, 2022 (Doc #104413). The permit holder requests that the reference of the approved Site Operations Plan be changed to: Section F of the Solid Waste Citizen Convenience Center Permit Renewal Application, dated January 27, 2017 (Doc #88289).

Special Provision #3: This special provision states that the permit holder is authorized to allow the direct deposit of solid waste into the solid waste transport vehicles to maximize hauling efficiencies per the approved variance dated June 27, 2007 (Doc #4853). Solid waste shall not be received from collection vehicles or regular collection routes, and at no time shall solid waste be unloaded onto the floor for further management. DNR may revoke this waiver and require the facility to comply with the provisions of 567 IAC 106.5(2) if the facility is out of compliance with the approved waiver or which would present a risk to public health and safety. The permit holder requests that this special provision remain the same.

Summary of Each Permit Amendment

Permit amendment #1 to the permit issued January 31, 2023 (Doc #104665) for the City of Sioux City Citizen's Convenience Center, which updates the responsible Official and Facility Operator contact was approved on March 5, 2024 (Doc #109426) .

The permit holder is not requesting a new permit amendment at this time.

The permit holder is not requesting a variance at this time.

Section B. Site Map or Aerial Photograph [IAC 567 106.4(1)"c"]

An updated Aerial Site Map is attached.

Section C. Proof of Ownership/Local Zoning Requirements [IAC 567 106.4(1)"d"]

There are no changes to this section. See Doc DNA #77996 or Section C of the 2013 City of Sioux City Citizen Convenience Center Permit Renewal.

Section D. Organizational Chart [IAC 567 102.12(5)]

An updated Organizational Chart is attached.

Section E. Site Design Plan [IAC 567 106.4(1)"i"]

There are no changes to this section. See Doc DNA #77996 or Section E of the 2013 City of Sioux City Citizen Convenience Center Permit Renewal.

Section F. Site Operation Plan [IAC 567 106.4(1)"j"]

There are no changes to this section. See Doc DNA #88289.

Section G. Emergency Response and Remedial Action Plan [IAC 567 106.4(1)"l"]

An updated Emergency Response and Remedial Action Plan is attached.

Section H. Site Closure Plan [IAC 567 106.4(1)"k"]

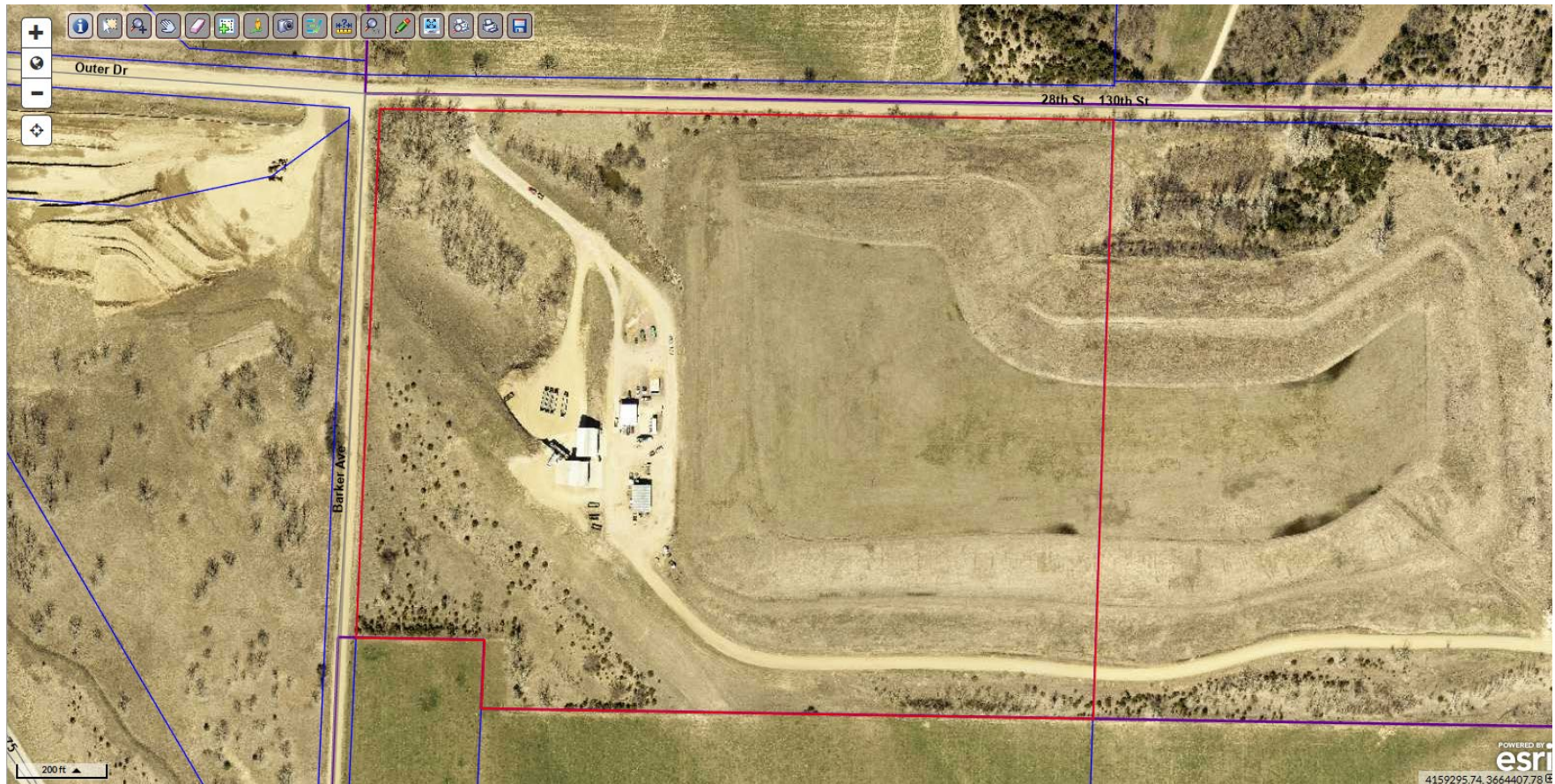
There are no changes to this section. See Doc DNA #88289.

Section I. Proof of Financial Assurance and Closure Cost Estimate [IAC 567 106.18]

Changes have been made to the Closure Cost Estimate, see Section I.

Section B - Site Map or Aerial Photography
[IAC 567 106.4(1)"c"]

**28th Street Citizen Convenience Center (CCC)
Site Map & Assembly Locations**





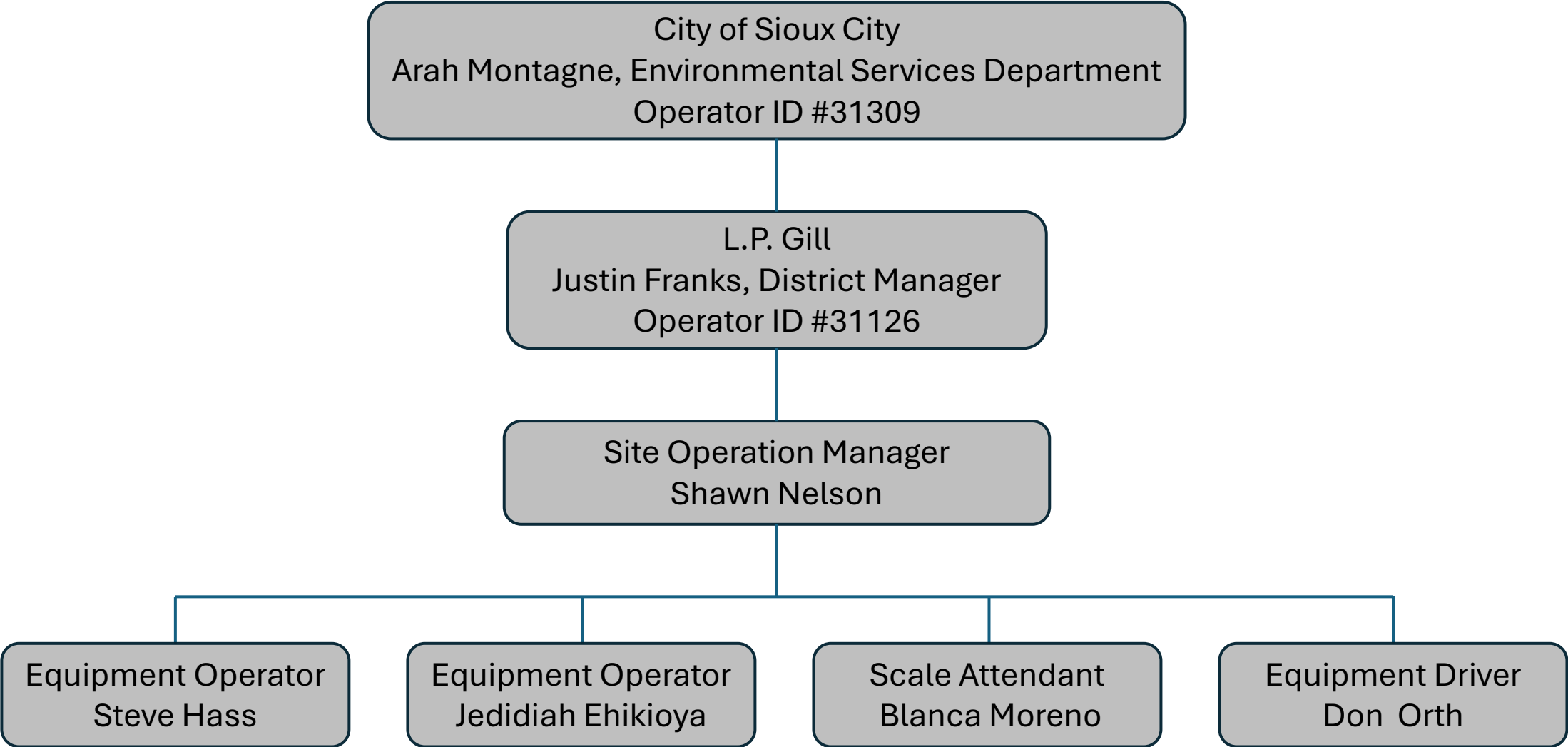
Notes:

- One home exists 1350 feet south of the Scale House/HHM Building.
- One home exists 2300 feet east-northeast of the Scale House/HHM Building.
- No other homes within ½ mile of the Scale house/HHM Building.

Section D - Organizational Chart [IAC 567 102.12(5)]

Sioux City Collections Organizational Chart

As of October 2025



Section G - Emergency Response and Remedial Action Plan
[IAC 567 106.4(1)"I"]

**EMERGENCY RESPONSE & REMEDIAL ACTION PLAN
(ERRAP)**

FOR

CITY OF SIOUX CITY CITIZEN CONVENIENCE CENTER

SIOUX CITY, IOWA

SUBMITTAL DATE: JANUARY 2017

UPDATED: OCTOBER 2025

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Attachment A	Site Evacuation Map
Attachment B	Emergency Phone Numbers
Attachment C	Iowa Department of Natural Resources Guidelines for Reporting Hazardous Conditions including Chapter 131 Iowa Administrative Code “Notification of Hazardous Conditions”
Attachment D	List of At-Risk Populations within Five Mile Radius

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EMERGENCY RESPONSE AND REMEDIAL ACTION PLAN

A. EMERGENCY RESPONSE AND REMEDIAL ACTION PLANS [567 IAC – 106.19 (455B)]

106.19(2)A FACILITY INFORMATION

The City of Sioux City, under contract with L.P. Gill, operates a Citizen Convenience Center located in the western 700 feet of the fraction NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 19 and an un-permitted 6 acre yard waste composting facility located NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 19, T89N, R46W, Woodbury County, Iowa. The facility is located at 5800 28th street in Sioux City, Iowa on the west 700 feet of the closed City of Sioux City 28th Street Sanitary Landfill site.

106.19(2)a(1) Permitted Agency

City of Sioux City

106.19(2)a(2) DNR Permit

97-SDP-19-07P-CCC

106.19(2)a(3) Facility Description

The operational building for the Citizen Convenience Center is 40' x 50' free-span metal frame building with a concrete floor. Other buildings associated with the operation of the facility are one 30' x 40' wood frame, metal sided office building and one 40' x 55' wood frame, metal sided maintenance building with a gravel floor. The Citizen Convenience Center and its associated buildings are constructed west of the waste fill boundary of the waste fill boundary of the closed 39 acre sanitary landfill fill area. The Citizen Convenience Center accepts small loads of solid waste from residents and small businesses located in Sioux City. All loads are hauled by private haul vehicles (cars, pickups, small trailers) and are manually unloaded into transfer trailers at the facility. The facility serves the area as described in the City of Sioux City Planning Area

106.19(2)a(4) Responsible Official

The responsible official for the facility will be Arah Montagne, Environmental Services Program and Development Manager, City of Sioux City.

106.19(2)a(5) Site & Environs Map

The site evacuation plan map provides the location of the Citizen Convenience Center, Maintenance Building, Scale/Office Building, emergency evacuation routes, and the emergency assembly locations (EAP). Employees should be familiar with the evacuation routes (See Attachment A).

106.19(2)b Regulatory Requirements

106.19(2)b(1) Iowa Code Section 455B.306(6)"d"

This Emergency Response and Remedial Action Plan (Plan) is designed to meet the requirements of Iowa Code paragraph 455B.306(6)d that requires the submission of a Plan by

all sanitary disposal projects. The Plan shall establish provisions to minimize the possibility of fire, explosion, or the release of pollutants to the air, land, or water that could threaten human health or the environment. The City of Sioux City is required to implement a detailed Plan for the Citizen Convenience Center in accordance with IAC 567-106.19(455B). An updated Plan will be submitted at the time of each permit renewal application. An updated Plan shall also be included with any request for permit modification to incorporate a facility expansion or significant changes in facility operation that require modification of the currently approved Plan.

This plan is intended to:

- Identify possible occurrences that may endanger human health and environment.
- Establish provisions to minimize the possibility of fire or explosion.
- Establish provisions to minimize any releases to air, land, or water of pollutants that could threaten human health and the environment.

106.19(2)b(2) Permit Provisions

The permitted facility will review this Plan and update it at the time of each permit renewal application. The Plan is intended to be flexible and to meet contingencies arising at the facilities.

106.19(2)c EMERGENCY CONDITIONS

This Plan is provided for the City of Sioux City Citizen Convenience Center.

106.19(2)c(1) Utility Failure

Utilities include electricity.

106.19(2)c(1)1 Short Term Utility Failure

ELECTRICITY FAILURE SHORT AND LONG TERM

In case of electrical failure, the following individuals must be contacted:

- Electricity Supply Company - See Attachment B for telephone number.

SCALE FAILURE DUE TO ELECTRICITY SUPPLY FAILURE

Scale weights may be estimated based on vehicle size (volume of waste) and converted to tons, or historical scale weights may be used for representative loads from particular vehicles or companies. Note each load for which the weight was estimated. The Iowa Department of Natural Resources (DNR) will be notified if the scale is not in operation for a period exceeding 48 hours.

BUILDINGS

Although the facility will primarily be open during daylight hours, twilight and dusk operations may require supplemental light and heat if the electricity fails. Non-electrical space heaters may be used for supplemental heat; however, manufacturer's recommendations for ventilation must be observed.

- Keep portable and space heaters at least 3 feet from combustible materials.

- Electric flashlights and electric lanterns should be used for supplemental light. Use extreme caution if candles must be used, candles should only be used temporarily, on a limited basis until a safer form of light can be located such as flashlights, electric lanterns, etc. Candles within glass containers are preferred over those with open/exposed flame.
- Never leave a burning candle unattended. Extinguish all candles when leaving a room.
- Never use a candle for light when fueling equipment such as a lantern or kerosene heater.

The Citizen Convenience Center and its associated facilities are heated with propane from onsite 500-gallon pressurized tanks. In the event that a propane gas emergency occurs at the Citizen Convenience Center, the electricity supply company shall immediately be contacted. If the propane gas emergency occurred during normal business hours, L.P. Gill Personnel would be expected to do so until relieved by the electricity supply company. All members of the general public and non-essential personnel shall be evacuated from the site until the electricity supply company's personnel provide corrective measures.

In the event that the propane outage is long term, other temporary heating or cooling arrangements shall be made within 24 hours. In the event that the Williams petroleum pipeline running along the northeast side of the landfill breaks, leaks, or fails the William Pipeline Company shall be immediately notified at 1-918-588-3200 to shut off the fuel flow. The next contact shall be the Sioux City Fire Department at 911. All members of the general public and non-essential personnel shall be evacuated from the site until the site has been secured by the Fire Department. If the Fire Department requests assistance during normal business hours, L.P. Gill personnel will provide such services. If the emergency occurred after normal business hours and the Fire Department requests assistance, the Water Treatment Plant shall be contacted at 712-279-6150 (24-hour number) and the answering operator shall contact the on-call Field Office crew to assist the Fire Department. Williams Pipeline would be expected to handle the remedial action necessary to protect the public and environment.

The Citizens Convenience Center site does not have natural gas, sanitary sewer, septic, or potable water services; therefore, these specific utilities are not addressed in this Plan. The office/scale building will have a restroom with an associated septic tank for sanitary waste. In the event that the restroom or septic tank is disabled by a natural occurrence, L.P. Gill personnel shall contact the provider or a local plumber to immediately resolve the problem. Arrangements shall be made to provide a temporary portable restroom if the restroom facility is inoperable for a period greater than 48 hours.

106.19(2)c(1)2 Long Term Utility Failure

See Short Term Utility Failure Section 106.19(2)c(1)1.

106.19(2)c(2) Weather Related Events

Use battery-operated radios/televisions to receive the most updated information on local conditions.

106.19(2)c(2)1 Tornado

Tornado Terminology:

Tornado Watch - Tornadoes are possible.

Tornado Warning - A tornado has been sighted or indicated by weather radar.

TORNADO PROCEDURES

Watch the sky and listen to radio or television for more information.

- Locate emergency supplies such as battery-powered radio, mobile telephone, and spare batteries.
- Be prepared to take shelter in a safe place.
- If you see any revolving funnel-shaped clouds, report them immediately by telephone to your local law enforcement agency.
- If you are in a trailer or similar structure, move to a more secure structure.

TORNADO WARNING PROCEDURES

- Take shelter with a battery-powered radio. Take shelter in area designated tornado shelter or an interior room or hallway.
- The facility's Tornado Shelter is located on the Site Evacuation Map (See Attachment A).
- Go to a crawlspace under the scales or to an inside hallway on the lowest level. Avoid places with wide-span roofs. Stay away from windows and open spaces. Get under a piece of sturdy furniture such as a workbench or heavy table or desk and hold on to it.
- Turn on a battery-operated radio or television and wait for the "all-clear" announcement by authorities.

TORNADO SAFETY: OUTDOORS

- If possible, get inside a substantial building.
- If shelter is not available or there is no time to get indoors, lie in a ditch, culvert, or low-lying area or crouch near a strong building. Use your arms to protect your head and neck. Be alert for potential flash flooding.

TORNADO SAFETY: IN A VEHICLE

- Never try to outrun a tornado in a vehicle. Heavy rain, hail, and traffic may impede your movement. Tornadoes can change directions quickly and can easily lift up a vehicle and toss it through the air.

- Pull to the side of the road avoiding trees, power lines and other objects that could fall or be hazardous.
- Get out of the vehicle immediately and try to take shelter in a nearby building.
- If there is not time to get indoors, get out of the vehicle and lie in a ditch, culvert, or low-lying area away from the vehicle. Use your arms to protect your head and neck.

PROCEDURES AFTER A TORNADO

- Try to get out of damaged buildings. Once out, do not re-enter unless necessary. Use great caution.
- Extinguish all smoking and small fires.
- Monitor the radio or television for emergency information or instructions.
- Go to the Emergency Assembly Location. In the event the Emergency Assembly Location is dangerous or inaccessible, proceed to the Secondary Emergency Assembly Location (See Attachment A).
- Account for personnel and known guests/customers/contractors, check on neighbors who may require special assistance.
- Check for injured victims. Render first aid if necessary. Call the necessary emergency responders such as ambulance services or fire/rescue service if necessary.
- Do not attempt to move severely injured victims unless necessary. Wait for emergency medical assistance to arrive.
- Look out for broken glass.
- Look out for and report downed power lines.
- Use the telephone only for emergency calls. Telephone lines may be down. Mobile telephone service may be used for emergency calls.
- Take photos or videotape of the damage to property.
- If driving, be alert for hazards in the roadway.
- If unaffected by the tornado, stay out of the damaged area until allowed in by officials. Your presence may hamper emergency operations.

CHECK FOR ELECTRICAL SYSTEM DAMAGE

- Look for electrical system damage. If you see sparks or broken or frayed wires, or if you smell hot insulation, turn off the electricity at the main fuse box or circuit breaker. If you have to step in water to get to the fuse box or circuit breaker, call an electrician first for advice.
- See Attachment B for Emergency Contacts.

CHECK FOR SEWAGE AND WATER LINE DAMAGE

- Check for sewage and water lines damage. If you suspect sewage lines are damaged, avoid using toilets and call a plumber. If water pipes are damaged, contact the Water Company and avoid using water from the tap.

CHECK BULK FUEL / SOLVENT STORAGE SYSTEMS

- Extinguish all smoking and small flames.
- If a spill / leak exists, attempt to stop the spill / leak or absorb fuel/solvents with inert materials.
- If bulk fuel or solvent is leaking into the environment from a storage system, take immediate steps to limit flow into drainage ways by constructing an earthen berm.
- Report spills or leaks to the DNR. See Attachment B for Emergency Contacts.

106.19(2)c(2)2 Windstorms

Windstorm / Winter Storm Terminology:

Down Burst - A strong out rush of wind formed by rain cooled air. Strong down bursts, which produce extensive damage, are often mistaken for tornadoes. A downburst can easily overturn a mobile home, tear roofs off houses, and topple trees.

Winter Storm Watch - Indicates that severe winter weather may affect your area.

Winter Storm Warning - Indicates that severe winter weather conditions are definitely on the way.

Blizzard Warning - Indicates that large amounts of falling or blowing snow and sustained winds of at least 35 miles per hour are expected for several hours.

106.19(2)c(2)3 Intense Rainstorms and Erosion

Thunderstorm Terminology:

Severe Thunderstorm Watch - A severe thunderstorm (damaging winds 58 miles per hour or more, or hail three-fourths of an inch in diameter or greater) is likely to develop.

Severe Thunderstorm Warning - A severe thunderstorm has been sighted or indicated by weather radar.

THUNDERSTORM PROCEDURES

- Locate a safe place, such as the designated tornado shelter.
- Watch the sky.
- Assign someone to listen to a battery-powered radio or television for more information.

THUNDERSTORM WARNING PROCEDURES

- Go to a safe place.
- Turn on a battery-operated radio or television and wait for the "all clear" by the authorities.
- Tornadoes are spawned by thunderstorms and flash flooding can occur with thunderstorms. When a "severe thunderstorm warning" is issued, review what actions to take under a "tornado warning" or a "flash flood warning."

PROCEDURES AFTER A THUNDERSTORM INCLUDING LIGHTNING STRIKES

- Check personnel, guests, clients, and contractors for injuries.
- Report downed utility wires.
- Check scale for proper operation. If the electricity is out, see Section 106.19(2)c(1)1 Short Term Utility Failure.
- Continue to listen to the radio for flash flood and/or tornado watches and warnings and other instructions and advice.

LIGHTNING STRIKE VICTIM

- A person who has been struck by lightning does not carry an electrical charge that can shock other people.
- If the victim is burned, provide first aid and call emergency medical assistance immediately. Look for burns where lightning entered and exited the body.

CHECK BULK FUEL / SOLVENT STORAGE SYSTEMS

- Extinguish all smoking and small flames.
- If a spill / leak exists, attempt to stop the spill / leak or absorb fuel/solvents with inert materials.
- See Attachment B for DNR Emergency Contacts.
- See Attachment C for DNR guidelines for reporting hazardous conditions and a copy of Iowa Administrative Code Chapter 131 (Section 457).

106.19(2)c(2)4 Lightning Strikes

There are some places that are safer than others from lightning strikes, however no place is risk free. Large enclosed structures are generally safer than smaller or open structures. The risk for lightning injury depends on whether the structure incorporates appropriate lightning protection.

Enclosed vehicles, fully enclosed farm vehicles, etc. with the windows rolled up generally provide good shelter from lightning. Avoid contact with metal or conducting surfaces outside or inside the vehicle.

Avoid being in or near:

- High places and open fields, isolated trees, unprotected sheds, communications towers, flagpoles, light poles, metal fences, and water.
- When inside avoid use of the telephone, contact with water or conductive surfaces with exposure to the outside such as metal door or window frames, electrical wiring, telephone wiring, cable TV wiring, plumbing, etc.

LIGHTNING STRIKE VICTIM

- A person who has been struck by lightning does not carry an electrical charge that can shock other people.
- A nearby strike may also cause medical problems, check personnel and call 911 if necessary.
- Provide first aid and call emergency medical assistance (911) immediately. Look for burns where lightning entered and exited the body.

106.19(2)c(2)5 Flooding

Flood Terminology:

Flash Flood Watch – A flood is possible, be alert to signs of flash flooding, and be ready to evacuate. Know the local terrain, flash floods can happen more quickly in hilly terrain or low-lying areas.

Flash Flood Warning – A flood is already occurring and will occur soon in your area, listen to local radio and television for local information and advice.

FLOOD DAMAGE PREVENTION PROCEDURES

- Move key documents, electronic files, computers, etc. to higher ground or take them with you if you must evacuate.
- Review evacuation procedures with employees.
- If necessary, attempt to build earthen dams to protect buildings and property.
- Turn on battery-operated radio or television to get the latest emergency information.
- If told to leave, do so immediately.

PROCEDURES DURING A FLOOD

- Evacuation may be necessary. If advised to evacuate, do so immediately.
- Never drive into a flooded area.
- Never drive around road barricades.
- In case employees are separated from one another during floods or flashfloods, each employee shall contact the Office Manager so all employees can be accounted for.

- Evacuation is much simpler and safer before floodwaters become too deep for ordinary vehicles to drive through.
- Listen to a battery-operated radio or television for evacuation instructions.
- Follow recommended evacuation routes--shortcuts may be blocked.
- Leave early enough to avoid being marooned by flooded roads.

If Outdoors:

- Climb to high ground and stay there.
- Avoid walking through any floodwaters. If it is moving swiftly, even water 6 inches deep can sweep you off your feet.

If in a Car:

- Never drive into a flooded area.
- Never drive around road barricades.
- If you come to a flooded area, turn around and go another way.
- If your car stalls, abandon it immediately and climb to higher ground. Many deaths have resulted from attempts to move stalled vehicles.

PROCEDURES AFTER A FLOOD

- Return to the area only after it has been declared safe by local emergency management officials. Follow all emergency rules, laws, and regulations.
- Report and stay clear from loose power lines or damaged utilities.
- Report downed power lines to your utility company or local emergency manager.
- Some appliances, such as television sets, can shock you even after they have been unplugged. Do not use appliances or motors that have gotten wet unless they have been taken apart, cleaned and dried.
- Be alert for gas leaks. Use a flashlight to inspect for damages. Don't smoke or use candles, lanterns or open flames unless you are sure that the gas has been turned off and the area has been aired out.
- Look for fire hazards - broken or leaking gas lines, flooded electrical circuits, submerged furnaces or electrical appliances, flammable or explosive materials coming from upstream.
- Service damaged septic tanks, cesspools, pits, and leaching systems as soon as possible. Damaged sewage systems are health hazards.
- Document the damage for insurance purposes by taking notes or photographs.

STRUCTURAL STABILIZATION: TEMPORARY MEASURES

- Identify potential deficiencies and provide temporary shoring to protect life and property while the water levels are receding. All shoring measures should be planned with the assistance of qualified structural engineers or contractors.
- Support unstable or leaning structures or features with temporary bracing and reinforcement.
- Strengthen exposed foundations or brace areas of undermining by following engineer's recommendations.
- Brace and strengthen decayed or damaged floor and ceiling structure. Check bearing locations for movement or settlement.

CHECK BULK FUEL / SOLVENT STORAGE SYSTEMS

- Extinguish all smoking and small flames.
- If a spill/leak exists, attempt to stop the leak/spill or absorb fuel/solvents with inert materials.
- Report spills or leaks to the DNR. See Attachment B for Emergency Contacts.

CHECK FOR LARGE SCALE EROSION

- Immediately cover any eroded areas exposing waste.
- Identify and repair access roads, approach ramps, and internal roads that were affected by erosion.
- Identify and repair let-down structures, berms, and terraces affected by erosion.

106.19(2)c(2)6 Event & Post Event Conditions

See Sections under Section 106.19(2)c(2) Weather Related Events.

106.19(2)c(3) FIRE & EXPLOSIONS

- Firefighting necessitates special apparatus and skills to avoid personal injury and to effectively control or stop a fire. If the fires or explosions are too large to immediately arrest and control with onsite fire extinguishers, the Fire Department shall be contacted immediately at 911. At first indication of a fire, all nearby patrons shall be notified to evacuate the area immediately.
- When notifying the Fire Department immediately, give them the following information:
 - Name of caller
 - Location of Fire
 - Type of Fire (if known)
 - Materials involved (if known)
 - Number and Nature of Injuries (if known)
 - Current Mitigation Measures taking place

Also, send someone to the front gate to direct emergency responders to the proper location. If it can be done safely, turn off any nearby power and/or fuel supply that could aggravate the situation. If it can be done safely, turn off any nearby power and/or fuel supply that could aggravate the situation. If the fire can be controlled or put out safely with a fire extinguisher, do so. If the fire is out of control, evacuate the area immediately. The Fire Department will have to be updated on the situation as soon as they arrive. Care shall be taken to ensure that the operator makes an evacuation route to and from the fire or explosion.

BASIC FIRE SAFETY

- Site will comply with local and state fire codes – including the placement and maintenance of fire extinguishers, smoke detectors, etc.
- See the Site Evacuation Map (Attachment A), identify Evacuation Routes, Fire Escape Routes, and Emergency Assembly Locations.
- Keep exit routes clear and well-marked.
- If cigarette, cigar and/or pipe smoking is allowed indoors, make sure ashes are completely extinguished before they are disposed. Never leave hot ashes or burning tobacco products unattended. Before leaving the office, make sure all tobacco products are thoroughly extinguished.
- Avoid using extension cords wherever possible, especially small-wired cords used with high-wattage appliances.
- Extension cords should not be run under rugs or hooked over nails.
- If a fuse blows (or a breaker "trips"), find the cause. Remove excess appliances (lamps, stereo components, space heaters, etc.) from a breaker circuit that frequently "trips".
- Discard food that has been exposed to heat, smoke, or soot.
- Do not discard damaged goods until after an inventory has been taken.
- Give first aid where appropriate.
- Stay out of damaged buildings.
- Return to the facility only when local fire authorities say it is safe.

106.19(2)c(3)1 Waste Materials

For fire in vehicles, see Section 106.19(2)c(3)8 Hot Loads.

106.19(2)c(3)2 Buildings & Site

SMALL LOCALIZED FIRE – BUILDING OR OFFICE

Signs prohibiting smoking and open flames have been posted in areas where explosions could occur.

Small fires and explosions due to lightening, carelessness, arson, exhaust, fireworks, crushing, etc. shall be extinguished by the use of fire extinguishers, if possible, to control the immediate area. In the event of a garbage, recyclable material, or hot loads fire the area shall be secured, staff and customers shall be directed in a quick and orderly fashion to the office/scale building which is the emergency evacuation assembly point (unless this location is threatened). All members of the general public and non-essential personnel shall be evacuated from the site until the site has been secured by the Fire Department. If safely possible, control the fire with fire extinguishers shall be performed by L.P. Gill personnel to minimize the spread of the fire until the Fire Department can assess the situation. All efforts shall focus on distinguishing the fire with minimum use of water. The material under fire shall, if possible be removed from the facility buildings and be spread out in the nearest non-vegetative area. The transfer trailer shall be removed from the Citizen Convenience Center upon initial indication of a possible fire within the materials in the trailer if the site operator determines trailer can be safely moved. The site operators shall attempt to extinguish materials in the trailer immediately or unload the trailer in the nearest non-vegetative area and extinguish all materials before reloading the trailer. Dirt shall be applied using heavy equipment to put out the fire. Loads that have been extinguished shall be transported to the landfill disposal site and a different trailer shall be placed in the Citizen Convenience Center to resume facility service.

The Citizen Convenience Center is a non-mechanical system but does operate with electrical utilities and minor supporting equipment. The same actions as above shall be taken in the case of other fires such as utility, building, support equipment, fuel, waste gas, and if the closed area of the landfill is on fire. If the burning or burnt material can be safely removed or relocated to a safer place, every effort shall be made to do so. Also, all efforts shall be made to prevent the material from leaving the site.

Follow the following fire safety precautions:

- Caution: A small-localized fire can engulf a room in less than 60 seconds.
- Act quickly. Smoke can be very dangerous.
- Use a fire extinguisher to extinguish the flame, shoot at the base of the flame.
- Remove nearby flammable materials such as paper, drapes, rags, etc.
- Evacuate all unnecessary personnel – go to the Emergency Assembly Location. In the event the Emergency Assembly Location is dangerous or inaccessible, proceed to the Secondary Emergency Assembly Location (See Attachment A).

OUT OF CONTROL FIRE – BUILDING OR OFFICE

- Get out of the building. Familiarize yourself with at least two exits from each room; for example; one window and one door.
- Go to the Emergency Assembly Location. In the event the Emergency Assembly Location is dangerous or inaccessible, proceed to the Secondary Emergency Assembly Location (See Attachment A).
- Phone the Fire Department from a mobile phone or from a neighbor's phone. See Attachment B for telephone number.
- Never go back inside a building for any reason.

106.19(2)c(3)3 Equipment

ENGINE FIRES

- Immediately turn off the ignition to shut down the fuel pump and the flow of fuel.
- Putting out an engine fire safely and efficiently takes two people. One holds the fire extinguisher and the other opens the hood. The fire will flare up as the fresh air hits it. Immediately spray the fire extinguisher across the base of the flames until the fire is out.
- It is important to get the hood open fast. If the fire burns through the hood release cable before you can get it open, there will be no way to get at the fire.
- Do not try to put out an engine fire by spraying the extinguisher through the radiator or through the wheel wells, this method will not work and will waste time and the fire extinguisher contents. Get at the base of the flames.

106.19(2)c(3)4 Fuels

GENERAL SAFETY

- Vapors from fuels can be more flammable than liquid, always use caution when filling vehicles or containers.
- Equipment shall be refueled only at designated locations.
- In case of spillage, filler caps shall be replaced and spillage disposed of before engines are started.
- Engines shall be stopped and operators shall not be on the equipment during refueling operations.
- Only designated persons shall conduct fueling operations.
- Smoking and open flames shall be prohibited in areas used for fueling, fuel storage, or enclosed storage of equipment containing fuel.
- Liquid fuels not handled by pump shall be handled and transported only in portable containers or equivalent means designed for that purpose. Portable containers shall be plastic, have tight closures with screw or spring covers and shall be equipped with spouts or other means to allow pouring without spilling. Leaking containers shall not be used.

FIRE EVENT

- If possible, turn off the pump or the nozzle distributing flammable liquid.
- Evacuate the area, Stay well clear of the above ground storage tank in case of explosion. Go to the Emergency Assembly Location. In the event the Emergency Assembly Location is dangerous or inaccessible, proceed to the Secondary Emergency Assembly Location (See Attachment A).

- Call the Fire Department. See Attachment B for telephone number.

106.19(2)c(3)5 Utilities

ELECTRICAL

FOR SMALL LOCALIZED FIRES:

- Use a fire extinguisher rated CLASS C: Energized Electrical Equipment including Wiring, Fuse Boxes, Circuit Breakers, Machinery, and Appliances.
- Caution: A small-localized fire can engulf a room in less than 60 seconds.
- Act quickly.
- Evacuate all unnecessary personnel – go to the Emergency Assembly Location. In the event the Emergency Assembly Location is dangerous or inaccessible, proceed to the Secondary Emergency Assembly Location (See Attachment A).

FOR LARGER UNCONTROLLED FIRES:

- Get out of the building. Familiarize yourself with at least two exits from each room; for example; one window and one door.
- Go to the Emergency Assembly Location. In the event the Emergency Assembly Location is dangerous or inaccessible, proceed to the Secondary Emergency Assembly Location (See Attachment A).
- Phone the Fire Department from a mobile phone or from a neighbor's phone. See Attachment B for telephone number.
- Never go back inside a building for any reason.

106.19(2)c(3)6 Facilities

See Section 106.19(2)c(3)2 Buildings and Site. There are no additional facilities that have not been previously covered.

106.19(2)c(3)7 Working Area

Citizen Convenience Center fires can be started from several causes: spontaneous combustion, careless smoking, methane flash, and arson.

- Understand and be aware of warning signs.
- If in doubt about a possible fire or signs of fire call the Fire Department. See Attachment B for telephone number.

ONCE A FIRE IS IDENTIFIED

- Control access and site security.
- Utilize the Alarm System (See Section 106.19(2)c(8)1 Communications) as necessary.
- First aid should be available on-site.

Controlling a Citizen Convenience Center fire may be accomplished through local firefighting equipment, or transfer station firefighting experts may need to be contacted. Follow the instructions of the firefighting professionals on site.

106.19(2)c(3)8 Hot Loads

SMOLDERING OR IGNITED FIRES – IN A VEHICLE

- “Hot Loads” are loads of waste or vehicles that are smoking, smoldering, or are on fire. “Hot Loads” may arrive at the facility without the driver aware of the risk.
- Do not dump hot loads on top of exposed waste of any kind.
- Do not stop a truck on fire or containing a hot load near a building.
- Quickly alert the driver and direct the truck toward a safe area.
- Call the Fire Department. See Attachment B for telephone number.
- If the load can be dumped without harming the driver or others, dump the load in a safe area. Caution: A fire may spread quickly or “flash” as air is introduced.
- Use soil to place over smoldering or burning loads.
- Stay out of the "zone of danger," which is the cone-shaped area directly behind a vehicle with the gas tank located in the usual position at the back. If a gas tank explodes, it sends a tremendous blast out from the rear of the vehicle. This can be lethal for 50 to 100 feet behind the vehicle.

106.19(2)c(3)9 Waste Gases

- If you witness a flash fire potentially caused by methane, use the alarm system(s), (See Section 106.19(2)c(8)1 Communications) and leave the area immediately. If the Emergency Assembly Location is a safe distance away, go to that site or go to the Secondary Emergency Assembly Location.
- See the Site Plan Map (Attachment A) with Evacuation Routes, Fire Escape Routes, and Emergency Assembly Locations.
- Call the Fire Department. See Attachment B for telephone number.

106.19(2)c(3)10 Evacuation

- Use the Alarm System(s) (See Section 106.19(2)c(8)1 Communications) and leave the area immediately. If the Emergency Assembly Location is a safe distance away, go to that site or go to the Secondary Emergency Assembly Location.
- See the Site Plan Map (Attachment A) with Evacuation Routes, Fire Escape Routes, and Emergency Assembly Locations.
- Call the Fire Department. See Attachment B for telephone number.

106.19(2)c(4) REGULATED WASTE SPILL & RELEASES

Regulated Waste – Generally includes non-hazardous material such as leachate, municipal solid waste, and petroleum contaminated soils.

Spill – For this report, a spill primarily involves liquids or solids that are deposited accidentally on the facility's property in an incorrect location but remain within the facility's property boundary. Spills include quantities of 100 gallons or less, or two tons or less.

Release – For this report, a release may involve spills of solids or liquids greater than 100 gallons or greater than two tons that enter lagoons, sedimentation ponds, drainage ways, etc. but stay on-site.

Off-site Release – An off-site release is a release or spill that leaves the facility's property boundary. This section includes groundwater releases.

106.19(2)c(4)1 Waste Materials

Waste Materials – Waste materials are materials normally accepted at a Citizen Convenience Center. Waste materials are also regulated wastes.

On-site Spill or Release – Use caution and remove the waste, placing it in an acceptable location.

Off-site Spill or Release – If waste materials are identified beyond the property and/or waste materials are observed to be in a waterway, see Section 106.19(2)c(4)8.

106.19(2)c(4)2 Washwater

The Citizen Convenience Center is a dry facility and is not served by a drainage system. Spills of liquid waste will be examined by the site operator and cleaned using an appropriate absorbent material.

106.19(2)c(4)3 Waste Gases

See Section 106.19(2)c(3)9 for information related to waste gasses.

IF METHANE GAS IS DETECTED WITHIN THE EXPLOSIVE LIMITS:

(Signs prohibiting smoking and open flames have been posted in areas where explosions could occur.)

- Extinguish all smoking.
- Attempt to ventilate the area by opening windows/doors.
- If the methane is detected in a scalehouse or other building regularly occupied, evacuate immediately and go to the Emergency Assembly Point (See Attachment A).
- Contact the Landfill Supervisor - See Attachment B for telephone number.
- Contact the DNR Field Office - See Attachment B for telephone number.
- Do not return to the building until the building has been properly ventilated and the concentrations have been checked with an electronic meter.

106.19(2)c(4)4 Stockpiles & Storage Facilities

This site does not have any waste stockpiles or waste storage facilities.

106.19(2)c(4)5 Waste Transport Systems

The Citizen Convenience Center will load received MSW into transfer trailers to be transported to permitted facilities for final disposal as approved in a variance dated June 27, 2007.

106.19(2)c(4)6 Litter and Airborne Particulate

Litter and airborne particulates shall be minimized by collection of litter each operational day.

106.19(2)c(4)7 Site Drainage Systems

FLOOD OR HEAVY RAIN/WET SITUATIONS:

- If regulated wastes enter drainage systems, use great caution removing the wastes – flowing water can have extreme force.
- Wet weather can cause embankments to become weakened and fail.

NON FLOOD AND NON HEAVY RAIN/WET CONDITIONS:

- Prevent the waste from washing away beyond the property boundary; remove the wastes as soon as possible.

106.19(2)c(4)8 Off-Site Releases

LEACHATE

The Citizen Convenience Center does not generate leachate. Leachate transportation/storage systems are not applicable at this facility.

WASTE GASES

Landfill gas is not collected at this time with passive venting located at distant locations from the active facilities. The site buildings are monitored for methane gas as a part of gas control programs. Active gas control of the building areas will be enacted as a part of remedial action if methane or other explosive gas is detected at the site.

REGULATED WASTE

The Citizen Convenience Center is a dry facility and is not served by a drainage system. Spills of liquid waste will be examined by the site operator and cleaned using an appropriate absorbent material. The site operator shall contact the Hazmat Department of the Sioux City Fire Department for assistance if the nature of the liquid waste cannot be immediately determined. The absorbent material shall be disposed in a manner appropriate with its chemical properties. Liquids and absorbents suspected of being regulated or hazardous in nature shall be directed to the Hazmat Department of the Sioux City Fire Department. If any release or spill occurs, follow the following procedures:

- Prevent the waste from traveling further off site. Earthen dams, excavation, compaction and other techniques can be applied to stop the flow of regulated waste from traveling further from the property boundary.

- If the regulated waste is in a waterway, attempt to stop the flow of waste and if possible, stop the flow of waste downstream. Use caution working near steep banks or wet embankments.
- Contact the Landfill Supervisor. See Attachment B for telephone number.
- Contact the State of Iowa. See Attachment B for telephone numbers.

106.19(2)c(5) HAZARDOUS MATERIAL SPILL & RELEASES

- See Attachment C for State Guidelines for Reporting Hazardous Conditions.
- Do not smoke. Do not create sparks.
- Be aware of the wind and avoid inhaling hazardous fumes.
- Use caution operating near hazardous materials. The material should be considered hazardous even if the suspected material has not yet been confirmed hazardous by a professional.
- Do not let people or equipment make contact with liquids, dusts, or fumes of hazardous materials.
- Only trained professionals should attempt to clean – up the hazardous materials.
- Do not come into contact with the hazardous material.
- Some hazardous materials can react violently with other chemicals and other materials – use extreme caution.

106.19(2)c(5)1 Load-Check Control Points

There are currently no waste stockpiles or storage areas for regulated wastes or hazardous wastes. The load check control point shall be at the office/scale building. Loads shall be inspected randomly a minimum of once per day.

If a solid waste load is identified as containing hazardous materials or hazardous markings on containers are identified, contact the following:

- See Attachment C for reporting hazardous conditions to the State of Iowa.
- Landfill Supervisor - See Attachment B for telephone and mobile phone number.
- Observe the safety precautions outlined in Section 106.19(2)c(5) Hazardous Material Spill & Releases above.

106.19(2)c(5)2 Mixed Waste Deliveries

See Section 106.19(2)c(5)1 Load-Check Control Points.

106.19(2)c(5)3 Fuels

Fuels and oils that are spilled can be absorbed with specific material designed for this purpose – they are often called “snakes”, “booms”, or “pillows”. These materials, after use, are moved in drums to a used oil containment area until suitable transport to an off-site disposal location can be arranged.

IF A FUEL / OIL SPILL OCCURS

- Stop the flow of material if possible using valves or switches.
- Do not smoke.
- Do not pass vehicles over the spilled material, as these could be a spark/ignition source hazard.
- If possible, construct an earthen dam or similar structure to contain the spill.

106.19(2)c(5)4 Waste Gases

See Section 106.19(2)c(3)9 for information related to waste gasses.

106.19(2)c(5)5 Site Drainage Systems

See Section 106.19(2)c(4)7 for information related to site drainage systems.

106.19(2)c(5)6 Off-Site Releases

See Section 106.19(2)c(4)8 for information related to off-site releases.

106.19(2)c(6) MASS MOVEMENT OF LAND & WASTE

106.19(2)c(6)1 Earthquakes

The Citizen Convenience Center is located in a low risk area for earthquake activity. The site operator shall inspect the structure of the Citizen Convenience Center if there has been any report of earthquakes in or near the Sioux City area. Any observed deformity or crack in the facility structures shall be reported to the Sioux City Environmental Services and Engineering Departments immediately. The public shall be prohibited from entering any structure with observed damage until the facility has been thoroughly inspected by the City Engineering Department. The public and all personnel shall be evacuated outside from all structures if an earthquake event occurs during operational hours of the site. Non-essential personnel and patrons shall not be allowed to reenter any structure until the site operator has completed his preliminary site assessment and observed that all structures appear to be sound.

DURING AN EARTHQUAKE

- Duck, cover and hold. If you are inside, crawl under a heavy piece of furniture and hold on or get under a doorframe.
- If you are outside, stay in an open area.
- If you are in your car or equipment, stop driving.

AFTER AN EARTHQUAKE

- Check for injuries.
- Get out of the building if it appears to be structurally unsound – do not re-enter the building. If the building is evacuated, go to the Emergency Assembly Location and account for landfill personnel, contractors, guests, etc.
- Listen to a battery powered radio for further instructions.

- Be aware of broken glass and other sharp objects on the floor.
- Be aware of material above your head that might fall.
- Check water, gas and electric lines for damage (natural gas odor) then see for information on utilities.
- Check stability of stockpiles and slopes. See Section 106.19(2)c(4)4 Stockpiles & Storage Facilities.
- Do not use matches, or smoke.
- Avoid using the telephone.
- Do not go sightseeing.
- Expect aftershocks.
- Have the scale checked and re-certified by a qualified technician.

In case of earthquake, the following individual must be contacted:

- Landfill Supervisor - See Attachment B for telephone number.

CHECK BULK FUEL / SOLVENT STORAGE

106.19(2)c(6)2 Slope Failure

The Citizen Convenience Center is not a waste fill area and not subject to slope failure, waste shifts, or waste subsidence. Observations of slope failure, waste shifts, or waste subsidence observed by the site operator in areas of adjacent closed landfill after any earthquake event shall be reported immediately to the Environmental Services Department. The Environmental Services Department shall respond as previously described as a part of weather-related events.

106.19(2)c(6)3 Waste Shifts

See Section 106.19(2)c(6)2 for information related to waste shifts.

106.19(2)c(6)4 Waste Subsidence

See Section 106.19(2)c(6)2 for information related to waste subsidence.

106.19(2)c(7) EMERGENCY & RELEASE NOTIFICATIONS & REPORTING

Emergency reporting and notifications will be provided as needed by state, federal and local authorities.

106.19(2)c(7)1 Federal Agencies

See Attachment B for Emergency Contacts.

106.19(2)c(7)2 State Agencies

See Attachment B for Emergency Contacts.

See Attachment C for Reporting Hazardous Conditions.

106.19(2)c(7)3 County & City Agencies

See Attachment B for Emergency Contacts.

106.19(2)c(7)4 News Media

See Attachment B for Emergency Contacts.

106.19(2)c(7)5 Public & Private Facilities within Five Miles

See Attachment D for a list of facilities and phone numbers.

106.19(2)c(7)6 Emergency Response Agencies & Contact Information

See Attachment B for Emergency Contacts.

106.19(2)c(7)7 Reporting Requirements & Forms

Emergency reporting requirements and forms will be provided as needed by the state, federal and local authorities.

106.19(2)c(8) EMERGENCY WASTE MANAGEMENT PROCEDURES

106.19(2)c(8)1 Communications

The following systems of communication may be used in an emergency.

- A telephone is available at the scale house.
- Cellular/digital telephones are not provided by the facility; however, personal cellular/digital telephones may be available.
- Honking horns can be used to indicate an emergency.
- Personal communication can also be used to communicate an emergency situation.

106.19(2)c(8)2 Temporary Discontinuation of Services

In the event that the emergency requires closing the Citizen Convenience Center, the primary City official shall notify the media by press release through the City Manager's Office. If the Closure is required for a 24-hour period or more, then the Jackson, NE (LP Gill) Sanitary Landfill will be contacted at (402) 632-4461 to accept the waste stream from Sioux City at the on-site Jackson Convenience Center until further notice.

106.19(2)c(8)3 Facilities Access & Rerouting

Full or partial transport trailer loads from the Citizen Convenience Center shall be transferred to the Jackson, NE (LP Gill) Sanitary Landfill site for final disposal.

106.19(2)c(8)4 Waste Acceptance

In general, the same wastes that are accepted at the Citizens Convenience Center will be accepted at the Jackson (LP Gill) Convenience Center.

106.19(2)c(8)5 Waste in Process

- During an emergency, safety to human life is a priority.
- Wastes being tipped, processed, or handled must be left in place until the threat to human life is greatly reduced.
- If an emergency does not threaten human life, the Site Operator will decide how best to manage wastes in process depending on the emergency circumstances.
- When the threat to human life is greatly reduced, the waste should be processed according to the facility's permit.

106.19(2)c(9) PRIMARY EMERGENCY EQUIPMENT INVENTORY

The following emergency supplies should be readily available.

- Flashlight with extra batteries or electric lantern with batteries.
- Portable, battery-operated radio(s).
- Air horn.
- Extra batteries.
- First-aid kit and manual.
- Wrench/tool for emergency natural gas valve shut-off.
- Fire extinguishers.

106.19(2)c(9)1 Major Equipment

Facility and private vehicles are available.

106.19(2)c(9)2 Fire Hydrants and Water Sources

Fire hydrant and water sources, if available, are located on a Site Evacuation Map in Attachment A.

106.19(2)c(9)3 Off-Site Equipment Resources

The facility may borrow machinery from other municipal and county governments until replacements can be acquired.

106.19(2)c(10) EMERGENCY AID

A first-aid kit will be maintained at the office/scale building for minor incidences. The site operator or the staff will administer minor first-aid treatment when required. Serious injuries will be handled through local Emergency Service (see Attachment B).

- In case of accidents occurring outside normal operating hours, it will be the responsibility of the senior staff person to provide first-aid treatment and to arrange for professional assistance if required.
- Call rescue service, professional emergency aid workers should be notified for injuries needing immediate first aid care.

- See Attachment B for Emergency Contacts.
- The site operator should be notified of any injury. See Attachment B for telephone numbers.

106.19(2)c(10)1 Responder Contacts

- Call 911.
- The Fire Department and/or the Hazardous Material Division will be first responders in case of a spill or release involving hazardous materials.

106.19(2)c(10)2 Medical Services

- Call 911.
- Call 911 before transporting sick or injured individuals in a personal vehicle or non-emergency vehicle.
- Directions to the Hospital are located in Attachment B.

106.19(2)c(10)3 Contracts and Agreements

- Arrangements have been made with the local Fire Department to respond to fires, See phone number listed in Attachment B.
- 911 services are provided to county businesses and businesses of incorporated cities.

106.19(2)c(11) ERRAP TRAINING REQUIREMENTS

Employees at the Citizen Convenience Center will be trained as a part of employee orientation and on an annual basis. The Plan will be reviewed each year during that training period to make sure all employees are familiar with the plan. The City's Local Hazard Mitigation Team (HMT) meets regularly to evaluate hazards, identify strategies, coordinate resources and implements measured that will reduce the vulnerability of people and property to damage from hazards, including those from the Citizen Convenience Center and the closed landfill. Site operators shall receive annual training from the HMT, the Sioux City Fire Department, and other providers of education for OSHA 8-hour refresher courses. New employees will receive initial orientation and training from the site operator and the Sioux City Fire Department.

106.19(2)c(11)1 Training Providers

The site operator will serve as the training provider, will review the Plan with existing and new employees, and will provide any additional training required fulfilling the roles outlined in the Plan.

106.19(2)c(11)2 Employee Orientation

New employees of the Citizen Convenience Center are responsible for attending a health and safety orientation prior to starting work. Training shall include, but is not limited to, the following:

- An overview of the requirements under this plan and information concerning hazardous substances in the work place;

- Emergency and first aid procedures to follow if employees are exposed to any hazardous substance;
- How to read labels and review MSDS to obtain appropriate hazard information;
- How to lessen or prevent exposure to hazardous substances through the use of engineering controls, work practices;
- The use of personal protective equipment; and
- Methods and observation techniques used to determine the presence or release of hazardous substances.

106.19(2)c(11)3 Annual Training Updates

The site operator will provide an annual review of the ERRAP with new and existing employees one time per year. New information will be reviewed at that time.

106.19(2)c(11)4 Training Completion and Record Keeping

Training records must be kept and reviewed showing those individuals that have completed, at a minimum, the above items. Records shall be kept on file with L.P. Gill for a minimum of one year.

ATTACHMENT A

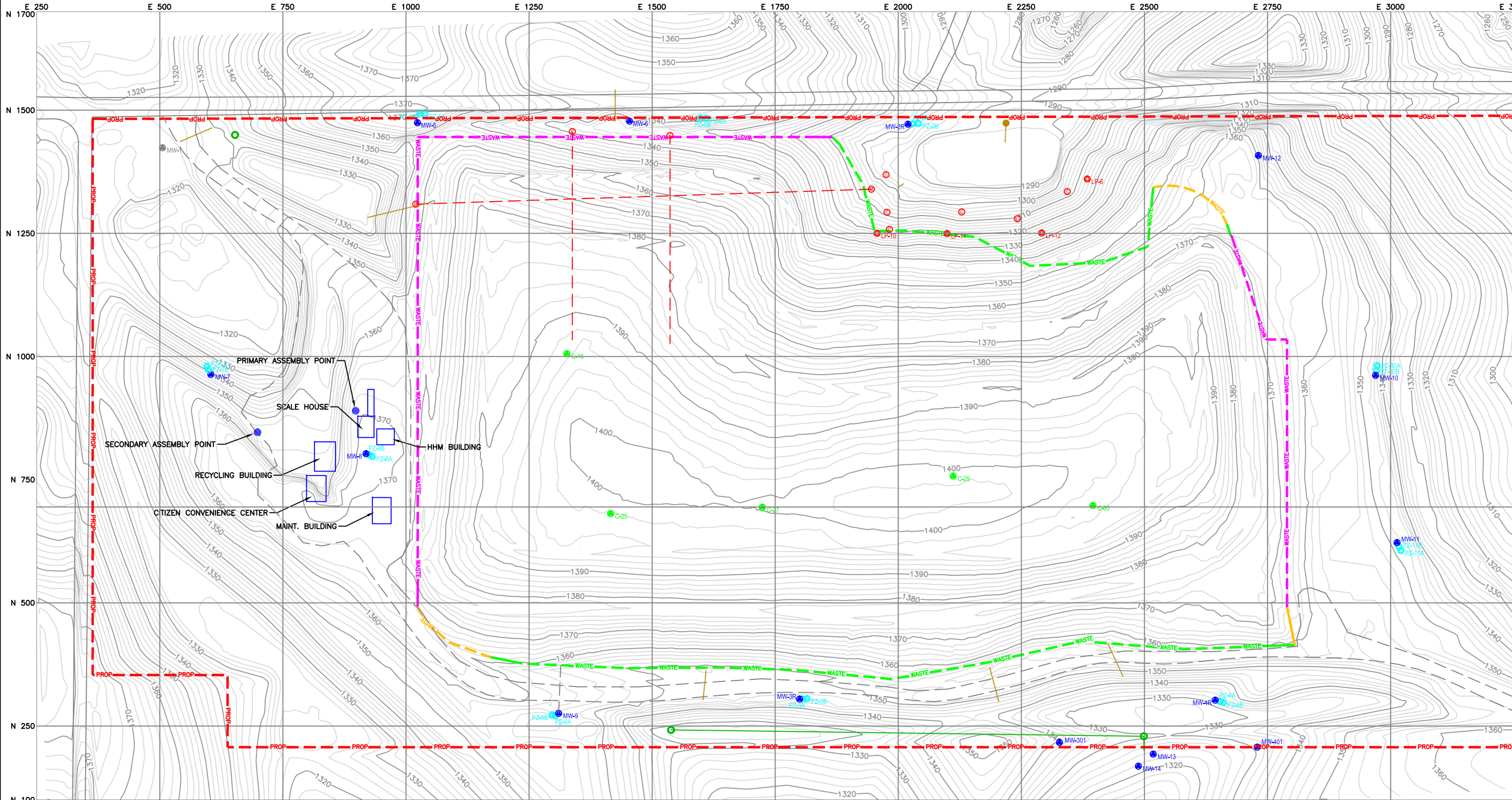
SITE EVACUATION MAP

File name: M:\SIOWA\2020\20001_AS_FY_2020\Draw\Regulatory Assistance\2020 CCC Permit Renewal\EBRAP (2020)\EBRAP Evac Map.dwg -- Last Edited: Oct 22, 2019 9:08 -- By: dphillips

SCALE

0100200 FT.

Copyright © 2019 - Barker Lemar Engineering Consultants



LEGEND

- | | | | | | |
|--|---|--|--|--|---------------------|
| | EXISTING GROUND SURFACE
(2 FT. CONTOUR INTERVAL) | | APPROXIMATE GRAVEL ROAD | | LEACHATE PIEZOMETER |
| | APPROXIMATE EXISTING WASTE BOUNDARY | | APPROXIMATE PAVED ROAD | | GAS RELIEF WELL |
| | LOCATED WASTE BOUNDARY (OCT. 2016) | | CULVERT | | LEACHATE MANHOLE |
| | INTERPOLATED WASTE BOUNDARY | | APPROXIMATE LEACHATE PIPING - PERFORATED | | LEACHATE CLEANOUT |
| | APPROXIMATE PROPERTY BOUNDARY | | TILE DRAIN | | TILE DRAIN INLET |
| | | | MONITORING WELL | | |
| | | | GROUNDWATER PIEZOMETER | | |

NOTE:
MAP ELEMENTS FROM MAPS BY TERRACON, INCLUDED IN
APPENDIX I OF THE HMSP, INCLUDED IN THE JULY 3,
2007 CLOSURE PERMIT APPLICATION SUBMITTED BY FIVE
STATES ENGINEERING. CONTOURS DERIVED FROM LIDAR
ON DNR WEBSITE AND A GROUND SURVEY PERFORMED ON
APRIL 23, 2015 BY BARKER LEMAR.

BARKER LEMAR

ENGINEERING CONSULTANTS

1801 Industrial Circle, West Des Moines, Iowa - 50265
Phone: 515.256.8814 - Fax: 515.256.0152 - www.barkerlemar.com

CITY OF SIOUX CITY SANITARY LANDFILL
SIOUX CITY, IOWA
PROJECT NO. SIOUX 2020
DRAWING DATE: OCTOBER 2019

EMERGENCY
EVACUATION MAP

FIGURE
A

REVISION: DATE: DESCRIPTION:

1
2
3
4

ATTACHMENT B

EMERGENCY PHONE NUMBERS

Emergency Contact List

Facility Name: Sioux City 28th Street Citizen's Convenience Center (CCC)

Location/Address: 5800 28th Street
Sioux City, IA 51105

Office: (712) 255-8345

Telephone Locations:

Location of Nearest Telephones:

Scale House/Office

Fire:

Fire Department / Rescue:

911

Medical / Doctor:

Ambulance:

911

Hospital: Unity Point St. Luke's

(712) 279-3500

Hospital Address:

2720 Stone Park Blvd.

Estimated Drive Time:

12 Minutes

Directions to Hospital: Continue on Outer Dr to Floyd Blvd. Left on Floyd Blvd to 27th Street. Right on 27th Street to Jones St. Right on Jones Street 1 block. Take a left to continue on 27th Street that will turn into Stone Park Blvd. Continue to Douglas Street, Right on Douglas to ER entrance.

Medical / Doctor:

Ambulance:

911

Hospital: Unity Point St. Luke's Downtown

(712) 279-2010

Hospital Address:

2720 Stone Park Blvd.

Estimated Drive Time:

12 Minutes

Directions to Hospital: Continue on Outer Dr to US 75. Left on US 75 to 6th Street. Right on 6th Street to

Jones St. Right on Jones Street to
ER entrance.

Citizen Convenience Center – Notification List:

Owner – City of Sioux City	Day: (712) 279-6222 Night: (712) 279-6150
Primary City Official – Arah Montagne	Day: (712) 279-6222 Night: (712) 490-7222
Landfill Supervisor – Justin Franks	Day: (712) 279-0151 Night: (402) 670-4673
Landfill Site Supervisor – Shawn Nelson	Day: (712) 255-8345 Night: (712) 253-6113

State Emergency Manager:

State Emergency Response Unit:	(515) 281-8694
Local Emergency Response Commission:	(712) 279-6510

Media:

Television:	
KTIV Channel 4	(712) 239-4100
Radio:	
KMNS	(712) 258-5595

State of Iowa:

Water Quality Bureau	(515) 725-8200
Environmental Protection Division	(515) 725-8200
Environmental Reporting Hotline	(515) 725-8694 24 Hours
DNR Field Office 3 in Spencer, Iowa	(712) 262-4177
Iowa Emergency Management Division	(515) 725-3231
DNR Spill Response	(515) 725-8694 24 Hours

EPA:

Region 7

(913) 551-7003

(800) 223-0425

Utilities:

Telephone:

City of Sioux City Environmental Services

(712) 279-6222

Electricity:

Mid-American Energy

(888) 427-5632

Engineer of Record:

SCS Engineers, Christine Collier

(515) 631-6160

ATTACHMENT C

**IOWA DEPARTMENT OF NATURAL RESOURCES
GUIDELINES FOR REPORTING HAZARDOUS CONDITIONS**

**INCLUDING IOWA ADMINISTRATIVE CODE CHAPTER 131
“NOTIFICATION OF HAZARDOUS CONDITIONS”**



IOWA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL SERVICES DIVISION
FIELD SERVICES & COMPLIANCE BUREAU

Iowa Administrative Code Chapter 131 Notification of Hazardous Conditions

24 hour number for release reporting
515/725-8694

Summary of Key Points and Definitions

Definitions

“Hazardous Condition” means any situation involving the actual, imminent or probable spillage, leakage, or release of a hazardous substance onto the land, into a water of the state or into the atmosphere which, because of quantity, strength and toxicity of the hazardous substance, its mobility in the environment and its persistence, creates an immediate or potential danger to the public health or safety or to the environment.

“Hazardous Substance” means any substance or mixture of substance that presents a danger to the public health or safety and includes, but is not limited to, a substance that is toxic, corrosive, or flammable, or that is an irritant or that, in confinement, generates pressure through decomposition, heat, or other means. The following are examples of substances which, in sufficient quantity, may be hazardous: acids; alkalis; explosives; fertilizers; heavy metals such as chromium, arsenic, mercury, lead, and cadmium; industrial chemicals; paint thinners; paints; pesticides; petroleum products; poisons; radioactive materials; sludges; and organic solvents. “Hazardous substances” may include any hazardous waste identified or listed by the administrator of the United States Environmental Protection Agency under the Solid Waste Disposal Act as amended by the Resource Conservation and Recovery Act of 1976, or any toxic pollutant listed under Section 307 of the federal Water Pollution Control Act as amended to January 1, 1977, or any hazardous substance designated under Section 311 of the federal Water Pollution Control Act as amended to January 1, 1977, or any hazardous material designated by the secretary of transportation under the Hazardous Materials Transportation Act (49 CFR 172.101)

Key Points

Who is Required to Report Hazardous Conditions. Any person manufacturing, storing, handling, transporting, or disposing of a hazardous substance shall notify the department at (515) 725-8694 and the local police department or the office of the sheriff of the affected county of the occurrence of a hazardous condition as soon as possible but not later than six hours after the onset of the hazardous condition or the discovery of the hazardous condition. A sheriff or police chief who has been notified of a hazardous condition shall immediately notify the department. Reports made pursuant to this rule shall be confirmed in writing as provided in 131.2(2).

Reporting Subsequent Findings. All subsequent finding and laboratory results should be reported and submitted in writing to the department as soon as they become available.

Reminder ~ VERBAL REPORTS ARE REQUIRED WITHIN 6 HOURS OF
INCIDENCE OCCURRENCE OR DISCOVERY.

REV. 5/2024



IOWA DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL SERVICES DIVISION
FIELD SERVICES & COMPLIANCE BUREAU

Guidelines for Reporting Hazardous Conditions Verbal Reporting

24 hour number for release reporting
515/725-8694

Report the Condition if:

- ☐ The hazardous substance has the potential to leave the property by run-off, sewers, tile lines, culverts, drains, utility lines, or some other conduit, or,
- ☐ The hazardous substance has the potential to reach a water of the state – either surface water or groundwater or,
- ☐ The hazardous substance can be detected in the air at the boundaries of the facility property by the senses (sight and smell) or by monitoring equipment or,
- ☐ There is a potential threat to the public health and safety or,
- ☐ Local officials (Fire department, law enforcement, Hazmat, public health, and emergency management) respond to the incident or,
- ☐ The release exceeds a Federal Reportable Quantity (RQ).

~ If in Doubt, Report It ~

IDNR REQUIRES VERBAL REPORTS WITHIN 6 HOURS OF
INCIDENCE OCCURRENCE OR DISCOVERY

- It is recommended that all spills be cleaned up although a particular spill may not be reportable. A series of small spills over time can result in one big cleanup.
- Department rules stress the immediate or potential danger that a spill may cause.
- A written report of the Hazardous Condition is required within 30 days of the verbal notification.

*In general, Iowa reporting requirements are more stringent than Federal reporting requirements. However, the **time limit** for reporting at the Federal level is more immediate.*



IOWA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL SERVICES DIVISION
FIELD SERVICES & COMPLIANCE BUREAU

Guidelines for Reporting Hazardous Conditions Written Report Requirements

24 hour number for release reporting
515/725-8694

The Iowa Department of Natural Resources
Requires a written report of any Hazardous Condition.
(VERBAL REPORT REQUIRED WITHIN 6 HOURS)

Written Report. The written report of such a hazardous condition shall be submitted to the department within 30 days and contain the following information:

- a. The exact location of the hazardous condition.
- b. The time and date of onset or discovery of the hazardous condition.
- c. The name of the material, the manufacturer's name, and the volume of each material involved in the hazardous condition in addition to contaminants within the material if they by themselves could cause a hazardous condition.
- d. The medium (land, water, or air) in which the hazardous condition occurred or exists.
- e. The name, address, and telephone number of the party responsible for the hazardous condition.
- f. The time and date of the verbal report to the department of the hazardous condition.
- g. The weather conditions at the time of the hazardous condition onset or discovery.
- h. The name, mailing address, and telephone number of the person reporting the hazardous condition.
- i. The name and telephone of the person closest to the scene of the hazardous condition who can be contacted for further information and action.
- j. Any other information, such as the circumstances leading to the hazardous condition, visible effects, and containment measures taken that may assist in the proper evaluation by the department.

The written report should include the IDNR Spill Number (assigned at the time of the verbal report) and be addressed to the duty officer responding to the spill. Reports can be sent via mail, fax, or electronic mail to the addresses listed below.

Mail	Fax	E-Mail
Iowa DNR Field Services Emergency Response 6200 Park Ave. Ste 200 Des Moines, IA 50321	515/725-8201	Emergency_Response@dnr.iowa.gov

ATTACHMENT D

LIST OF AT-RISK POPULATIONS WITHIN FIVE MILE RADIUS

Company Name	Phone Number
Hospitals	
Mercyone Siouxland Medical Ctr	(712) 279-2010
Unitypoint Health-St Luke's	(712) 279-3500
Nursing Homes	
Casa De Paz	(712) 233-3127
Holy Spirit Retirement Home	(712) 252-2726
Sunrise Retirement Community	(712) 276-3821
Indian Hills Care Ctr LC	(866) 567-1335
Accura Healthcare-Sioux City	(712) 239-5025
Hallmark Care Ctr	(712) 239-5025
Bickford Senior Living	(712) 717-0487
Bickford Senior Living	(712) 239-6851
Schools	
Bishop Heelan Catholic Schools	(712) 252-1350
Hunt A+ Arts Elementary School	(712) 279-6833
Loess Hills Elementary School	(712) 279-6843
North High School	(712) 239-7000
Perry Creek Elementary	(712) 279-6836
Irving Elementary School	(712) 279-6834
Bishop Heelan Catholichigh Sch	(712) 252-0573
Holy Cross School	(712) 239-1090
Bishop Heelan Catholic Schools	(712) 277-4739
Holy Cross School	(712) 277-4739
Leeds Elementary School	(712) 239-7034
St Paul's Lutheran Church	(712) 252-0338
St Paul's Lutheran School	(712) 258-6325
Bryant Elementary School	(712) 279-6819
Morningside College	(712) 274-5000
Northwest AEA	(712) 722-4378
North Middle School	(712) 279-6804
Liberty Elementary School	(712) 279-6845
Briar Cliff University	(712) 279-5200
Mater Dei School	(712) 276-6216
Spalding Park Elementary Sch	(712) 274-4043
Unity Elementary School	(712) 279-6839
Child Care	
Midtown Family	(712) 224-3363
English Head Start Ctr	(712) 277-3262
Calico Kids Pre-School	(712) 255-7441
Helping Hands Preschool	(712) 239-0515
Boys & Girls Home Family Svc	(712) 293-4700
Building Futures Child Care	(712) 293-4788

Mary Elizabeth Child Care	(712) 258-1605
Crittention Center Stella	(712) 255-6832
Big Brothers Big Sisters-SxInd	(712) 239-9890
Clark Early Childhood Ctr	(712) 293-0436
Perry Creek Nursery School	(712) 239-3386
Apple Tree Preschool & Child	(712) 239-1002
Central Baptist Church	(712) 239-1000
Irving Preschool	(712) 293-0436
Indian Youth Of America Inc	(712) 252-3230
Bb's Preschool	(712) 239-9061
St Paul's Lutheran School	(712) 258-6325
Bryant Elementary School	(712) 279-6819
Early Head Start	(712) 274-9940
Girls Inc	(712) 252-1088
Girls Inc Of Sioux City	(712) 252-1088
Story Time Preschool-Child Cr	(712) 276-1140
Yellow Brick Road Child Care	(712) 276-1647
Siouxland Youth For Christ	(712) 255-9599
Underground	(712) 234-7110
Native Youth Standing Strong	Not Available
Building Blocks Preschool	(712) 226-2223
White Tiger Martial Arts	(712) 293-1733
Launch Pad Childen's Museum	(712) 224-2542
Boys & Girls Club Of Sioux Cty	(712) 258-5545
Story Time Preschool-Child Cr	(712) 224-4044
Mater Dei School	(712) 276-6216
Norm Waitt Sr YMCA	(402) 404-8439
Angel House Preschool-Child Cr	(712) 234-1854
Girl Scouts Of Greater Iowa	(712) 255-0187
Siouxland Youth For Christ Inc	(712) 255-9599

Section I - Financial Assurance

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: November 03, 2025 **ACTION ITEM #** _____

FROM: Arah Montagne, Environmental Services Program & Development Manager
Tom Pingel, Utilities Director

SUBJECT: Resolution approving the “Local Government Dedicated Fund” as the financial assurance mechanism for the City of Sioux City Citizen Convenience Center under Iowa Administrative Code 567 Chapter 106.18(b).

Reviewed By:	X	Department Director	X	Finance Department	City Attorney	City Manager
---------------------	----------	---------------------	----------	--------------------	---------------	--------------

RECOMMENDATION:

Staff respectfully requests Council approve the “Local Government Dedicated Fund” as the financial assurance mechanism for the City of Sioux City Citizen Convenience Center.

DISCUSSION:

The City applied to the Iowa Department of Natural Resources (DNR) on April 11, 2007 to operate a sanitary disposal project located within the State of Iowa, and is required to maintain financial assurance for closure care. Iowa Administrative Code 567 Chapter 106.18(b) requires the “Local Government Dedicated Fund” be dedicated by State constitutional provision or local government statute, charter, ordinance, resolution or order as a restricted fund to pay for closure costs arising from the operation of the facility.

FINANCIAL IMPACT:

Project # 529-017 “Convenience Center Dedicated Fund” has a balance of \$13,000.00 which is restricted to pay for the site closure of the City of Sioux City Citizen Convenience Center.

RELATIONSHIP TO STRATEGIC PLAN:

Municipal Responsibility – Infrastructure

ALTERNATIVES:

None

ATTACHMENTS:

Resolution

RESOLUTION NO. 2025 - 1004

RESOLUTION APPROVING THE "LOCAL GOVERNMENT DEDICATED FUND" AS THE FINANCIAL ASSURANCE MECHANISM FOR THE CITY OF SIOUX CITY CITIZEN CONVENIENCE CENTER UNDER IOWA ADMINISTRATIVE CODE 567 CHAPTER 106.18(455B).

WHEREAS, Section 455B.306 of the Code of Iowa requires a comprehensive solid waste management plan that includes a financial assurance instrument(s) for all sanitary disposal projects; and

WHEREAS, the City of Sioux City applied to the Iowa Department of Natural Resources on April 11, 2007, to operate a sanitary disposal project located within the State of Iowa and is required, pursuant to Iowa Administrative Code 567 Chapter 106, to maintain financial assurance for closure care in connection therewith; and

WHEREAS, Iowa Administrative Code 567 Chapter 106.18(2) requires proof of establishment of a financial assurance instrument for closure costs prior to the issuance or renewal of a Citizen Convenience Center permit; and

WHEREAS, Iowa Administrative Code 567 Chapter 106.18(5)(b) provides for the "Local Government Dedicated Fund" mechanism to be an acceptable financial assurance instrument; and

WHEREAS, Iowa Administrative Code 567 Chapter 106.18(5)(b) requires the "Local Government Dedicated Fund" be dedicated by State constitutional provision or local government statute, charter, ordinance, resolution or order as a restricted fund to pay for closure costs arising from the operation of the facility.

WHEREAS, the City of Sioux City meets the requirements of Iowa Administrative Code 567 Chapter 106.18(5)(b); and

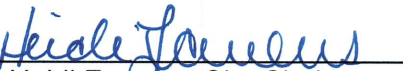
WHEREAS, the purpose of this resolution is to approve the "Local Government Dedicated Fund" as the financial assurance mechanism for the City of Sioux City Citizen Convenience Center.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, that the City Council hereby adopts the "Local Government Dedicated Fund" as its financial assurance mechanism and agrees to comply with the requirements of the "Local Government Dedicated Fund" as provided by Iowa Administrative Code 567 Chapter 106.18(5)(b).

PASSED AND APPROVED: November 3, 2025


Robert E. Scott, Mayor

ATTEST:



Heidi Farrens, City Clerk

2025 Citizen Convenience Center (CCC) Closure Cost

Task	Quantity	Units	Cost per Unit	Unit	Cost of Task
1. Cost of Properly Disposing Twice the Maximum Storage Capacity in the CCC	110	Ton	\$64	Ton	\$ 7,040.00
2. Cost of Properly Cleaning the CCC Building	20	Hour	\$ 25.00	Hour	\$ 500.00
3. Cost to Remove Twice the White Goods, Used Oil, and Antifreeze	1	Lump Sum	\$3,930	Lump Sum	\$ 3,930.00
4. Reporting of Completion of Closure Activities	1	Lump Sum	\$ 825.00	Lump Sum	\$ 825.00
Total Cost of Closure					\$ 12,295.00

Notes by Task:

- 1. Estimate storage capacity of the CCC is 55 tons.**
- 2. It is anticipated to take twenty hours to clean the building in the event of closure.**
- 3. Cost estimate is based on assumption that one quarter of the year's intake would be on site at once.**
The average annual costs and quantities to remove materials received on-site from 2022, 2023, and 2024 was used.

	I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Iowa.	
	<div style="font-family: cursive; font-size: 1.2em; color: blue;">Christine L. Collier</div>	
	Christine L. Collier	Date
	My license renewal date is: December 31, 2025 Pages or sheets covered by this seal: 2025 CCC Closure Cost Estimate Only	

PREPARED 10/21/2025, 11:39:45
PROGRAM GM312V

CITY OF SIOUX CITY, IOWA
BUDGET ADJUSTMENT EDIT LIST BY TRANSACTION NUMBER

PAGE 1
ACCOUNTING PERIOD 04/2026

GROUP NUMBER : 05562 MOVE \$ TO PROJECT 529017
GROUP USER : EVALDEZ2 Estefani Valdez Green Scr

TRANS NO	TRANS DATE	DOCUMENT	ACCOUNT NUMBER	DESCRIPTION 1	PROJECT	BUDGET AMOUNT	ORIG (Y/N)
DESCRIPTION 2		TYPE	WORK ORDER	JOB# FACILITIES ID			
0000100	10/21/2025	EVALDEZ	530-2001-452.20-03	MOVE \$ FROM SW FUND TO		3,052.00-	
PROJECT 529017		BMOV		000			
0000200	10/21/2025	EVALDEZ	530-2001-452.20-03	MOVE \$ FROM SW FUND TO	529017	3,052.00	
PROJECT 529017		BMOV		000			

TOTALS:

AMOUNT CALCULATED

AMOUNT ENTERED

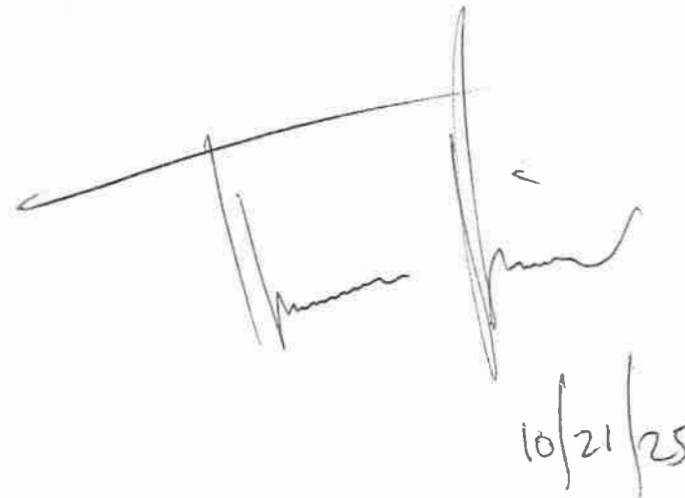
DIFFERENCE

COUNT:
AMOUNT:

2

2

Move \$ from
SW fund to
project 529017.
Evaldez 10/21/25



10/21/25

GM180I02

CITY OF SIOUX CITY, IOWA

11/04/25

Project Master Inquiry

13:51:10

Project : 529017 Conv Cntr Dedicated Fund

Position to . . . ____ - ____ - ____ . ____ - ____ Starting character(s)

Type options, press Enter.

1=Select

Opt Account number	Budget	Actual	Balance
_ 530-0000-497.70-01	9,948	.00	9,948.00
_ 530-0000-497.70-99	0	.00	.00
_ 530-2001-452.20-02	0	.00	.00
_ 530-2001-452.20-03	3,052	.00	3,052.00
_ 531-0000-497.70-01	0	.00	.00
_ 531-0000-497.70-99	0	.00	.00

Pre-encumb: .00 Encumb: .00

2026 YTD: .00 Pending: .00

Budg: 13,000.00 PTD: .00 Balance: 13,000.00

F3=Exit F5=Refresh F9=Misc. info F11=Proj-to-dt F12=Cancel F17=Subset
F18=Encumbrance detail F19=Project activity list

RESOLUTION NO. S- 42682

A RESOLUTION ASSENTING TO THE REQUEST OF
SOUTHERN HILLS PARK CORPORATION, SOUTHERN
HILLS ESTATES, INC., JAMES C. JOHNSON, R. LYNN
JOHNSON, BARRE IVENER, KENT W. IVENER, KIRK M.
IVENER, LANCE IVENER, LYNNE BILLINGS AND MOBIL
PIPE LINE COMPANY TO ANNEX CERTAIN LAND TO THE
CITY OF SIOUX CITY, IOWA.

WHEREAS, Petitions have been filed with the City Council of the City of Sioux City, Iowa, by Southern Hills Park Corporation, Southern Hills Estates, Inc., James C. Johnson, R. Lynn Johnson, Barre Ivener, Kent W. Ivener, Kirk M. Ivener, Lance Ivener, Lynne Billings and Mobil Pipe Line Company requesting that the City annex and make a part of the City of Sioux City the land legally described as:

"All that part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 17; thence North 1°51'47" East along the West line of said Southwest Quarter of the Northwest Quarter for 1100.56 feet; thence South 89°52'18" East for 35.09 feet; thence North 24°48'41" East for 251.88 feet to a point on the North line of said Southwest Quarter of the Northwest Quarter, 133.40 feet East of the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence due East along said North line for 337.30 feet; thence South 84°12'30" East for 110.62 feet along the chord of a curve, concave Northerly and having a radius of 1101.70 feet; thence South 87°05'00" East for 177.00 feet; thence South 40°34'30" East for 87.26 feet; thence South 85°41'30" East for 120.03 feet; thence North 35°19'59" East for 114.04 feet; thence South 86°55'01" East for 147.66 feet; thence South 1°51'22" West for 517.43; thence North 89°58'54" East for 169.88 feet to the East line of said Southwest Quarter of the Northwest Quarter; thence South 1°51'40" West along said East line for 800.28 feet to the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence South 89°56'35" West along said South line for 1317.63 feet to the place of beginning.

and

All that part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, except the following:

The Easterly two hundred fifty feet (250') of the said Northeast Quarter of the Southwest Quarter.

and

All of the Northwest Quarter of the Southwest Quarter of Section 17, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa."

and

WHEREAS, the Petitions, copies of which are attached hereto and by this reference made a part hereof, should be approved as to form and content; and

WHEREAS, the City Council of the City of Sioux City, Iowa, feels that it is for the best interest of all concerned, that the said property, above described, be annexed to the City of Sioux City, Iowa; and

WHEREAS, the City Council of the City of Sioux City, Iowa, hereby assents to the Annexation to the City of Sioux City, Iowa, of the property above described.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that the Petition of Southern Hills Park Corporation, Southern Hills Estates, Inc., James C. Johnson, R. Lynn Johnson, Barre Ivener, Kent W. Ivener, Kirk M. Ivener, Lance Ivener, Lynne Billings, and Mobil Pipe Line Company, referred to in the preamble hereof, are hereby accepted; and

BE IT FURTHER RESOLVED, that the City Council of the City of Sioux City, Iowa, assents to said Petitions for Annexation.

BE IT FURTHER RESOLVED, that the Petitions for Annexation, referred to in the preamble hereof, are hereby approved as to form and content.

BE IT FURTHER RESOLVED, that the property legally described as:

"All that part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 17; thence North 1°51'47" East along the West line of said Southwest Quarter of the Northwest Quarter for 1100.56 feet; thence South 89°52'18" East for 35.09 feet; thence North 24°48'41" East for 251.88 feet to a point on the North line of said Southwest Quarter of the Northwest Quarter, 133.40 feet East of the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence

due East along said North line for 337.30 feet; thence South 84°12'30" East for 110.62 feet along the chord of a curve, concave Northerly and having a radius of 1101.70 feet; thence South 87°05'00" East for 177.00 feet; thence South 40°34'30" East for 87.26 feet; thence South 85°41'30" East for 120.03 feet; thence North 35°19'59" East for 114.04 feet; thence South 86°55'01" East for 147.66 feet; thence South 1°51'22" West for 517.43; thence North 89°58'54" East for 169.88 feet to the East line of said Southwest Quarter of the Northwest Quarter; thence South 1°51'40" West along said East line for 800.28 feet to the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence South 89°56'35" West along said South line for 1317.63 feet to the place of beginning.

and

All that part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, except the following:

The Easterly two hundred fifty feet (250') of the said Northeast Quarter of the Southwest Quarter.

and

All of the Northwest Quarter of the Southwest Quarter of Section 17, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa."

is hereby annexed to the City of Sioux City, Iowa.

BE IT FURTHER RESOLVED that the City Clerk is hereby ordered and directed to file a certified copy of this resolution, map, and legal description of the annexed territory with the Iowa Department of Transportation, with the Woodbury County Recorder, the Iowa Secretary of State; and with the City Development Board.

BE IT FURTHER RESOLVED that the City Clerk, be, and the City Clerk is hereby ordered to file with the City Development Board a certification by the City Clerk that copies of this resolution, map, and legal description of the annexed property have been filed with the Woodbury County Recorder, Iowa Secretary of State, and the Iowa Department of Transportation.

PASSED & APPROVED: June 22, 1981.

WILLIAM F. SKINNER, MAYOR

ATTEST

EARL A. MARTIN, CITY CLERK

19/CMP/KJP

ANNEXATION PETITION

COMES NOW, the Southern Hills Park Corporation, an Iowa Corporation; and
the Southern Hills Estates, Inc., an Iowa Corporation, together with
James C. and R. Lynn Johnson; and
Barre Ivener, Kent W. Ivener, Kirk M. Ivener, Lynne Billings and
Lance Ivener,

Hereby request that the City of Sioux City, Iowa a municipal corporation, annex
the following described property, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Which real estate shown on Exhibit "A" as "Parcel 1" is owned by said Southern
Hills Park Corporation.

Which real estate shown on Exhibit "A" as "Parcel 2" is owned by said Southern
Hills Estates, Inc., together with James C. and R. Lynn Johnson,

Which real estate shown on Exhibit "A" as "Parcel 3" is owned by said Barre
Ivener, Kent W. Ivener, Kirk M. Ivener, Lynne Billings and Lance Ivener.

The said Southern Hills Park Corporation; Southern Hills Estates, Inc. together
with the said James C. and R. Lynn Johnson; and the said Barre Ivener, Kent W.
Ivener, Kirk M. Ivener, Lynne Billings and Lance Ivener further state that the
property described on the attached Exhibit "A" adjoins the said City of Sioux
City, Iowa, as perscribed in Chapter 368 of the 1979 Code of Iowa, as amended.

There is also attached hereto, a plat marked Exhibit "B" which by this reference
is made a part hereof, said Exhibit "B" showing the existing limits of the City
of Sioux City.

Dated this 30th day of APRIL, 1981.

SOUTHERN HILLS PARK CORPORATION
An Iowa Corporation

BY: Carl A. Johnson
Carl A. Johnson, President

BY: James C. Johnson
James C. Johnson, Secretary

James C. Johnson
James C. Johnson

Barre Ivener
Barre Ivener

Kirk M. Ivener
Kirk M. Ivener

Lance Ivener
Lance Ivener

SOUTHERN HILLS ESTATES, INC.
An Iowa Corporation

BY: Carl A. Johnson
Carl A. Johnson, President

BY: James C. Johnson
James C. Johnson, Secretary

R. Lynn Johnson
R. Lynn Johnson

Kent W. Ivener
Kent W. Ivener

Lynne Billings
Lynne Billings

STATE OF IOWA, Woodbury COUNTY, ss:

On this 28th day of April, A.D. 1981, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carl A. Johnson and James C. Johnson, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the said) corporation; that said instrument was signed ~~and sealed~~ on behalf of ~~the said corporation~~

said corporation by authority of its Board of Directors; and that the said Carl A. Johnson and James C. Johnson as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



IOWA STATE BAR ASSOCIATION
Official Form No. 12 (Prose-Form Registered, State of Iowa, 1967)
K-6543 This Printing: July 17, 1974

A. J. Stark, Notary Public in and for the State of Iowa.

(Sections 888.30 and 888.30, Code of Iowa)

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, Woodbury COUNTY, ss:

On this 28th day of April, A.D. 1981, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carl A. Johnson and James C. Johnson, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the said) corporation; that said instrument was signed ~~and sealed~~ on behalf of ~~the said corporation~~

said corporation by authority of its Board of Directors; and that the said Carl A. Johnson and James C. Johnson as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



IOWA STATE BAR ASSOCIATION
Official Form No. 12 (Prose-Form Registered, State of Iowa, 1967)
K-6543 This Printing: July 17, 1974

A. J. Stark, Notary Public in and for the State of Iowa.

(Sections 888.30 and 888.30, Code of Iowa)

STATE OF Iowa Woodbury COUNTY, ss:

On this 28th day of April, 1981, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared James C. and R. Lynn Johnson

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

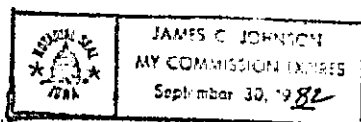
A. J. Strick Notary Public in and for said County and said State.

STATE OF Iowa Woodbury COUNTY, ss:

On this 30th day of April, 1981, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Barre Ivener, Kent W. Ivener and Kirk H. Ivener

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

James C. Johnson Notary Public in and for said County and said State.



STATE OF SOUTH DAKOTA HANCKSON COUNTY, ss:

On this 28th day of April, 1981, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Lynne Billings

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

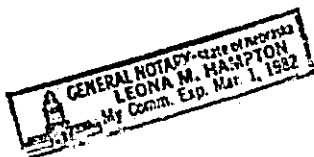
Ed Mickelson Notary Public in and for said County and said State.

STATE OF Nebraska Lincoln COUNTY, ss:

On this 28th day of April, 1981, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Lance Ivener

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Leona M. Hasponton Notary Public in and for said County and said State.





COMMUNITY

BUSINESS

GOVERNMENT

SERVICES

I WANT TO...



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- Departments A - F

+ Airport

Art Center

+ City Clerk

+ City Manager's Office

Comm Center (911)

+ Community Development

+ Customer Service

Economic Development

+ Engineering

+ Environmental Services

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+ Field Services

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Environmental Services Division

City of Sioux City
P.O. Box 447
Sioux City, IA 51102

Phone: 712-279-6222

(All Departments) ▼

STAFF	TITLE	DEPARTMENTS	PHONE	EMAIL
Montagne, Arah	Environmental Services Program & Development Manager	Environmental Services, Utilities	(712) 279-6349	✉
Valdez, Estefani	Administrative Assistant	Environmental Services, Utilities	(712) 279-6222	✉