

LINN COUNTY BOARD OF SUPERVISORS
CEDAR RAPIDS, LINN COUNTY, IOWA
MONDAY, AUGUST 25, 2025 10:00 A.M.

The Board met in session at the Linn County Jean Oxley Public Service Center. Present: Chairperson Meisheid, Vice Chairperson Running-Marquardt and Supervisor Scheetz. Board members voting "AYE" unless otherwise noted.

Chairperson Meisheid called the meeting to order.

Motion by Meisheid, seconded by Running-Marquardt to approve minutes of August 18, 19 & 20, 2025 as printed.

Motion by Meisheid, seconded by Running-Marquardt to open public hearing to determine whether Linn County will vacate right-of-way along a portion of the NW 1/4 NW 1/4, Section 22, T. 85N., R. 06W., more particularly described as follows: All that portion of Scotland and Rowley Road that lies along the south and east lines of said NW 1/4 NW 1/4 and lying 33' east of the current centerline of Scotland and Rowley Road. Said vacated area is equal to 20,862 sf or 0.48 acres more or less, subject to easements and restrictions of record or use.

Garret Reddish, Asst. County Engineer, stated that there is tree clearing and other work taking place in this area. In situations where there is unused right of way, they offer to vacate and give back to the adjacent owner. In this case, the owner wants the right of way. Proof of publication was presented. No oral or written objections have been received.

Motion by Meisheid, seconded by Running-Marquardt to close public hearing.

Darrin Gage, Dir. of Policy & Admin., and Rhonda Betsworth, Deputy Auditor, presented proposed revisions to the Linn County Travel and Travel Reimbursement Policy (Policy PM-014). The Auditor's Office requested some changes be made to the policy due to things they notice as staff review travel reimbursements.

Supervisor Running-Marquardt stated that a lot of background work went into tightening up this policy. The policy serves the taxpayers of Linn County well knowing that they are watching how the travel money is being spent.

Supervisor Scheetz questioned Betsworth as to how her office will verify the 50-mile requirement and Betsworth responded that this is one of many things their office reviews when an employee submits an OBTR (Overnight Business Travel Request) form.

Supervisor Meisheid stated that she brought forward the 50-mile radius requirement. She drives 36 miles to work one way every day and feels this is a justifiable ask. It is a fair and reasonable request, and she appreciates all the work to update this policy.

The Board will approve Wednesday.

Motion by Meisheid, seconded by Running-Marquardt to open public hearing on an ordinance amending the Code of Ordinances, Linn County, Iowa, by amending provisions in Chapter 107, pertaining to nuclear energy generation and nuclear material storage

Charlie Nichols, Planning & Development Dir., discussed an ordinance amending the Code of Ordinances, Linn County, Iowa, by amending provisions in Chapter 107, pertaining to nuclear energy generation and nuclear material storage. He provided background of the Duane Arnold Energy Center; highlighted comments received from the public during the Planning & Zoning Commission meeting; ordinance language and suggested ordinance language change. This ordinance amendment is to prepare Linn County in a thoughtful and careful manner for future proposals. The ordinance focuses on local considerations and leaves many safety considerations to the US Nuclear Regulatory Commission (NRC), who set and enforce nationwide standards for nuclear facility construction and management. The ordinance would create a new exclusive zoning district with its own application process and unique zoning requirements for nuclear energy generating and/or waste storage facilities. A completed economic development plan and a host community agreement (HCA) (to cover county costs associated with housing a nuclear energy facility) would need to be submitted. The HCA would establish an annual inflation adjusted payment to the county to support services such as emergency response, infrastructure maintenance and environmental monitoring. It also requires reimbursement of county costs incurred as a result of all pre-operational activities. This ordinance is not directly related to a restart of the Duane Arnold Energy Center, however there is support for that restart. Nichols suggested a change to the HCA duration.

Supervisor Running-Marquardt highlighted that the NRC sets and enforces nationwide standards for designing, constructing, and operating nuclear facilities safely. Local governments, however, retain authority over land-use issues. She cannot stress enough that the Board does not have the final say on the nuclear plant being reopened in Linn County as that is up to the NRC. They are giving a voice to the constituents. Their job is to protect the people and land in Linn County. There are several agencies within Linn County that work to make something like the nuclear plant possible. HCAs are standard

across the country. She looks forward to hearing from the public today about what their thoughts and considerations are.

Jon Van Zante, Hiawatha, Business Manager representing IBEW Local 204, expressed his support for NextEra's recommissioning of the nuclear facility. They have held the contract for it since it was built back in the 1970's and look forward to getting it back in the area. There is a lack of generation in their entire footprint and getting this in would be very helpful for the economy and the workforce. When the plant was decommissioned in 2020, the effects of the plant closing were strongly felt across the county. After hearing about NextEra's interest, they are excited for the potential to restart the facility and very much look forward to working with them. The benefits of bringing the plant back online would definitely be plentiful and he hopes the Board will pass the ordinance and work with NextEra to get this accomplished.

Wally Taylor, 2200 S 31st Street, Marion, stated that he sent the Board a letter a week or so ago and hopes they will read it. He wanted to make it clear that this is not about whether nuclear power is good or bad and whether Duane Arnold should be restarted or not. That is up to the Nuclear Regulatory Commission. The Board's job is to protect the people and land in Linn County, as Supervisor Running-Marquardt stated. Most importantly, nuclear energy should be a conditional use in an industrial zone. Nuclear power should not be in a renewable energy zone, it's not renewable as it runs on uranium which has to be refined and processed. The current ordinance that Linn County has makes other electric generating facilities conditional uses in industrial zones, why not nuclear. He noted that the Woodbury County Supervisors recently adopted an ordinance putting nuclear power as a conditional use as an industrial zone so there is a precedent for doing that. He heard Nichols say that if its permitted use the Supervisors make the decision but if it's permitted use, it's permitted and there is no decision to make. Whereas, with conditional use, the Board of Adjustment looks at an individual situation and decides whether or not it should be permitted. If so, what conditions make it compatible with Linn County's land use comprehensive plan and the zoning ordinance. There should be some mention in the ordinance and consideration for the 10-mile radius around nuclear plants for the evacuation zone as there's a reason for that. That zone should be structured based off the NRC but should still be part of the land use considerations in this ordinance. He supports the Supervisors and Linn County and the Planning & Zoning Department for getting ahead of this issue but let's do it right. Taylor asked that they deny this ordinance and go back and do an ordinance that really protects the people and land in Linn County.

Garrett Goldfinger, Senior Dir. of Nuclear Development representing NextEra, stated that he is proud to be part of a local and nationwide team evaluating the potential to restart the Duane Arnold Energy Center (DAEC) in Linn County. NextEra remains excited at the opportunity to resume operations at the DAEC bringing hundreds of permanent high-quality well-paying jobs in the area. Starting a nuclear power plant is a serious undertaking and the team is working diligently to pull together all the necessary pieces to return DAEC to service. That said, he thanked the county staff, especially Charlie Nichols and the Planning and Zoning team for consulting with them on this important ordinance, which if passed, will determine the zoning and permitting requirements for nuclear energy projects within the county. NextEra supports this ordinance with the proposed amendment and looks forward to the Board's review and discussion regarding its approval. Should they move forward with restarting the plant they know the facility will bring significant economic benefits to the area for many years to come. In addition to high quality jobs, resuming operations will bring millions of dollars in tax benefits and revenue to the county, local school districts and other local organizations to fund critical programs and services for residents. This project will build upon NextEra's history of major energy investments in the state which total more than \$3 billion since 1999. They are looking forward to continuing collaboration with the county, the state and this administration as they continue to advance critical milestones on the project. Members of his team will stick around after today's meeting and after the upcoming Board of Supervisors meetings and can answer any questions or concerns they may have. They hope the Board will approve this ordinance which is an important step in the potential restart of the DAEC.

Bill Gerhard, 5134 Rapid Creek Rd NE, Iowa City, stated that for 14 years he was the President of the Iowa State Building and Construction Trades Council, and they are in support of this project and ordinance. He was asked before today's meeting if he ever worked in Palo, which he did not, but he was working in the trades elsewhere when Palo was built in the 1970's. He remembers what an economic boom that was for Cedar Rapids and Linn County. Gerhard thinks the recommission of Palo will be the same and will create a lot of good jobs and benefits and put people to work. It will also mean tax dollars for communities and school districts. He is excited about this and thanked Charlie Nichols for the good work he did on explaining everything and the Board of Supervisors.

Ron Corbett, representing the Metro Economic Alliance, stated that they are a local organization made up of small businesses like La Cantina restaurant to large businesses like Collins Aerospace. They would be the local chamber of commerce. His role at the Economic Alliance is economic development and that involves trying to bring in new companies to their community (ex. QTS, Google and Subzero). They also work with companies as they grow and expand (ex. Ingredion). He echoed some of the comments other speakers had toward the Board's staff. Charlie Nichols and his team through this whole process of shepherding the ordinance to the point they are at today. They acted with professionalism and integrity, and the Board is aware of this since they work with them monthly or daily. Corbett congratulated the Board on that. Economic Alliance is supporting this for two reasons. The first reason is due to the jobs

and the multiplier effect of the payroll in their community and how the money is spent. The tax dollars that

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are generated from the facility and from the workers and the donations to nonprofits. Sometimes you have to put people behind the faces at the job. He shared a story from working at the Market After Dark Saturday and he met someone who used to work at the nuclear plant and how great of a job it was. It was a great testimonial. The second reason is capacity. As DAEC opens up, Alliant has other generation goals. They need the capacity but it's more than just for QTS and Google or Subzero, it's for their existing businesses. Ingredion for example are doing a \$48 million expansion and that's great from a construction standpoint. They are increasing their capacity by 20,000 bushels of corn a day that is being trucked in from all over the county. Those are the two reasons the Economic Alliance is supporting this, and they hope the Board will move it forward.

Bruce Lindholm, 316 Forest Dr. SE, Cedar Rapids, is the IAAA Power Engineering Chair and they follow things like this ordinance and want it. The other day they were at ITC and they were talking about a huge increase in power coming from data centers and so forth. Where is this power coming from? They are going to Marshalltown to get that power from the gas plant and then going to SE Iowa which connects to other places, but he is convinced they need more 24/7 power here in this area, so they do need this plant. The agreement is straightforward and let the NRC handle the fence details. Deal with what the county needs, which is funding for county costs. He believes that is all covered by the agreement so they should have costs for funding and training people for the emergency response systems. Lindholm appreciates the good comments today and asked the Board to please approve it.

Jeff Cooling, 5512 Mayfair St. SW, Cedar Rapids, thanked the Board of Supervisors for their time today as well as the work put in by staff and the Planning and Zoning Commission. He is asking for the Board's support to approve this ordinance. Cooling works for the International Brotherhood of Electrical Workers Local 405 and on behalf of its members, they are asking for the Board's support knowing that they will be put to work in the rebuilding of Duane Arnold as this ordinance starts that path. Many of the members were employed when it was first constructed and through the maintenance of it during its lifespan. For those reasons, good jobs, great community, building jobs and having more people that live and work in Linn County with an opportunity like this he's asking for their support today.

Motion by Meisheid, seconded by Running-Marquardt to close public hearing.

Supervisor Scheetz thanked the public who spoke today and echoes the comments made about Linn County's staff. He will be voting in support of this ordinance today as amended. Safety is at the top of the list and it's important that the public understands that a portion of the safety component is at the federal level to restart Duane Arnold. The HCA is a huge piece too that ensures Linn County taxpayers are not footing the bill for the increased public safety. There is a growing demand for energy in Linn County and across the state of Iowa. This is an avenue to use nuclear energy which is a clean form of energy and is critical statewide and at the national level. He is very excited about this possibility in Linn County. The ordinance does a really good job ensuring the community is protected.

Supervisor Running-Marquardt supports the ordinance as amended and also appreciates the public comments and feedback. The NRC sets and enforces rules. Linn County can have its voice for the citizens and taxpayers. The ordinance addresses to the best of their ability the infrastructure, training and HCA. They are making this process as open and transparent as possible. The Board serves the citizens and listens to them, and they are the final decision makers. She looks forward to a good partnership between Linn County and NextEra.

Supervisor Meisheid stated that she did receive a letter of support for this from Palo. It is hard to describe how thankful and appreciative they are of their staff and those who put forth the work. She also advocated for community members to apply to serve on the Planning & Zoning Board at a local level. Meisheid appreciates how thoughtfully this process has evolved and the work that has been put into it putting safety at the top of their priority list for their citizens and looking out for the taxpayers.

Motion by Running-Marquardt, seconded by Scheetz to amend the First Consideration of an ordinance amending the Code of Ordinances, Linn County, Iowa, by amending provisions in Chapter 107 by changing language to: the Host Community Agreement (HCA) shall remain in effect until such time as the plant operator has eliminated the offsite radiological emergency preparedness plan in accordance with NRC regulations or specific NRC approval.

Motion by Meisheid, seconded by Running-Marquardt to approve First Consideration of an ordinance amending the Code of Ordinances, Linn County, Iowa, by amending provisions in Chapter 107, pertaining to nuclear energy generation and nuclear material storage as amended.

Public Comment: Supervisor Meisheid stated that for many people in Linn County today is the first day of school and wanted to wish a happy first day and happy school year to any educators and people in that business and to all the children including her 4-year-old son that she sent on a bus this morning. She wished her son a great day at preschool.

Supervisor Running-Marquardt stated that while Supervisor Meisheid sent her son to preschool, she sent her son off to his first day of college today. As she saw a lot of buses in her area, she's reminded of the gratitude for their Secondary Roads crew who keep in consideration all the roads in the county so that

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their kids can safely get to school on these buses. She knows that is a primary concern for those doing their work all year long.

Motion by Meisheid, seconded by Running-Marquardt to approve Employment Change Roster (detail is available upon request).

Adjournment at 11:08 a.m.

Respectfully submitted,

TODD E. TAYLOR, Linn County Auditor
By: Amanda Brown, Deputy Auditor

Approved by:

BRANDY Z. MEISHEID, Chairperson
Board of Supervisor