

LINN COUNTY BOARD OF SUPERVISORS  
CEDAR RAPIDS, LINN COUNTY, IOWA  
WEDNESDAY, FEBRUARY 11, 2026 10:00 A.M.

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

Chairperson Running-Marquardt called the meeting to order and led the Pledge of Allegiance.

Public Comment: Sharlene Larson, 3528 Timber Ridge Trail, Cedar Rapids, stated that she and her husband have been living there for 20 years and this affects their daily lives. She voiced her strong opposition to this rezoning request and conditional use permit. The proposed USR-MF is not compatible with their neighborhood and puts their neighborhood at risk for higher intensity development/commercial uses. They do not want a sports complex, apartment building or condo complex behind their property. These are real life predictable outcomes for them. They like to see the stars and spend quiet time out in their yards. It was mentioned on Monday that Hiawatha is in favor of this project and that the property will be annexed so why don't they abstain from voting on the rezoning request and pass it to Hiawatha since they have a zoning category to meet the buyers' needs but also protects the property from high intensity development. She feels that the conditional use permit also needs to be addressed as she doesn't feel the intent is just for the 14-bed memory care facility. There are 133 people in their neighborhood who signed the petition against this rezoning and many others who made public comments or submitted letters. Larson added that she has worked in long-term care facilities for 35 years. This situation makes her wonder where the staff and Board members live and asked that they put themselves in their shoes. She respectfully asks the Board to deny the rezoning request.

Brent Larson, 3528 Timber Ridge Trail, Cedar Rapids, stated that he is strongly opposed to the rezoning request. He doesn't want to revisit the entire spot-zoning discussion again but wants to emphasize how dramatically different the requested USR-MF zoning is from every surrounding property and gave examples. USR-MF is the highest intensity zoning category for Linn County, and they do not want these types of developments in their neighborhood. The Planning & Zoning Commission voted 3-2 against the rezoning so why is this not being recognized by the Board? They are respectfully asking the Board to consider an alternative approach that would significantly reduce the long-term risk to their neighborhood. The Board of Supervisors does have the authority to allow this specific Conditional Use Permit under the RR3 zoning. This would allow the applicant to pursue their memory care facility with 14 beds without permanently changing the zoning to USR-MF. It seems like a reasonable compromise. Larson also questioned whether the Board plans to change the zoning before the Board of Adjustment meets to consider the conditional use permit. This property is not a new development area and is an established neighborhood. Changing the zoning now undermines the very purpose of planning and zoning. He respectfully asks the Board to deny this rezoning request as there should be a compromise that allows the applicant to have their memory care facility without dramatically altering their neighborhood.

Lisa Halverson, 3567 Todd Hills Rd., Cedar Rapids, stated that the need for memory care has never been a question. The decision they are making today is not for housing and asked that they consider the ramifications. Urban zoning is a classification for high density use. Denying rezoning does not deny memory care. The project could happen today, just on a smaller scale and it could also take place under Hiawatha's jurisdiction. The conditional use permit by Linn County is not compatible with Hiawatha's. She explained her interpretation of a handout that she provided Board members with. They should align with Hiawatha for future use. She explained that low density residential are single family detached units and this undermines the coordinated land use planning. Denial of the zoning request does not prohibit growth, and land should be developed in a manner with the adjacent city (Hiawatha). She is requesting that the rezoning be denied.

Greg Epping, 3524 Timber Ridge Trail, Cedar Rapids, stated that he spoke at the last meeting and provided Board members with a handout. Although he is a neighbor, he is also an attorney that practices primarily in real estate. He is speaking from the perspective of the legality of spot zoning. The Board consulted with staff and the staff expressed their opinion that the proposed application does not include spot zoning. His issues with spot zoning come from a legal perspective. He would like staff to review his legal brief and address it. Epping does not feel that staff have done their work under the case law that is cited. He asked that the application be denied.

Amanda Reeder, 3532 Timber Ridge Trail, Cedar Rapids, stated that she has attended the last 2 meetings. Her husband sent a letter to the Board and Brad Wylam. They are asking the Board to fully reconsider what rezoning does for their neighborhood. They moved into unincorporated Linn County about 10 years ago for the rural living aspect. They have a large lot with trees and more space than they did living in town. She understands that things change, however the zoning request is so far away from anything they have ever imagined. There could be a 45-foot-tall apartment complex 45 feet from her property line. She asked if any other places in the county have been rezoned to this. The application for the memory care facility is a good thing; however, it opens the door to so much more than just a 14-bed facility. She wishes there was a way to start at RR3 and go up from there. Needing to rezone for something that allows condos and apartment complexes, she asked if it makes sense to zone it as proposed. Reeder asked the Board to fully consider what the rezoning to that level does to that area. She also asked the Board to deny the zoning request as it seems insignificant to them, but it is a big deal to those 140 people that live in the neighborhood.

Motion by Running-Marquardt, seconded by Scheetz to approve minutes of February 4 (Public Hearing) & 5, 2026 as printed.

Motion by Scheetz, seconded by Running-Marquardt to approve claims accounts payable checks dated 2/11/26 #71020404 to 71020473 in the amount of \$116,646.19; and ACH in the amount of \$250,499.71; for a total of \$367,145.90 and voids totaling \$900.00.

Motion by Running-Marquardt, seconded by Scheetz to approve Consent Agenda as follows:

Resolution 2026-2-23

A RESOLUTION AWARDDING CONTRACT FOR PAVEMENT MARKINGS AT VARIOUS LOCATIONS THROUGHOUT LINN COUNTY

WHEREAS, the Linn County Board of Supervisors, hereafter referred to as "the Board", believes the M-PAVEMENT MARKINGS(26), hereafter referred to as "the project" is in the best interest of Linn County, Iowa, and the residents thereof. The project is defined as pavement markings at various locations through Linn County; and

WHEREAS, the Board has sought appropriate professional guidance for the concept and planning for the project and followed the steps as required by the Code of Iowa for notifications, hearings, and bidding/letting; and

WHEREAS, The Board finds this resolution appropriate and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, welfare, comfort, and convenience of Linn County and its citizens, all as provided for in and permitted by section 331.301 of the Code of Iowa; and IT IS THEREFORE RESOLVED by Board to accept the bid from Pelling Co Inc – Paint Division Mgr. in the amount of \$227,710 and awards the associated contract(s) to the same;

BE IT FURTHER RESOLVED that all other resolutions or parts of resolutions in conflict with this resolution are hereby repealed. If any part of this resolution is adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the resolution or action of The Board as a whole or any part thereof not adjudged invalid or unconstitutional. This resolution shall be in full force and effect from and after the date of its approval as provided by law; and

BE IT FURTHER RESOLVED by the Linn County Board of Supervisors, that after receiving the necessary contract documents, including but not limited to, the contractor's bond and certificate of insurance, Bradley J. Ketels, Garret A. Reddish or Jonathan L. Larson, the County Engineer or Assistant County Engineer, for Linn County, Iowa, be and is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the contracts in connection with the afore awarded construction project let on 2/3/2026.

Resolution 2026-2-24

A RESOLUTION AWARDDING CONTRACT FOR CRACK FILLING AT VARIOUS LOCATIONS TRHOUGHOUT LINN COUNTY

WHEREAS, the Linn County Board of Supervisors, hereafter referred to as "the Board", believes the M-CRACK FILLING(26), hereafter referred to as "the project" is in the best interest of Linn County, Iowa, and the residents thereof. The project is defined as Hot Mix Asphalt (HMA) and Portland Cement Concrete (PCC) crack filling and sealing at various locations throughout Linn County; and

WHEREAS, the Board has sought appropriate professional guidance for the concept and planning for the project and followed the steps as required by the Code of Iowa for notifications, hearings, and bidding/letting; and

WHEREAS, The Board finds this resolution appropriate and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, welfare, comfort, and convenience of Linn County and its citizens, all as provided for in and permitted by section 331.301 of the Code of Iowa; and IT IS THEREFORE RESOLVED by Board to accept the bid from Denco Highway Construction Corp. in the amount of \$224,747.74 and awards the associated contract(s) to the same;

BE IT FURTHER RESOLVED that all other resolutions or parts of resolutions in conflict with this resolution are hereby repealed. If any part of this resolution is adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the resolution or action of The Board as a whole or any part thereof not adjudged invalid or unconstitutional. This resolution shall be in full force and effect from and after the date of its approval as provided by law; and

BE IT FURTHER RESOLVED by the Linn County Board of Supervisors, that after receiving the necessary contract documents, including but not limited to, the contractor's bond and certificate of insurance, Bradley J. Ketels, Garret A. Reddish or Jonathan L. Larson, the County Engineer or Assistant County Engineer, for Linn County, Iowa, be and is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the contracts in connection with the afore awarded construction project let on 2/3/2026.

Resolution 2026-2-25

A Resolution approving a Residential Parcel Split for HOLLENBECK ROAD FIRST ADDITION.

The following description is a summary of Resolution No. 2026-2-25 as passed and approved by Linn County Board of Supervisors, effective February 11, 2026.

HOLLENBECK ROAD FIRST ADDITION (Case # PPS25-0021) to Linn County, Iowa, containing two (2) lots, numbered lot 1 and lettered lot A, a subdivision of real estate located in the SW NW of Section 32, Township 84 North, Range 8 West of the 5th P.M., Linn County, Iowa, described as follows:

Commencing as a point of reference at the NW corner of said SW 1/4 NW 1/4; thence N88°55'08"E along the north line of said SW 1/4 NW 1/4, 893.50 feet to the Point of Beginning; thence continuing

N88°55'08"E along said north line, 436.83 feet to the NE corner of said SW 1/4 NW 1/4; thence S00°12'06"W along the east line of said SW 1/4 NW 1/4, 280.49 feet; thence S87°45'02"W, 293.67 feet; thence S39°01'37"W, 75.36 feet; thence S86°48'20"W, 66.42 feet; thence N04°43'04"W, 347.19 feet to the Point of Beginning, containing 2.89 acres which includes 0.29 acres of road right of way. For a more definite location and description, reference is made to a plat hereto attached and made a part hereof.

The full text of the Resolution may be inspected in the Linn County Auditor's Office located at 935 Second Street SW, Cedar Rapids, Iowa, during regular business hours, 7:30 a.m. to 4:30 p.m. Monday through Friday or on the Linn County website at [www.linncountyiowa.gov](http://www.linncountyiowa.gov).

Approve purchase order PO856 in the amount of \$16,164.75 to CDW GOVT for business media phones and service for the IT Department.

Approve and authorize the Chair to sign the Iowa Department of Transportation (IDOT) Federal-aid Agreement for a City Highway Bridge Program Project between Linn County, the City of Bertram, and IDOT. The bridge replacement is located on Big Creek Road over Big Creek. Project no. BROS-0575(604)—8J-57.

Brad Wylam, Planning & Development, recapped discussion that took place from Monday's meeting. He emphasized that if the Board wants to pause the 3<sup>rd</sup> consideration until the Board of Adjustment hears the case for the conditional use permit on February 25<sup>th</sup>, that is an option. County staff has consulted with the County Attorney's Office regarding the spot zoning and agree that this case is not spot zoning. This case meets the standards of approval and for uses that would be allowed. He did touch on land being used for a sports complex and in that instance, a conditional use permit would have to go before the Board of Adjustment as not all those cases go to the Board of Supervisors. No public comments have been received since Monday's meeting.

Board members expressed that they appreciate the public's engagement and interest in this case as it's important that they are heard and listened to and do not see a need to push back 3<sup>rd</sup> consideration.

Motion by Running-Marquardt, seconded by Scheetz to approve upon Second Consideration of a request to rezone 11.68 acres located at 3541 Todd Hills Road, from Rural Residential 3-Acre (RR3) to Urban Services Residential - Multi-Family (USR-MF).

Jessie Black, Admin. Spec., presented a Vacancy Form for an intern in the Board of Supervisors Office. This position would be funded through the Board of Supervisors budget and would be a temporary position working on projects such as obtaining well records and working on water quality studies. Cara Matteson would be the intern's direct report. Finance has given their approval.

Board members feel that this is a good investment.

Motion by Running-Marquardt, seconded by Scheetz to approve a Vacancy Form for an intern in the Board of Supervisors Office.

Darrin Gage, Dir., of Policy & Admin., presented the eleven city library contracts for the Board's approval.

Supervisor Running-Marquardt stated that library contracts are important to her, and they are required by law to support local libraries. She shared that the librarians of Linn County are the heartbeat of their communities. She also thanked Gage for making this a priority for the county.

Supervisor Scheetz also shared his appreciation for Gage taking the time to walk him through this process and he is happy to support it.

Motion by Running-Marquardt, seconded by Scheetz to approve the following Fiscal Year 2026 rural library appropriations and authorize the Chair to sign individual contracts for library services, and authorize the release of payment to individual libraries upon receipt of their respective contracts: Cedar Rapids: \$80,899.34; Center Point: \$74,223.09; Central City: \$25,214.21; Coggon: \$13,869.00; Ely: \$29,668.95; Fairfax: \$31,474.79; Hiawatha: \$72,230.68; Lisbon: \$24,067.80; Marion: \$90,246.64; Mount Vernon: \$28,808.10; and Springville: \$29,297.40.

Public Comment: Brent Larson, 3528 Timber Ridge Trail, Cedar Rapids, stated that he didn't hear a response to his comment about an alternative approach which would reduce their risks in the neighborhood. The Board has the authority to allow a specific conditional use permit for RR3 zoning by making an allowance adjustment to the table. It would allow the applicant to have the memory care unit and keep the zoning of RR3 or USR. He asked the Board to realign the meeting with the Board of Adjustment to make the proper decision based on the conditional use permit. He feels that if he comes to the Board and asks for this zoning request, they will be happy to change the zoning on any application. Larson doesn't feel that it is very good zoning and planning for these types of conditions coming into an existing neighborhood and then changing it to the higher zoning. Why don't they just do everything USR-MF and they can be done with zoning.

Sharlene Larson, 3528 Timber Ridge Trail, Cedar Rapids, questioned since they are missing one Board of Supervisor member today what impact does that have on the issues they are talking about today on this particular case. She understood the previous concerns they had at Monday's meeting. Her other concern is that the Board does not want to postpone the conditional use permit meeting and wants to proceed with the rezoning. No one has spoke in favor of this other than the Planning staff at Linn County. She asked again what the impact of having only 2 Supervisors at the meeting today is.

Lisa Halverson, 3567 Todd Hills Rd., Cedar Rapids, reiterated that this isn't about memory care or the ability to take place in this location. There is a way to do it and still maintain low density residential. She referenced examples of transitional lots in other areas of Cedar Rapids. She would appreciate if the Board would reconsider the Board of Adjustment meeting to take place before final consideration of this case. It seems unfair to constituents of the area that this conditional use permit is not getting reviewed prior to final acceptance of the rezoning as they are tied together. The public has a need and a desire to show their input for the conditional use permit, and the rezoning is a done deal before the conditional use permit is reviewed.

Kirsten Running-Marquardt, 3950 Fieldstone Place, Cedar Rapids, expressed her condolences for two people she knew personally that passed away recently, Gary Smith and Kay Graber. She shared both of their contributions to the public, what great people they were, and they will not be forgotten.

Darrin Gage, Dir. of Policy & Admin., provided a legislative update highlighting several bills.

Motion by Scheetz, seconded by Running-Marquardt to approve lobby declarations as recommended by the Public Health Department.

Motion by Running-Marquardt, seconded by Scheetz to declare no action for HF2324 & HF2338.

Motion by Running-Marquardt, seconded by Scheetz to declare against HSB 634-SSB3134.

Motion by Running-Marquardt, seconded by Scheetz to declare against HSB664.

Motion by Running-Marquardt, seconded by Scheetz to declare for HSB689.

Motion by Running-Marquardt, seconded by Scheetz to declare against SSB3009.

Adjournment at 11:07 a.m.

Respectfully submitted,

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

Approved by:

KIRSTEN RUNNING-MARQUARDT, Chairperson  
Board of Supervisors