

New Permit

Permit Renewal # \_\_\_\_\_ -WTM- \_\_\_\_\_ -PRT

Permit Amendment



IOWA DEPARTMENT OF NATURAL RESOURCES

Waste Tire Processor

PERMIT APPLICATION FORM 50T



Applications for a waste tire processing facility must be accompanied by the plans, specifications and additional information required by the applicable solid waste rules under Iowa Administrative Code 567 Chapter 117.

Send completed applications with attached information to:

Solid Waste Section  
Land Quality Bureau  
Iowa Department of Natural Resources  
502 East 9<sup>th</sup> Street  
Des Moines, IA 50319

▼ CASHIERS USE ONLY ▼  
0098-542-TIRE-0630  
INTERNAL SOURCE: 1220  
Facility Name  
Permit #

POSTED  
SEP 18 2018  
IOWA DNR

Con 12-1-1  
Doc # 93234

For questions concerning this application please contact the Department at (515) 725-8350. 8344

SECTION 1. FACILITY CONTACT INFORMATION

<p>Facility Name/Address: JR Recycling LLC 120 Thomas St Cascade IA 52033</p> <p>Phone #: 563-852-3085 Fax #: 563-852-5188</p>	<p>Site Legal Description:</p> <p>_____ ¼ of _____ ¼ of _____ ¼ Section _____ Township _____ N Range _____ E/W County _____</p>
<p>Name/Address of Responsible Official: Jason R Delaney 734 Walnut Ridge St Peosta IA 52068</p> <p>Phone #: 563-599-6831 Fax #:</p>	<p>Facility Owner/Address:</p> <p>Phone #: Fax #:</p>
<p>Name of Facility Operator: SAME Above</p> <p>Phone #: Fax #:</p>	<p>Name/Address of Design Engineer (P.E.), if any: N/A</p> <p>License #: Phone #: Fax #:</p>

13407 09/14/18 PM 2:16

**SECTION 2. SITE INFORMATION**

<b>Days and hours of operation of the facility:</b>	<b>Open to the public?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Describe general processing equipment type/purpose:</b>	
<b>Describe hourly processing capacity of equipment in tires/tons of material: <i>(include copies of manufacturer specification , if available)</i></b>	
<b>Describe types of processed material to be produced:</b>	

**SECTION 2. SITE INFORMATION**

**Days and hours of operation of the facility:**

30-40hr/wk

**Open to the Public?**

Yes

**Describe general processing equipment type/purpose:**

Eagle International Sidewall Cutter used to cut the sidewalls out of tires.

Eagle International Wire Puller used to cut the wires out of the tires.

Holl Tire Shredder used to shred what is remaining of the tires after the sidewalls are cut out.

BCA Shredder mobilized on wheels

**Describe hourly processing capacity of equipment in tires/tons of material:**

Day 1: Pull wire

Day 2: Cut Sidewalls

Day 3: Shred Tires

Day 4: Clean Up

**Describe types of processed material to be produced:**

Sidewalls for bunker covers, sidewalls for construction cones, flipped tires for feed bunks, asphalt, landfill, rubber mats and more.

**SECTION 3. PERMIT APPLICATION CHECKLIST**

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

Required Documents			Attached
Section A.	<b>Executive Summary (permit renewals only)</b> <ul style="list-style-type: none"> <li>• Summary of modifications, if any, to the facility that occurred during the current permit cycle.</li> <li>• Summary of each special provision of the current permit to determine if it is to remain the same, be revised or be removed.</li> <li>• 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.</li> <li>• Provide documentation and certification as required for new permit amendment requests and new variance requests from Iowa Administrative Code, if any.</li> </ul>		<input type="checkbox"/>
Section B.	Site Map or Aerial Photograph	IAC 567 117.6(1)"I"(4)	<input checked="" type="checkbox"/>
Section C.	Proof of Ownership/Local Zoning Requirements	IAC 567 102.12(9)	<input checked="" type="checkbox"/>
Section D.	<b>Storm Water Discharge Requirements</b> <ul style="list-style-type: none"> <li>• Document compliance with state and federal storm water discharge requirements by contacting the Department at (515) 725-8417 or <a href="http://www.iowadnr.com/water/stormwater/index.html">http://www.iowadnr.com/water/stormwater/index.html</a></li> </ul>	IAC 567 64.3(455B)	<input checked="" type="checkbox"/>
Section E.	Organizational Chart	IAC 567 102.12(5)	<input checked="" type="checkbox"/>
Section F.	Market Demand Justification	IAC 567 117.6(4)"e"	<input checked="" type="checkbox"/>
Section G.	Site Design Plan	IAC 567 117.6(2)	<input checked="" type="checkbox"/>
Section H.	Site Operation Plan	IAC 567 117.6(3) through IAC 567 117.6(6)	<input checked="" type="checkbox"/>
Section I.	Emergency Response and Remedial Action Plan	IAC 567 117.6(1)"I"(6)	<input checked="" type="checkbox"/>
Section J.	Site Closure Plan	IAC 567 117.6(1)"I"(5)	<input checked="" type="checkbox"/>
Section K.	Proof of Financial Assurance and Closure Cost Estimate	IAC 567 117.6(1)"I"(8)	<input checked="" type="checkbox"/>
<b>Applicant Permit Fee</b>			
Appendix	Processing permits shall have an annual fee of \$850, payable to the Iowa Department of Natural Resources upon application for a permit, and due annually beginning each July 1 thereafter.	IAC 567 117.6(1)"I"(7)	<input checked="" type="checkbox"/>

**SECTION 4. APPLICANT CERTIFICATION**

**CERTIFICATION**

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

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

Signature: Jason R. Delaney By JR Recycling LLC Date: 9-9-18

Printed Name: Jason R Delaney By JR Recycling LLC Title: owner



**Iowa Department Of Natural Resources**

**Waste Tire Processor**

**Permit Application Form 50T**

**JR RECYCLING, LLC**

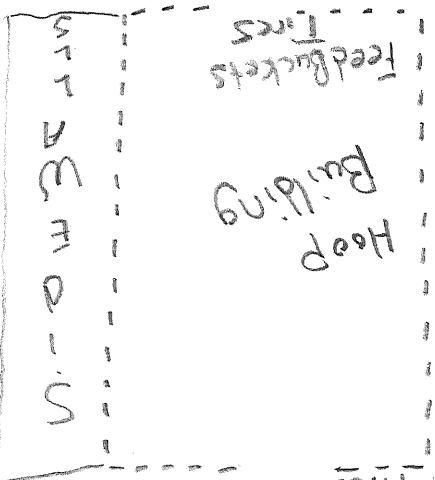
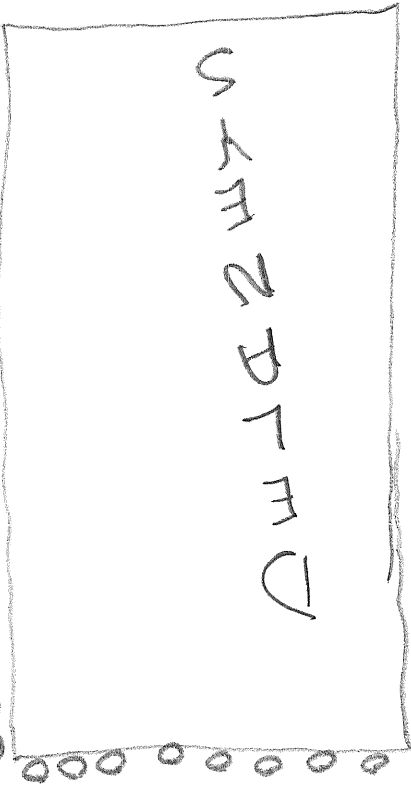
- SECTION A. EXECUTIVE SUMMARY – NOT APPLICABLE
- SECTION B. SIT MAP – JR RECYCLING, LLC  
120 THOMAS STREET SE, CASCADE, IA 52033 – SEE ATTACHED MAP
- SECTION C. PROOF OF OWNERSHIP/LOCAL ZONING REQUIREMENTS – JASON DELANEY, PRESIDENT & 100% OWNER SINCE 2008 – SEE ATTACHED PROPERTY TAX DOCUMENTS.
- SECTION D. STORM WATER DISCHARGE REQUIREMENTS – ATTEMPTED CONTACT BUT RECEIVED NO RESPONSE.
- SECTION E. ORGANIZATIONAL CHART – 1) JASON DELANEY, PRESIDENT 2) RALPH DELANEY, MANAGER 3) MATT DELANEY, MANAGER 563-852-3085
- SECTION F. MARKET DEMAND JUSTIFICATION – SEE ATTACHED
- SECTION G. SITE DESIGN PLAN – SEE ATTACHED
- SECTION H. SITE OPERATION PLAN – SEE ATTACHED
- SECTION I. EMERGENCY RESPONSE AND REMOVAL ACTION PLAN – SEE ATTACHED
- SECTION J. SITE CLOSURE PLAN – PLAN ATTACHED
- SECTION K. PROOF OF FINANCIAL ASSURANCE AND CLOSURE COST ESTIMATE – SEE ATTACHED

DeLong St

Thomas St

Dock

Feed Buckets  
HIP



2" Inch Rubber

Grass

Grass owned By Delanys

Delanys

Delanys

September 10, 2018

JR Recycling, LLC  
120 Thomas St.  
Cascade, IA 52033

This letter is to request an amendment to permit #31-WTM-01-15P-PRT for JR Recycling, LLC. We are requesting a change under section H to increase the number of tires (passenger tire equivalents, or 'PTE's) allowed on site from 1,200 to 10,000 PTE's to facilitate our tire recycling process.

This increased number would allow for enough PTE's on site to process 2 cycles.

Thank you for your consideration.

Respectfully,

Jason Delaney

# EMERGENCY RESPONSE AND REMEDIAL ACTION PLAN

FOR

JR RECYCLING LLC

CASCADE, IOWA

## FACILITY INFORMATION:

**1. PERMITTED AGENCY**

JR RECYCLING LLC

**2. PERMIT NUMBER:**

*APPLIED FOR*

**3. FACILITY DESCRIPTION:**

SCRAP RECYCLING AND PROCESSING FACILITY OFFERING COLLECTION, TRANSPORTATION, AND PROCESSING OF SCRAP METAL AND TIRES.

**4. RESPONSIBLE OFFICIALS:**

- a. JASON DELANEY            563-599-6831 OR 563-852-3085
- b. RALPH DELANEY         563-543-7328

**5. PROJECT LOCATION:**

120 THOMAS ST SE, CASCADE, IA 52033

**6. SITE MAP WITH IDENTIFIED EMERGENCY ASSEMBLY POINTS:**

- a. SEE ATTACHED SITE MAP WITH DESIGNATED FIRE ASSEMBLY AREA. TORNADO SHELTER IS IDENTIFIED AS THE BATHROOM.
- b. REGULATORY REQUIREMENTS: THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF IOWA CHAPTER CODE 455B.306(6)"d" WHICH REQUIRE THE DEVELOPMENT OF AN ERRAP AS PART OF THE PERMITTING PROCEDURE.

THE ERRAP SHOULD ADDRESS THE FOLLOWING;

- MINIMIZE THE POSSIBILITY OF FIRE OR EXPLOSION
- ESTABLISH PLANS TO IDENTIFY POTENTIAL THREATS AND MINIMIZE ANY HAZARDS TO THE ENVIRONMENT AND HUMAN HEALTH.

**7. EMERGENCY CONDITIONS:**

- a. LOSS OF POWER
  - i. SHORT TERM (48 HRS OR LESS) – CALL THE POWER COMPANY EMERGENCY LINE
  - ii. LONG TERM (48 HOURS OR MORE) – SAME PROCEDURES AS SHORT TERM.  
SUPPLEMENTAL POWER IF NEEDED.
- b. LOSS OF WATER – CALL THE WATER COMPANY EMERGENCY LINE
- c. TORNADO



- i. TORNADO WATCH – IS WHEN CONDITIONS ARE FAVORABLE FOR A TORNADO TO OCCUR. DURING A WARNING STAFF WILL WATCH THE SKIES AND LISTEN TO LOCAL WEATHER COVERAGE. SUSPEND OUTSIDE ACTIVITIES AS APPROPRIATE. LOCATE EMERGENCY SUPPLIES SUCH AS FIRST AID KITS, FLASHLIGHTS AND OTHER ITEMS AS NEEDED. STAFF MUST BE PREPARED TO TAKE SHELTER IN AREAS INDICATED ON THE MAP. NOTIFY CUSTOMERS ON SITE. IF FUNNEL CLOUDS ARE SPOTTED NOTIFY LOCAL AUTHORITIES.
    - ii. TORNADO WARNING – IS WHEN A TORNADO HAS BEEN SIGHTED OR INDICATED BY RADAR. TAKE IMMEDIATE COVER IN DESIGNATED AREAS. STAFF WILL ESCORT VISITORS AND CUSTOMERS TO TAKE SHELTER. A HEAD COUNT WILL BE TAKEN. ONCE SEVERE WEATHER IS PASSED, EXTINGUISH ALL FIRES IF POSSIBLE, NOTIFY AUTHORITIES, EVALUATE DAMAGE TO FACILITY, AND BLOCK OFF DOWN POWER LINES AND SPILLED FUEL.
  - d. WINDSTORM  
DOWNBURSTS ARE STRONG GUSTS OF WIND THAT ARE OFTEN MISTAKEN FOR TORNADOES AND HAVE SIMILAR EFFECTS. THE SAME PROCEDURES SHOULD BE FOLLOWED AS FOR A TORNADO.
  - e. THUNDERSTORM  
DURING A THUNDERSTORM WARNING, STAFF WILL WATCH THE SKIES AND LISTEN TO LOCAL WEATHER COVERAGE. SUSPEND OUTSIDE ACTIVITIES AS APPROPRIATE. LOCATE EMERGENCY SUPPLIES SUCH AS FIRST AID KITS, FLASHLIGHTS AND OTHER ITEMS AS NEEDED. STAFF MUST BE PREPARED TO TAKE SHELTER IN AREAS INDICATED ON THE MAP. NOTIFY CUSTOMERS ON SITE. OUTSIDE ACTIVITIES SHOULD ONLY RESUME AFTER THE ALL CLEAR IS GIVEN BY A RESPONSIBLE OFFICIAL.
  - f. LIGHTNING  
LIGHTNING CAN CAUSE FIRES, INJURE STAFF AND CUSTOMERS, DAMAGE ELECTRIC LINES AND THE FACILITY. STAFF SHOULD ENSURE THAT NO STAFF OR CUSTOMER HAS BEEN IMPACTED. IF AN INJURY OCCURS, EMERGENCY ASSISTANCE (911) SHOULD BE SUMMONED IMMEDIATELY. APPROPRIATE FIRST AID CAN BE ADMINISTERED AND THE INJURED SHOULD ONLY BE MOVED BY PROFESSIONAL MEDICAL STAFF, UNLESS DANGER IS IMMINENT. FIRE SUPPRESSION SHOULD ONLY BE USED AS NEEDED. DO NOT USE WATER TO FIGHT AN ELECTRICAL FIRE. BREAKERS SHOULD BE EXAMINED FOR DAMAGE.
  - g. FIRE AND EXPLOSIONS  
IF A HOT LOAD IS DETECTED, IT SHOULD BE DIRECTED AWAY FROM THE BUILDING AND TO AN AREA WHERE IT CAN BE ISOLATED. STAFF SHOULD STAY UPWIND OF THE FIRE AT ALL TIMES AND USE FIRE SUPPRESSION BY TRAINED STAFF ONLY. ONCE MATERIAL IS DETERMINED TO BE EXTINGUISHED, IT CAN BE SHREDDED AS NORMAL. IF A BUILDING CATCHES FIRE, STAFF SHOULD NEVER RE-ENTER A BURNING BUILDING.

**8. ERRAP RESPONDER CONTACTS:**

CASCADE FIRE DEPARTMENT  
DUBUQUE COUNTY LAW ENFORCEMENT CENTER

**9. ERRAP TRAINING REQUIREMENTS**

TRAINING ORIENTATION

## SECTION F. MARKET DEMAND JUSTIFICATION

JR Recycling will be taking in used tires of all sizes to recycle 100% of the rubber. Tractor tires will have the side wall cut out of them to be sold. The remaining of that tractor tire after cutting the sidewalls out then can be flipped. All flipped tractor tires are sold mainly to farms and used as feed bunks. With our customer list being most farmers, we find our biggest demand for flipped tires and sidewalls used for farm use. Flipped tires have many other uses such as sand boxes, flower pots and much more. All car, truck, agricultural, and otr tires we will pull the wire out of them and then recycle all the wire. After pulling the wire out of the tire we will then cut the sidewalls out. Following the sidewall cutting we will send the remaining to the tire shredder to be shredded into 3-6" pieces. With those shredded up pieces we will sell them of us of asphalt, rubber mats, playground chips, landfills for a base and much more.

## SECTION H. SITE OPERATION PLAN

The quantity of tires (PTE's) on site is 10,000. This is the number of tires we can do in the three day period and will have here on site ready to start the next cycle.

## SECTION J. SITE CLOSURE PLAN

Wires pulled from the tires and scrap metal will go to TNT Iron & Metals, Inc. located in East Dubuque, IL. Extra rubber will be taken and disposed of at the landfill.

## SECTION K. PROOF OF FINANCIAL ASSURANCE AND CLOSURE COST ESTIMATE

Will secure a bond in sufficient amount to cover costs in Jr Recycling LLC's name per Iowa DNR Requirements.



**Summary**

Parcel ID 1931427006  
 Alternate ID  
 Property Address N/A  
 Sec/Twp/Rng N/A  
 Brief Tax Description LOT 1 THRU 5 & 9 & 10 BLOCK 11 SECOND UNION ADD;  
 (Note: Not to be used on legal documents)  
 Deed Book/Page 2014-5121 (5/20/2014)  
 Contract Book/Page  
 Gross Acres 0.00  
 Net Acres 0.00  
 Class C - COMMERCIAL  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 District CASWD - CASCADE CITY/WESTERN DBQ SCH  
 School District WESTERN DUBUQUE SCHOOL DISTRICT

**Owners**

<b>Deed Holder</b>	<b>Contract Holder</b>	<b>Mailing Address</b>
Delaneys Auto & Ag Center & Repair Inc		Delaneys Auto & Ag Center & Repair Inc
120 Thomas St		120 Thomas St
Cascade IA 52033		Cascade IA 52033

**Land**

Lot Area 1.25 Acres ; 54,450 SF

**Sales**

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/19/2014	CIGRAND BROTHERS INC A/K/A CIGRAND BROS INC	DELANEY'S AUTO AND AG CENTER AND REPAIR INC	14-5121	Vacant lot	Deed		\$34,000.00

Includes sales on or after 1/1/2003

**Valuation**

	2018	2017	2016	2015
Classification	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$29,700	\$29,700	\$27,500	\$27,500
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0
= <b>Gross Assessed Value</b>	<b>\$29,700</b>	<b>\$29,700</b>	<b>\$27,500</b>	<b>\$27,500</b>
- Exempt Value	\$0	\$0	\$0	\$0
= <b>Net Assessed Value</b>	<b>\$29,700</b>	<b>\$29,700</b>	<b>\$27,500</b>	<b>\$27,500</b>

**Taxation**

	2017	2016	2015
	Pay 2018-2019	Pay 2017-2018	Pay 2016-2017
+ Taxable Land Value	\$26,730	\$24,750	\$24,750
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= <b>Gross Taxable Value</b>	<b>\$26,730</b>	<b>\$24,750</b>	<b>\$24,750</b>
- Military Credit	\$0	\$0	\$0
= <b>Net Taxable Value</b>	<b>\$26,730</b>	<b>\$24,750</b>	<b>\$24,750</b>
x Levy Rate (per \$1000 of value)	28.10004	28.52091	28.55358
= <b>Gross Taxes Due</b>	<b>\$751.11</b>	<b>\$705.89</b>	<b>\$706.70</b>
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	(\$286.92)	(\$259.30)	(\$269.91)
= <b>Net Taxes Due</b>	<b>\$464.00</b>	<b>\$446.00</b>	<b>\$436.00</b>

**Tax History**

Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$232	No		507168
	September 2018	\$232	No		
2016	March 2018	\$223	Yes	9/27/2017	406110
	September 2017	\$223	Yes	9/27/2017	
2015	March 2017	\$218	Yes	3/15/2017	310686
	September 2016	\$218	Yes	8/26/2016	
2014	March 2016	\$225	Yes	2/24/2016	258402
	September 2015	\$225	Yes	9/10/2015	

**Show Deed/Contract**Show Deed/Contract

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, County Treasurer Notes, Tax Sale Certificates, Photos, Sketches.

The information in this web site represents current data from a working file which is updated regularly. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein or its use.

Last Data Upload: 9/7/2018, 10:24:22 PM

Developed by  

**Schneider**  
 GEOSPATIAL



# Beacon™ Dubuque County, IA

## Summary

**Parcel ID** 1931435008  
**Alternate ID**  
**Property Address** 120 THOMAS ST SE  
 CASCADE IA 52033  
**Sec/Twp/Rng** N/A  
**Brief Tax Description** LOT 1 & 2 & 7 & 8 BLOCK 12 SECOND UNION ADD;  
 (Note: Not to be used on legal documents)  
**Deed Book/Page** 2014-5122 (5/20/2014)  
**Contract Book/Page**  
**Gross Acres** 0.00  
**Net Acres** 0.00  
**Class** C - COMMERCIAL  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**District** CASWD - CASCADE CITY/WESTERN DBQ SCH  
**School District** WESTERN DUBUQUE SCHOOL DISTRICT



## Owners

**Deed Holder**  
 Delaneys Auto & Ag Center & Repair Inc  
 120 Thomas St  
 Cascade IA 52033

### Contract Holder

**Mailing Address**  
 Delaneys Auto & Ag Center & Repair Inc  
 120 Thomas St  
 Cascade IA 52033

## Land

**Lot Area** 0.72 Acres ; 31,362 SF

## Commercial Buildings

**Building 1:** Metal Shop - Milled Wood Frame, R'Concrete kick wall -8" / Mtl/ Frm/ Insul (51'-79' Wide), 1 Story, Built - 2001, 8400 SF, Bsmt - 0 SF, HVAC - Suspended Unit Heater (Gas), Roof - Metal/ Frm/ Insul (51'-79' Wide), Condition - Normal  
**Addition 1:** Metal Shop - Milled Wood Frame, R'Concrete kick wall -8" / Mtl/ Frm/ Insul (51'-79' Wide) / Mtl/ Frm/ Insul (51'-79' Wide), 1 Story, Built - 2010, 5460 SF, Bsmt - 0 SF  
 HVAC - Vacuum Gas (Radiant), Roof - Metal/ Frm/ Insul (51'-79' Wide)  
**Plumbing:** 1 - Rough Plumbing, 2 - Hot Water Tank, 3 - Toilet Room  
**Adjustments:** Liner - metal (SFSA), 5320 SF  
 Liner - metal (SFSA), 8400 SF  
 Office - internal w/heat only, 784 SF  
 Mezzanine - open storage/Whse/wd, 784 SF  
 Partition - metal, 70 SF  
 Interior - finish, 224 SF  
 Interior - finish, 35 SF  
 Canopy - attached, 208 SF  
**Building Extras:** #1- Door, O.H. Door - Power, 7 Ft Wide, 9 Ft High, 2001, Qty1  
 #2- Door, O.H. Door - Power, 12 Ft Wide, 12 Ft High, 2001, Qty3  
 #3- Door, O.H. Door - Power, 12 Ft Wide, 14 Ft High, 2001, Qty1  
 #4- Door, O.H. Door - Power, 14 Ft Wide, 14 Ft High, 2001, Qty1  
 #5- Door, O.H. Door - Power, 18 Ft Wide, 14 Ft High, 2001, Qty1

## Yard Extras

#1 - (1) Paving - Concrete 6,200 SF, Concrete Parking, Average Pricing, Built 2001  
 #2 - (1) Fencing - Metal Panel on Wood Posts 6 Ft High, 450 LF, Low Fence Pricing, 0 LF gate, Built 2015

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/19/2014	CONRAD, DANIEL R	DELANEY, JASON	14-5122	Other with explanation	Deed		\$280,000.00

Includes sales on or after 1/1/2003

## Valuation

	2018	2017	2016	2015
Classification	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$33,870	\$33,870	\$31,360	\$31,360
+ Assessed Building Value	\$404,760	\$404,760	\$374,780	\$369,530
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$438,630	\$438,630	\$406,140	\$400,890
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$438,630	\$438,630	\$406,140	\$400,890

**Taxation**

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
+ Taxable Land Value	\$30,483	\$28,224	\$28,224
+ Taxable Building Value	\$364,284	\$337,302	\$332,577
+ Taxable Dwelling Value	\$0	\$0	\$0
= <b>Gross Taxable Value</b>	<b>\$394,767</b>	<b>\$365,526</b>	<b>\$360,801</b>
- Military Credit	\$0	\$0	\$0
= <b>Net Taxable Value</b>	<b>\$394,767</b>	<b>\$365,526</b>	<b>\$360,801</b>
x Levy Rate (per \$1000 of value)	28.10004	28.52091	28.55358
<b>= Gross Taxes Due</b>	<b>\$11,092.97</b>	<b>\$10,425.13</b>	<b>\$10,302.16</b>
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	(\$2,269.16)	(\$2,440.72)	(\$2,439.68)
= <b>Net Taxes Due</b>	<b>\$8,824.00</b>	<b>\$7,984.00</b>	<b>\$7,862.00</b>

**Tax History**

Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$4,412	No		504452
	September 2018	\$4,412	No		
2016	March 2018	\$3,992	Yes	3/20/2018	415031
	September 2017	\$3,992	Yes	10/11/2017	
2015	March 2017	\$3,931	Yes	3/15/2017	320006
	September 2016	\$3,931	Yes	9/30/2016	
2014	March 2016	\$4,399	Yes	2/24/2016	269431
	September 2015	\$4,399	Yes	10/1/2015	

**Photos****Show Deed/Contract**

[Show Deed/Contract](#)

**Sketches**



Work to 120 Thomas St SE

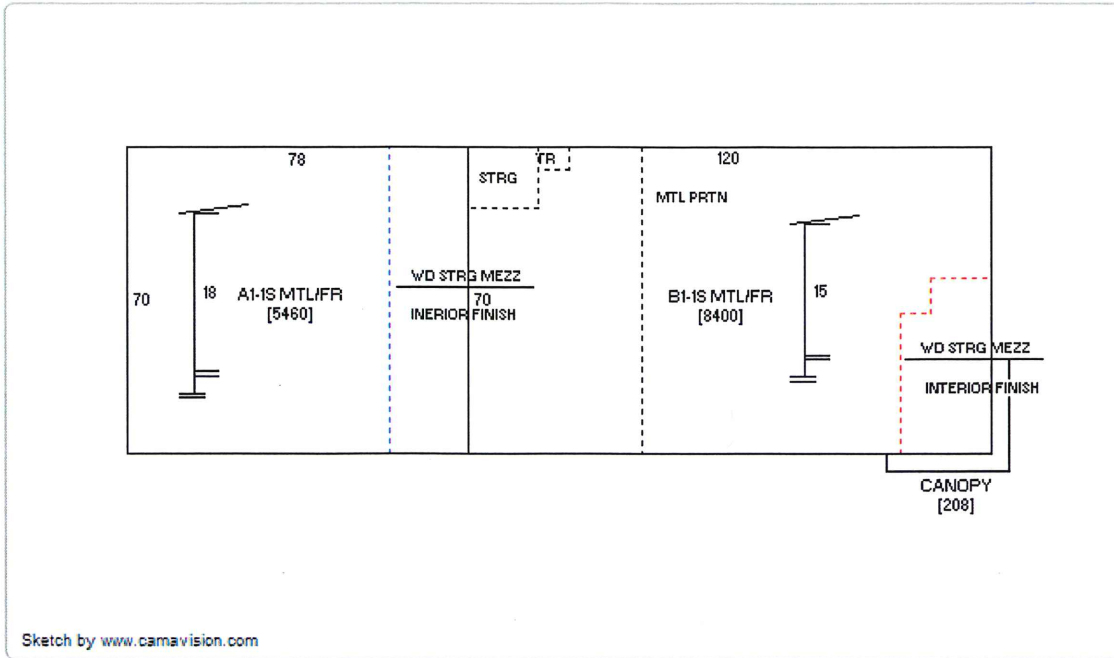
Walk 30 ft, 1 min



Imagery ©2018 City of Dubuque, Map data ©2018 Google 20 ft

 via Thomas St SE 1 min  
30 ft

Mostly flat



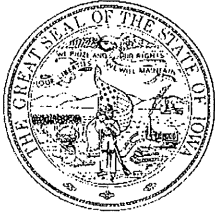
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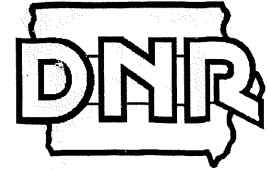
Last Data Upload: 9/7/2018, 10:24:22 PM







Iowa Waste Tire Processor  
Semi-Annual Activity Report  
January 1, 2017 – June 30, 2017



<b>SECTION I – PROCESSOR INFORMATION</b>	
<b>31-WTM-01-15</b>  JASON R DELANEY JR RECYCLING 734 WALNUT RIDGE PEOSTA IA 52068  <i>Please make address corrections as necessary</i>	Send completed form to: Becky Jolly Land Quality Bureau Iowa Dept. of Natural Resources 502 E. 9th St. Des Moines, Iowa 50319-0034 Or Fax to 515-725-8202 Attn: Becky Jolly

**Instructions:**

- Complete all sections with the information requested.
- Sign the form where indicated
- Return the form by September 1, 2017
- Retain copies of receipts and records used to prepare this report

**SECTION II – QUANTITY OF TIRES RECEIVED**  
 YOU MAY REPORT THE QUANTITIES OF WASTE TIRES YOU RECEIVED FROM YOUR CUSTOMERS IN EITHER TOTAL TONNAGE OR COUNT BY TYPE OF TIRE. PLEASE SELECT ONLY ONE TYPE OF REPORTING METHOD.

<b>A. Total Tonnage Received from Iowa:</b>        Total Tonnage: <u>2228</u>	◀ OR ▶	<b>B. Total Count of Tires Received from Iowa:</b>  Passenger car/light truck: _____ Semi-truck _____ Tractor tires _____ Other (please list type) _____ _____ Total Count: _____
<b>C. Total Tonnage Received from Out-of-State (mark "0" if not applicable):</b>        Total Tonnage: <u>0</u>	◀ OR ▶	<b>D. Total Count of Tires Received from Out-of-State (mark "0" if not applicable):</b>  Passenger car/light truck: _____ Semi-truck _____ Tractor tires _____ Other (please list type) _____ _____ Total Count: _____

**SECTION III – PROCESSED TIRE DELIVERY LOCATIONS:**

LIST THE SITE OF DELIVERY FOR ALL TIRES PROCESSED AS REPORTED IN SECTION II, INCLUDING TOTAL TONNAGE OR COUNT DELIVERED TO EACH LOCATION. NOTE: YOUR TOTALS REPORTED HERE SHOULD EQUAL THE TOTAL TONNAGE/COUNT REPORTED IN SECTION II. ATTACH ADDITIONAL PAGES FOR DELIVERY LOCATIONS IF NECESSARY.

<b>LOCATION 1:</b> NAME OF LOCATION J & R Recycling	<b>PRODUCT TYPE</b> (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.) 110.3
<b>ADDRESS</b> (street, city, county, state, zip, – do not list P.O. Boxes) 120 Thomas St Cascade IA 52033	<b>TOTAL QUANTITY OF PROCESSED TIRES DELIVERED</b> (tonnage or count)
<b>LOCATION 2:</b> NAME OF LOCATION	<b>PRODUCT TYPE</b> (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.) <del>111.8</del> 111.8
<b>ADDRESS</b> (street, city, county, state, zip, – do not list P.O. Boxes)	<b>TOTAL QUANTITY OF PROCESSED TIRES DELIVERED</b> (tonnage or count)
<b>LOCATION 3:</b> NAME OF LOCATION	<b>PRODUCT TYPE</b> (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.)
<b>ADDRESS</b> (street, city, county, state, zip, – do not list P.O. Boxes)	<b>TOTAL QUANTITY OF PROCESSED TIRES DELIVERED</b> (tonnage or count)
<b>LOCATION 4:</b> NAME OF LOCATION	<b>PRODUCT TYPE</b> (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.)
<b>ADDRESS</b> (street, city, county, state, zip, – do not list P.O. Boxes)	<b>TOTAL QUANTITY OF PROCESSED TIRES DELIVERED</b> (tonnage or count)

**SECTION IV – TIRES STORED ON SITE:**

LIST THE QUANTITY OF UNPROCESSED WASTE TIRES ON HAND AT THE FACILITY AT THE TIME OF REPORTING. ALSO LIST THE QUANTITY OF PROCESSED TIRE MATERIAL CURRENTLY STORED AT THE FACILITY, BY PRODUCT TYPE.

<b>TOTAL QUANTITY OF UNPROCESSED TIRES ON HAND</b> (tonnage or count) <del>1,100</del> 1,100	<b>TOTAL QUANTITY OF PROCESSED TIRE MATERIAL STORED</b> (tonnage or count)
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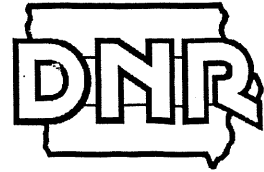
**SECTION V. CERTIFICATION**

I certify under penalty of law that I am the owner, operator, or authorized representative of the waste tire processor listed in this report, and that I have examined and am familiar with the information reported above, and that I believe the information is true, accurate and complete.

<b>Signature</b> Jason R Delaney	<b>Printed Name</b> J & R Recycling LLC Jason R Delaney By	<b>Date</b>
<b>Telephone Number</b>	<b>Fax</b> 563-852-0188	<b>Email</b> DelaneysAutoandty at gmail.com



Iowa Waste Tire Processor  
Semi-Annual Activity Report  
January 1, 2017 – June 30, 2017



**SECTION I – PROCESSOR INFORMATION**

**31-WTM-01-15**

JASON R DELANEY  
JR RECYCLING  
734 WALNUT RIDGE  
PEOSTA IA 52068

Send completed form to:  
Becky Jolly  
Land Quality Bureau  
Iowa Dept. of Natural Resources  
502 E. 9th St.  
Des Moines, Iowa 50319-0034  
Or Fax to 515-725-8202 Attn: Becky Jolly

*Please make address corrections as necessary*

**Instructions:**

- Complete all sections with the information requested.
- Sign the form where indicated
- Return the form by **September 1, 2017**
- Retain copies of receipts and records used to prepare this report

**SECTION II – QUANTITY OF TIRES RECEIVED**

YOU MAY REPORT THE QUANTITIES OF WASTE TIRES YOU RECEIVED FROM YOUR CUSTOMERS IN EITHER TOTAL TONNAGE OR COUNT BY TYPE OF TIRE. PLEASE SELECT ONLY ONE TYPE OF REPORTING METHOD.

**A. Total Tonnage Received from Iowa:**

◀ OR ▶

**B. Total Count of Tires Received from Iowa:**

Passenger car/light truck: \_\_\_\_\_

Semi-truck \_\_\_\_\_

Tractor tires \_\_\_\_\_

Other (please list type) \_\_\_\_\_

Total Count: \_\_\_\_\_

Total Tonnage: 2228

**C. Total Tonnage Received from Out-of-State (mark "0" if not applicable):**

◀ OR ▶

**D. Total Count of Tires Received from Out-of-State (mark "0" if not applicable):**

Passenger car/light truck: \_\_\_\_\_

Semi-truck \_\_\_\_\_

Tractor tires \_\_\_\_\_

Other (please list type) \_\_\_\_\_

Total Count: \_\_\_\_\_

Total Tonnage: 0

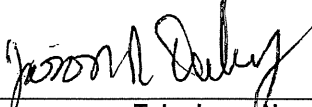
**SECTION III – PROCESSED TIRE DELIVERY LOCATIONS:**  
 LIST THE SITE OF DELIVERY FOR ALL TIRES PROCESSED AS REPORTED IN SECTION II, INCLUDING TOTAL TONNAGE OR COUNT DELIVERED TO EACH LOCATION. NOTE: YOUR TOTALS REPORTED HERE SHOULD EQUAL THE TOTAL TONNAGE/COUNT REPORTED IN SECTION II. ATTACH ADDITIONAL PAGES FOR DELIVERY LOCATIONS IF NECESSARY.

LOCATION 1: NAME OF LOCATION <b>J&amp;R Recycling</b>	PRODUCT TYPE (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.) <b>110.3</b>
ADDRESS (street, city, county, state, zip, – do not list P.O. Boxes) <b>120 Thomas St Cascade IA 52003</b>	TOTAL QUANTITY OF PROCESSED TIRES DELIVERED (tonnage or count)
LOCATION 2: NAME OF LOCATION	PRODUCT TYPE (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.) <del>110.3</del> <b>111.8</b>
ADDRESS (street, city, county, state, zip, – do not list P.O. Boxes)	TOTAL QUANTITY OF PROCESSED TIRES DELIVERED (tonnage or count)
LOCATION 3: NAME OF LOCATION	PRODUCT TYPE (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.)
ADDRESS (street, city, county, state, zip, – do not list P.O. Boxes)	TOTAL QUANTITY OF PROCESSED TIRES DELIVERED (tonnage or count)
LOCATION 4: NAME OF LOCATION	PRODUCT TYPE (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.)
ADDRESS (street, city, county, state, zip, – do not list P.O. Boxes)	TOTAL QUANTITY OF PROCESSED TIRES DELIVERED (tonnage or count)

**SECTION IV – TIRES STORED ON SITE:**  
 LIST THE QUANTITY OF UNPROCESSED WASTE TIRES ON HAND AT THE FACILITY AT THE TIME OF REPORTING. ALSO LIST THE QUANTITY OF PROCESSED TIRE MATERIAL CURRENTLY STORED AT THE FACILITY, BY PRODUCT TYPE.

TOTAL QUANTITY OF <u>UNPROCESSED</u> TIRES ON HAND (tonnage or count) <del>1100</del> <b>1100</b>	TOTAL QUANTITY OF PROCESSED TIRE MATERIAL STORED (tonnage or count)
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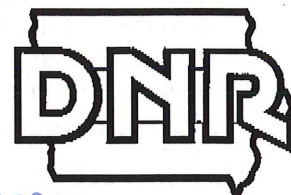
**SECTION V. CERTIFICATION**  
 I certify under penalty of law that I am the owner, operator, or authorized representative of the waste tire processor listed in this report, and that I have examined and am familiar with the information reported above, and that I believe the information is true, accurate and complete.

Signature 	Printed Name <b>J&amp;R Recycling LLC Jason R. Delaney By</b>	Date
Telephone Number	Fax <b>563-852-0188</b>	Email <b>DelaneysAutoandty at gmail.com</b>





# Iowa Waste Tire Hauler Semi-Annual Activity Report



Reporting Period Year 2016

- January 1 – June 30, due September 1<sup>st</sup>
- July 1 – December 31, due March 1<sup>st</sup>

*Hauler  
Registration  
SNUG 1/2016*

**Instructions:**

- Complete all sections with the information requested.
- Sign the form where indicated
- Return the form by due date
- Retain copies of receipts and records used to prepare this report

**SECTION I – HAULER INFORMATION**

Hauler Registration Number: <u>154</u>	<b>Mail completed form to:</b> Iowa Department of Natural Resources Land Quality Bureau 502 East Ninth Street Des Moines, Iowa 50319 <b>Or Fax to: 515-725-8202 Attn: Becky Jolly</b>
Contact Name: <u>Jason Delaney</u>	
Facility Name: <u>JR Recycling LLC</u>	
Address: <u>120 Thomas St</u>	
City, State, Zip: <u>Cascade IA 52033</u>	

**SECTION II – QUANTITY OF TIRES COLLECTED**

YOU MAY REPORT THE QUANTITIES OF WASTE TIRES YOU COLLECTED FROM YOUR CUSTOMERS IN EITHER TOTAL TONNAGE OR COUNT BY TYPE OF TIRE. PLEASE SELECT ONLY ONE TYPE OF REPORTING METHOD.

<b>A. Total Tonnage Received from Iowa</b>	<b>B. Total Count of Tires Received from Iowa</b>
Total Tonnage <u>72 ton</u>	Passenger car/light truck:
<i>7,200 PTG'S</i>	Semi-truck
	Tractor Tires
	Other (please list type)
	Total Count

<b>C. Total Tonnage Received from Out-of-State (Mark "0" if Not Applicable):</b>	<b>D. Total Count of Tires Received from Out-of-State (Mark "0" if Not Applicable):</b>
Total Tonnage <u>0</u>	Passenger car/light truck:
	Semi-truck
	Tractor Tires
	Other (please list type)
	Total Count

*// // //*

<b>SECTION III - WASTE TIRE DELIVERY LOCATIONS:</b>	
LIST THE SITE OF DELIVERY FOR ALL TIRES COLLECTED AS REPORTED IN SECTION II, INCLUDING TOTAL TONNAGE OR COUNT DELIVERED TO EACH LOCATION. NOTE: YOUR TOTALS REPORTED HERE SHOULD EQUAL THE TOTAL TONNAGE/COUNT REPORTED IN SECTION II. TIRE HAULERS ARE NOT PERMITTED TO TEMPORARILY STORE ANY TIRES COLLECTED.	
LOCATION 1: NAME OF LOCATION JR Recycling LLC	PERMIT number of facility issued by state permitting authority: 31-WTM-01-15-PRT
ADDRESS (street, city, county, state, zip, - do not list PO Boxes) 120 Thomas St Cascade IA 52033	TOTAL QUANTITY OF TIRES DELIVERED (tonnage or count) 72 ton
LOCATION 2: NAME OF LOCATION	PERMIT number of facility issued by state permitting authority:
ADDRESS (street, city, county, state, zip, - do not list PO Boxes)	TOTAL QUANTITY OF TIRES DELIVERED (tonnage or count)
LOCATION 3: NAME OF LOCATION	PERMIT number of facility issued by state permitting authority:
ADDRESS (street, city, county, state, zip, - do not list PO Boxes)	TOTAL QUANTITY OF TIRES DELIVERED (tonnage or count)
Provide additional information on any other tires delivered to site(s) of used tire resale, grade-off, etc., including total quantities for each:	

<b>SECTION IV - CERTIFICATION</b>		
I CERTIFY UNDER PENALTY OF LAW THAT I AM THE OWNER, OPERATOR, OR AUTHORIZED REPRESENTATIVE OF THE WASTE TIRE HAULER LISTED IN THIS REPORT, AND THAT I HAVE EXAMINED AND AM FAMILIAR WITH THE INFORMATION REPORTED ABOVE, AND THAT I BELIEVE THE INFORMATION IS TRUE, ACCURATE AND COMPLETE.		
SIGNATURE Jason R Delaney	PRINTED NAME Jason Delaney	DATE 3/13/17
EMAIL delaneysautoandag@gmail.com	TELEPHONE 563-852-3085	FAX 563-852-5188



Iowa Waste Tire Processor  
Semi-Annual Activity Report  
for the period of  
January 1, 2016 – June 30, 2016



**SECTION I – PROCESSOR INFORMATION**

**31-WTM-01-15**

JASON R DELANEY  
JR RECYCLING  
734 WALNUT RIDGE  
PEOSTA IA 52068

*Please make address corrections as necessary*

Send completed form to:  
Becky Jolly  
Land Quality Bureau  
Iowa Dept. of Natural Resources  
502 E. 9th St.  
Des Moines, Iowa 50319-0034  
Or Fax to 515-725-8202 Attn: Becky Jolly

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- Sign the form where indicated
- Return the form by September 1, 2016
- Retain copies of receipts and records used to prepare this report

**SECTION II – QUANTITY OF TIRES RECEIVED**

YOU MAY REPORT THE QUANTITIES OF WASTE TIRES YOU RECEIVED FROM YOUR CUSTOMERS IN EITHER TOTAL TONNAGE OR COUNT BY TYPE OF TIRE. PLEASE SELECT ONLY ONE TYPE OF REPORTING METHOD.

<p><b>A. Total Tonnage Received from Iowa:</b></p>          <p>Total Tonnage: _____</p>	<p>◀ OR ▶</p>	<p><b>B. Total Count of Tires Received from Iowa:</b></p> <p>Passenger car/light truck: _____</p> <p>Semi-truck _____</p> <p>Tractor tires _____</p> <p>Other (please list type) _____</p> <p>_____</p> <p>Total Count: _____</p>
<p><b>C. Total Tonnage Received from Out-of-State (mark "0" if not applicable):</b></p>          <p>Total Tonnage: _____</p>	<p>◀ OR ▶</p>	<p><b>D. Total Count of Tires Received from Out-of-State (mark "0" if not applicable):</b></p> <p>Passenger car/light truck: _____</p> <p>Semi-truck _____</p> <p>Tractor tires _____</p> <p>Other (please list type) _____</p> <p>_____</p> <p>Total Count: _____</p>

**SECTION III – PROCESSED TIRE DELIVERY LOCATIONS:**

LIST THE SITE OF DELIVERY FOR ALL TIRES PROCESSED AS REPORTED IN SECTION II, INCLUDING TOTAL TONNAGE OR COUNT DELIVERED TO EACH LOCATION. NOTE: YOUR TOTALS REPORTED HERE SHOULD EQUAL THE TOTAL TONNAGE/COUNT REPORTED IN SECTION II. ATTACH ADDITIONAL PAGES FOR DELIVERY LOCATIONS IF NECESSARY.

<b>LOCATION 1:</b> NAME OF LOCATION	<b>PRODUCT TYPE</b> (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.)
ADDRESS (street, city, county, state, zip, – do not list P.O. Boxes)	<b>TOTAL QUANTITY OF PROCESSED TIRES DELIVERED</b> (tonnage or count)
<b>LOCATION 2:</b> NAME OF LOCATION	<b>PRODUCT TYPE</b> (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.)
ADDRESS (street, city, county, state, zip, – do not list P.O. Boxes)	<b>TOTAL QUANTITY OF PROCESSED TIRES DELIVERED</b> (tonnage or count)
<b>LOCATION 3:</b> NAME OF LOCATION	<b>PRODUCT TYPE</b> (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.)
ADDRESS (street, city, county, state, zip, – do not list P.O. Boxes)	<b>TOTAL QUANTITY OF PROCESSED TIRES DELIVERED</b> (tonnage or count)
<b>LOCATION 4:</b> NAME OF LOCATION	<b>PRODUCT TYPE</b> (Tire-Derived Fuel, Crumb Rubber, Processed for Landfill Disposal, etc.)
ADDRESS (street, city, county, state, zip, – do not list P.O. Boxes)	<b>TOTAL QUANTITY OF PROCESSED TIRES DELIVERED</b> (tonnage or count)

**SECTION IV – TIRES STORED ON SITE:**

LIST THE QUANTITY OF UNPROCESSED WASTE TIRES ON HAND AT THE FACILITY AT THE TIME OF REPORTING. ALSO LIST THE QUANTITY OF PROCESSED TIRE MATERIAL CURRENTLY STORED AT THE FACILITY, BY PRODUCT TYPE.

<b>TOTAL QUANTITY OF UNPROCESSED TIRES ON HAND</b> (tonnage or count)  4,000	<b>TOTAL QUANTITY OF PROCESSED TIRE MATERIAL STORED</b> (tonnage or count)
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**SECTION V. CERTIFICATION**

I certify under penalty of law that I am the owner, operator, or authorized representative of the waste tire processor listed in this report, and that I have examined and am familiar with the information reported above, and that I believe the information is true, accurate and complete.

<b>Signature</b> Jason R Delaney	<b>Printed Name</b> Jason R Delaney	<b>Date</b> 10-5-16
<b>Telephone Number</b> 563-599-6831	<b>Fax</b> 563-852-5188	<b>Email</b> DelaneysAutoandtag@gmail



---

# CITY OF CASCADE

---

Mayor Greg Staner  
City Administrator Deanna McCusker  
City Clerk/Treasurer Danielle Hartke

320 1<sup>st</sup> Avenue West  
PO Box 400  
Cascade IA 52033  
Phone 563-852-3114  
Fax 563-852-7554  
cascadecity@netins.net

Council Members  
Bill Hosch  
Mike Delaney  
Steve Knepper  
Riley Rausch  
Andy Kelchen

May 15, 2019

Delaney Auto & Ag Repair  
120 Thomas Street SE  
Cascade, IA 52033

Dear Mr. Delaney,

This letter is to inform you that the Planning & Zoning Commission denied your request to rezone your property located at 120 Thomas Street SE, Cascade from C-1 to M-1 on May 9, 2019 and the City Council upheld that denial at the May 13, 2019 City Council meeting. As such, the property located at 120 Thomas Street SE, Parcel Identification 1931435008, will remain zoned C-1. Pursuant to the City's ordinances and the Court's prior orders regarding the property, you must refrain from processing, which includes recycling tires, at this location.

At this point, if you wish to continue your tire processing operations, the business will need to be relocated to a new location. As suggested at the May 13, 2019 City Council meeting by several Council Members, the Cascade Economic Development Corporation might be able to assist you in finding a better location for your business.

Finally, as you acknowledged at the May 9, 2019 Planning and Zoning Commission meeting and the May 13, 2019 City Council meeting, your property at 120 Thomas Street is not in compliance with the City Code. Currently there are several tires visible above the fence and in addition to a large quantity of tires visibly scattered around the property. As you know, this violates City Ordinance 51.02 as it is the storage, accumulation, and presence of old or discarded rubber on your property. At the City Council Meeting, it is my recollection that you stated you could have your property "cleaned up" in six weeks. The City will provide you with sixty (60) days from the date of this letter to get the property into compliance with the City Code. If the property is not cleaned up within sixty (60) days, the City will take other action available to it under the law.

Additionally, for your convenience I have included a copy of the correct zoning map, which shows the lot to the south owned by you zoned residential.

Sincerely,

Deanna McCusker  
City Administrator

SHOP LOCAL, BUY LOCAL

May 13, 2019  
City Council Meeting Minutes

The May 13, 2019 Regular City Council meeting was called to order at 6:00PM by Mayor Staner. The Pledge of Allegiance was recited and then Hosch, Kelchen, Rausch, Knepper and Delaney answered roll call.

A motion was made by Kelchen, second by Rausch to approve the agenda as presented. Motion carried unanimously.

Shirley McDermott inquired about what happened at the corner of Tyler Street NE and 1<sup>st</sup> Ave E. Also, Nicole & Nate Meyer asked if there had been any discussion on options for assisting them with their building improvement. The City Administrator will be in touch in the next week or so. Ralph Delaney addressed the City Council and asked what the City Administrator does and who controls her. According to him, in court he thought she said that she runs the P&Z commission and the City Council. He also wanted to know if the Council was aware of the lawsuits. The Mayor commented that she reports to him and that the entire council knew about all the lawsuits. He also discussed the storm sewer runoff coming from the townhouses adjacent to their business. Jason Delaney also approached the council and said that mud is running onto their property and it will soon wash away their fence. This was looked at and will again be reviewed.

Council reviewed the items in the consent agenda including City Council minutes and workshop minutes 04/22/19, Park Board minutes 05/06/19, Planning & Zoning minutes 05/09/19, May claims for payment and April financial reports and fund balances and revenue by fund as follows: General \$ 317,831.27, Special Revenues \$170,457.41, Debt Service \$20,130.29, Enterprise \$96,891.14. Motion by Kelchen, second by Delaney to approve the items in the consent agenda. Motion carried unanimously.

Council reviewed **Resolution #26-19**, Resolution Approving Bond Purchase Agreement for the Sale of Bonds. This bond is for \$2M for the pool project that was approved by the public in May 2018. The interest rates on this bond is lower than we had reviewed in January. Motion by Delaney, second by Hosch to approve **Resolution #26-19**. Motion carried unanimously by roll call vote.

It was now time for the public hearing on the zoning classification amendment request from C-1 Highway Commercial to M-1 Light Industrial for Delaney Auto & Ag. Motion by Kelchen, second by Rausch to open the public hearing at 6:10p.m. Motion carried unanimously. Ralph Delaney said they are requesting their zoning to be changed from C-1 to M-1 so they can shred tires. If allowed to shred the tires, there would be no tires at the business. There have been no verbal or written complaints about their business. The City is holding them up. Delaney feels that they are recycling not processing. The houses were built around the business. The area has been C-1 for 40 years. Alan Knepper addressed the Council. He owns vacant lots that are adjacent to the business. Ralph and Jason Delaney are neighbors. They are hard workers. They have had property appraisals done and a prospective buyer and the comment from all of that is, "What's over there with all the tires". M-1 zoning request is not just for the current building, but for more of their lots, thus expanding their business. There are other M-1 land and building opportunities that they could relocate to. The City or CEDC could assist them with this move. This has been going on a long time and it needs a permanent fix, not just a band aid. Jason Delaney addressed the City Council. There is a wood pile next to his building and it has been there a long time. It would only take 6 weeks to get rid of the tires. He can get 600 tons of tire shredding sold to Scott County. The future is seeing tires being processed into new tires. The DNR has requirements to operate his business. He has another hoop building that he will put behind so the tires would all be inside. The zoning map he has shows that the one lot is also C-1 and not residential. The City Administrator commented that the map was incorrect. He also asked if they could start using their existing hoop building for the tire business. At this time Mayor

Staner asked if there were anymore comments from the public. Being none, motion by Kelchen, second by Rausch at 6:32p.m. Motion carried unanimously.

Mayor Staner commented that he has no problem with what they are doing and that there is a need for this. The problem is that the 1<sup>st</sup> year they were asked to cleanup and nothing happened. It is not fair for the area. The P&Z voted it down and the neighbors all talked at the meeting. Council Member Kelchen commented that he watched the P&Z meeting and that they have worked on cleaning up spot zoning so we shouldn't encourage more of this. Council Member Delaney commented that the tire business should be moved since this is not a good spot for it. Delaney should talk to CEDC about a different location for the business. Council Member Rausch commented that their business is a huge asset to the community, but the location is not good. Council Member Knepper commented that there is a better location for this. CEDC would probably be glad to assist. Council Member Hosch commented that he has heard complaints from neighbors and it is a bad policy to change to M-1.

Council reviewed the *1<sup>st</sup> Reading* of **Ordinance #05-19**. Motion by Delaney, second by Kelchen to leave the zoning as C-1. Motion carried unanimously by roll call vote. **Ordinance #5-19 fails.**

Council reviewed **Resolution #31-19**, Resolution Making Award of Construction Contract for the Cascade Municipal Swimming Pool Project. The low bidders for the pool project were Ricchio, Inc. for contract #1 and #2 for a total of \$1,700,000 and Beck Construction for Contract #3 for a total of \$1,030,962. Motion by Kelchen, second by Delaney to approve **Resolution 31-19**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #27-19**, Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Cheryl and Joel Wood, Including Annual Appropriation Tax Increment Payments. Motion by Delaney, second by Knepper to approve **Resolution #27-19**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #28-19**, Resolution Approving Payment in the Amount of \$50,000 to Cheryl's Flour Garden Bakery & Coffee Bar from the Community Catalyst & Remediation Gran Program. Motion by Delaney, second by Kelchen to approve **Resolution #28-19**. Motion carried unanimously by roll call vote.

Council reviewed **Resolution #32-19**, Resolution Authorizing Funding to the Maquoketa River Watershed Management Authority. They are asking for \$1 per capita or \$2,180. The Council would like an update on what the MR WMA has done over the past year and what their plan is for the next year. We will have Ed Recker or Pat Kearney, who are on the committee to provide an update at an upcoming meeting. Motion by Rausch, second by Delaney to table **Resolution #32-19** until an update is provided. Motion carried unanimously.

Council reviewed **Resolution #33-19**, Resolution Approving the Amendment to the Maquoketa River Watershed Management Authority By-Laws. Motion by Rausch, second by Delaney to table **Resolution #33-19** until an update is provided. Motion carried unanimously.

Council reviewed **Resolution #34-19**, Resolution Reapproving the Maquoketa River Watershed Management Authority Agreement Pursuant to Chapter 28E of the Code of Iowa. Motion by Kelchen, second by Delaney to table **Resolution #34-19** until an update is provided. Motion carried unanimously.

Council reviewed **Resolution #29-19**, Resolution Approving a Wage Increase for Chris Felton Upon Passing and Becoming a Certified Pool Operator for the City of Cascade, Iowa. This will increase



PLANNING & ZONING COMMISSION MEETING  
THURSDAY, MAY 9, 2019  
Meeting Minutes

The Cascade Planning & Zoning Commission met on Thursday, May 9, 2019, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1<sup>st</sup> Ave W, Cascade, IA 52033. Present for the meeting and answering roll were: Otting, Gehl, Conlin, Kerper, Steffen, Sauser and Moriarity.

A motion was made by Conlin, which was seconded by Steffen to approve the agenda as presented. Motion carried unanimously.

A motion was made by Otting, which was seconded by Steffen to approve the meeting minutes from April 4, 2019. Motion carried unanimously.

It was time to hold the public hearing on the proposed amendment to the zoning ordinance. C-1, Highway Commercial District to M-1, Light Industrial District for Delaney Auto & Ag. Motion by Moriarity, second by Conlin to open the public hearing at 6:01pm. Motion carried unanimously.

Chairman Gehl asked if anyone present wanted to comment on the rezoning request. Ralph Delaney of Delaney Auto & Ag addressed the Commission. We just want to be able to get rid of the tires. We have a place that wants as much as we can give them as fast as we can get it to them. Everything we are doing except the shredding can be done in C-1.

Terry Fischer, neighbor to the property opposes the rezoning. If the zoning gets changed it will be the biggest tire recycling location in Iowa.

Alan Knepper, neighbor to the property. They share a common street with Delaney's. So Delaney is actually wanting to expand the business since they are requesting M-1 for all the lots except what is residential. A decision has to be made, stop putting band aids on the problem. There are other areas zoned M-1, they could move there. Ralph Delaney commented that they thought it would help their case since the Webber building is zoned M-1.

Kevin Meier, adjacent to the lots to be rezoned. Our property is residential and when we bought our house, we were told that the property to the north was zoned C-1 and would never change. The value of our property has dropped. It's loud and not fair to property owners.

Bob Moriarity, taxpayers spent over \$1M to develop an industrial park. City should give Delaney an incentive to move into the Industrial Park.

David Hawkins, neighbor to Delaney's. He supports what Alan Knepper suggested. Find a solution and finish this.

Ralph Delaney, when they first started their business it was considered the old industrial park. The DNR will patrol what they do. We want to work with the P&Z and City. We just want to get it cleaned up. They would like to put the machine in the hoop building.

Vickie Fischer, neighbor to Delaney's. She showed the commission a picture of what they see when they pull up their driveway. A picture of Delaney's business.

Jason Delaney addressed the Commission. Everything we do is noisy. Machine is quiet. We can be open 24 hours a day and make noise if we want.

Kevin Meier, he doesn't mind the machine running during the day, but machines run late at night.

Mike Beck, property owner next to Delaney's. It never gets cleaned up. M-1 shouldn't be next to residential. Again, the property never gets cleaned up.

Mayor Greg Staner, this all has been going on for 2-3 years. The City of Cascade will continue to enforce our ordinances. Just this past week we sent out 4 notices to people. The City doesn't have a problem with the business, just the way it is being done.

With no further comments from the public, motion by Moriarity, second by Steffen to close the public hearing at 6:30pm. Motion carried unanimously.

Chairman Gehl asked each commission member thoughts on rezoning. Conlin, don't like M-1 next to residential. Sauser, side with the neighbors. Moriarity, solution at City Council, Steffen, didn't clean it up before this meeting, Kerper, not in favor of spot zoning. Motion by Conlin to disapprove the zoning request from C-1 to M-1, second by Sauser. Motion passes unanimously by roll call vote.

This will go before the City Council, Monday, May 13<sup>th</sup> at 6:00pm.

With no other business, a motion was made by Steffen, which was seconded by Moriarty, to adjourn at 6:45 p.m. Motion carried unanimously.

Application for Change of Zoning District Boundaries  
City of Cascade

APPLICANT INFORMATION

1. Name and address of applicant: Delaney Auto & Ag  
120 Thomas St.  
Cascade IA 52033  
(Phone)

2. Location of property to be re-zoned: 120, Thomas St.  
(Street Address)

3. Legal description of property: Lot 1 & 2 & 7 & 8 Block 12 Second Union add  
(Lot Number (s), Block Number (s), Subdivision Name)

4. Present and requested zoning classification: C1 M1?  
(Example A-1, R-1, C-2, M-1) (Present) (Proposed)

5. Existing and Proposed Uses of the Property:  
Auto & AG, wholesale, Recycle, processing, Dealer  
for cars, Trucks, AG Equipment, Semi ATU, Part Storer  
Repair ~~center~~ center

6. Narrative statement of reasons why present zoning is no-longer valid.  
what to make sure we are  
Zoned properly

7. Attach a plat showing the location, dimensions, and use of the property and all property within 300 feet thereof including streets, alleys, and other prominent physical features.

8. Attach the names and addresses of all property owners within 300 feet of property to be re-zoned.

9. Signature and date: Jason H. Duly 4-3-19  
(Applicants or Property Owners Signature) (Date)

10. Application Fee \$150.

Rec'd 4/3/19 2:15 pm

**IOWA DISTRICT COURT FOR DUBUQUE COUNTY**

**CASCADE CITY OF,**

**Plaintiff,**

**vs**

**DELANEYS AUTO AND AG CENTER AND  
REPAIR INC/J AND R RECYCLING,  
Defendant.**

**Case No: 01311CACICV106740**

**ORDER**

The matter came before the court for trial on March 16, 2018 and June 15, 2018. Plaintiff was represented by attorney Holly Corkery and Deanna McCusker, Cascade City Administrator, appeared personally as representative for Plaintiff. Jason Delaney appeared personally for Defendant and was represented by attorney Erich Preibe.

The civil infraction was filed by the City of Cascade against Delaney's Auto & Ag Center & Repair, Inc./J&R Recycling. The City of Cascade ("Cascade") alleges that Defendant Delaney ("Delaney") violated the city zoning code by operating a tire recycling and process business that exceeds what the property is zoned for which is C-1 (commercial).

Delaney's is located at 120 Thomas Street, SE, Cascade, Iowa. It is an auto and ag repair shop.

Cascade City Administrator Deanna McCusker and Cascade Police Chief Fred Heim testified for Plaintiff. Mel Pins from the Iowa Department of Natural Resources also testified for Plaintiff. Carol Recker, office manager for Delaney's, testified for Defendant.

The court notes that in a prior court order dated April 21, 2017, Defendant was ordered to appear before the City of Cascade Zoning Board (case no. CACICV10558). Defendant did not appear in front of the City of Cascade Zoning Board and the City did not file a motion to compel Defendant to do so.

Ms. McCusker testified that Delaney was engaged in tire recycling and processing and that exceeded the C-1 zoning designation. The C-1 (highway commercial district) allows for use of automobile sales, service and repair including farm implements. City of Cascade Ordinance 165 (Exhibit Y). Delaney was issued a waste tire recycling permit by the DNR. (Exhibit B). The permit was issued on December 10, 2015 and expired on December 10, 2018. Mr. Pins testified that Delaney had been issued a permit to recycle old tires. The City of Cascade maintains that recycling the old tires

(shredding the tires) is manufacturing because it is processing the tires and turning them into a new product.

McCusker testified that the tire recycling and tire processing business would fall under a M-1 light industrial zoning designation. The M-1 designation is intended for manufacturing, processing, storage, wholesaling and distribution. (See City of Cascade Ordinance 165).

McCusker and Chief Heim testified that there was large quantity of tires that Delaney appeared to be processing. Further, there was a tire processing machine on the property. Along with the zoning issue, the City had long been warning Delaney that items on the property constituted a nuisance. The Court acknowledges that the City had been warning Delaney for months and months to clean up the property and to apply to be re-zoned. The parties had even agreed that Delaney would meet with the zoning board and Defendant failed to do so.

Carol Recker testified for Defendant. Ms. Recker offered two checks that Delaney received for the shredded rubber (Exhibit BB).

The burden of proof is upon the City of Cascade and standard of proof is by clear, satisfactory and convincing evidence. The City offered proof that Delaney was operating a tire recycling business. Defendant does not deny that it operated such a business along with its auto repair business. The C-1 zoning designation is essentially for retail purposes. The M-1 zoning designation is for manufacturing, processing and wholesaling. The crux of the case is whether or not recycling old tires and shredding them for the purpose of selling the shredded tires is manufacturing or processing. The Court does not find that Delaney was manufacturing. The Court finds that was engaged processing by recycling tires. Process (verb) is defined as performing a series of mechanic or chemical operations in order to change or preserve it. By shredding the tires, Delaney was mechanically changing the physical make-up of the tires in order to preserve them. The Court finds that Delaney was not manufacturing a new product. The Court finds that Delaney was processing the materials and that exceeded the C-1 zoning designation. By recycling tires Delaney was processing the tires and that activity exceeds the commercial zoning designation. The C-1 zoning designation does not allow for processing. The City of Cascade met its burden proof in proving the zoning violation.

The City requested a civil penalty in the amount of \$250.00 per day that Delaney was not in compliance with the city zoning code. Plaintiff requests a daily \$250.00 penalty from April 17, 2017 to the date of trial. The photos presented at trial show Delaney was in not in compliance with the zoning code at least six times. Defendant presented checks showing payment for shredded tires only on two occasions. The Court is not convinced that Delaney was in violation of the zoning ordinance each day from April 2017 until the time of trial in May 2018. Neither is the Court convinced that Delaney was only in violation of the code on two occasions. The Court assesses a civil penalty in the amount of \$5,000.00. Delaney shall pay a civil penalty in the amount of \$5,000.00 for being in violation of the City of Cascade zoning ordinance by engaging in tire recycling. Court costs are assessed to Defendant Delaney. The civil penalty and court costs are due on or by February 18, 2019 (thirty days from the date of this order).

Plaintiff requested that the Court order Delaney to come into compliance with the zoning ordinance if Delaney continues to engage in tire recycling. If Delaney continues to operate a tire recycling business by shredding old tires then Delaney shall go through the proper process with the City of Cascade to be re-zoned to the appropriate designation to operate said business.



State of Iowa Courts

**Case Number**  
CACICV106740  
**Type:**

**Case Title**  
CITY OF CASCADE V DELANEYS AUTO  
OTHER ORDER

So Ordered

A handwritten signature in cursive script, reading "Emilie J. Roth Richardson".

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Emilie J. Roth Richardson, Magistrate,  
First Judicial District of Iowa

Electronically signed on 2019-01-17 12:48:37

Dated: 01/17/19

Please Note: If you require assistance of auxiliary aids or services to participate in court because of a disability, immediately call your district ADA coordinator at 319/833-3332. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942. The disability coordinator cannot provide legal advice.





House

House

Hous

Turn around for Delaney's

DELANEY'S Ground

Delaney's Ground

Bee's

APPT

Tops... or

Cut up silos  
10 feet  
Tires

Tires

Tires

Tires

Tires

DELANEY'S AUTO & AG

Back Door

Feet

- 6 Door
- 5 Door
- 4 Door
- 3 Door
- 2 Door
- 1 Door

85"

Hoop Building

Feet

North Door

Flip Tractor Tires

All machines ARE movable

30"

↑  
Cut Flats 85"  
Shred Tires &  
Cut Sidewalls  
Cut Feed Buckets

30"

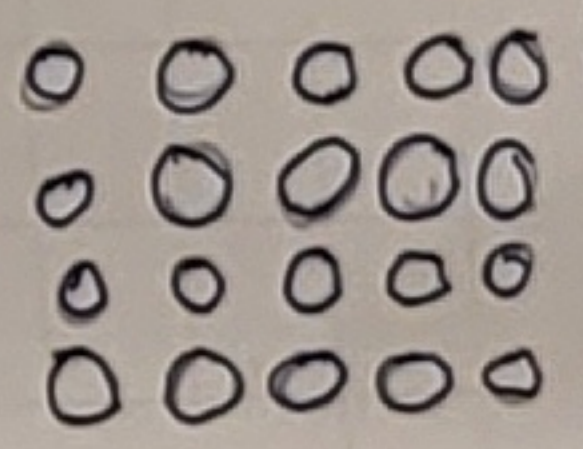
Flat Treads

Finished Feed Buckets

Side walls

Finished side walls  
Buckets  
Flat Treads

Feed Buckets To cut tops off



Dock For Trailer to Back to

How Long FT

webbers