

# transcript\_JcxxYyh2Fol

Language: en

Video URL: <https://www.youtube.com/watch?v=JcxxYyh2Fol>

02:43 -> Oh, 02:49 -> hey. 08:24 -> Hello and welcome to the City of Cedar 08:26 -> Falls Planning and Zoning Commission 08:28 -> meeting for Wednesday, March 25th, 2026. 08:31 -> I'll call this meeting to order. Um 08:34 -> before we do roll call, I do just want 08:36 -> to mention that tonight we have two new 08:38 -> commissioners joining us. So welcome to 08:40 -> both Corey Koger and John Fischer um for 08:42 -> joining the commission. And with that, 08:44 -> can we get a roll call, please? 08:46 -> >> Fisher 08:47 -> >> present. 08:53 -> >> She is online, 08:55 -> but we did not get a chance to test 08:57 -> microphone. 08:58 -> >> Okay, Oxanna, 09:00 -> >> I'm here. Thank you. Hartley 09:04 -> >> here. 09:05 -> >> Henderson. 09:07 -> Johnson 09:08 -> >> here. 09:08 -> >> Koker 09:09 -> >> here. 09:10 -> >> Moser 09:10 -> >> here. Staler 09:12 -> >> here. 09:13 -> >> Watkins 09:13 -> >> here. 09:14 -> >> We have one absent tonight. 09:17 -> >> Thank you. Um, next first up on the 09:20 -> agenda is an approval of minutes. Did 09:22 -> everyone have a chance to look over 09:23 -> minutes from our last meeting? And 09:24 -> >> I move to approve. 09:26 -> >> Second. 09:26 -> >> We have a motion and a second. All those 09:29 -> in favor? 09:30 -> >> I. 09:30 -> >> I. Any opposed? 09:31 -> >> A. 09:34 -> >> All right, those will go into record. 09:36 -> Um, we do have quite a few people here, 09:38 -> so welcome to those of you from the 09:40 -> public here. Um, just real quick 09:42 -> housekeeping on how some of these 09:44 -> meetings work if some of you are new to 09:45 -> these. Um, we have several different 09:47 -> agenda items. Um, for each of them, 09:49 -> there will be an opportunity for anyone 09:51 -> from the public to speak to any of the 09:52 -> items on the agenda. Um, and we'll just 09:56 -> ask to try and keep any comments uh 09:58 -> succinct to the category or the the 10:01 -> subject on the agenda that's on there. 10:03 -> Um, and then to start out, we also have 10:06 -> a spot on here for public comments for 10:08 -> anything that is not on the agenda 10:09 -> somewhere else. So, at this time, is 10:11 -> there anyone who would like to speak to 10:12 -> something that is not covered later on 10:14 -> the agenda? 10:17 -> All right, seeing none, there's one. 10:20 -> >> Oh, excuse me. Pardon. Come on up. Uh, 10:22 -> yep. Name and address for the record, 10:23 -> please. Matt

Hine, Alvarado Avenue, 511 10:27 -> here in Cedar Falls. Um, so we've been 10:31  
-> in the uh news lately and people are 10:33 -> wondering about us. So, quick  
opening 10:37 -> comment and then another comment related 10:39 -> to  
section 7, but I think this might be 10:41 -> useful to be separate. So, uh,  
people 10:45 -> are wondering about the West Industrial 10:47 -> Park. So, a  
quick formal commentary. Who 10:50 -> is Simple Mining? Uh, members of  
the 10:53 -> commission, good evening. Uh, my name is 10:55 -> Matt Hine and I  
am the director of 10:58 -> energy infrastructure and site 11:00 -> development  
at Simple Mining. Um, before 11:03 -> I address section 7, the ordinance 11:05 ->  
language, I wanted to take a moment to 11:07 -> tell you who we are because I  
think the 11:09 -> context matters for this conversation. 11:12 -> We're not  
outsiders. We've been 11:14 -> contributing to the local economy for 11:16 ->  
over five years. We're your neighbors, 11:20 -> parents, fellow community  
members. Our 11:23 -> founder, Adam Haynes, started this 11:26 -> company  
right here, attending you and I 11:29 -> fixing broken cell phones. That  
same 11:32 -> spirit of hands-on problem solving 11:34 -> drives our entire  
company operation. 11:38 -> Our employees are buying homes here. Our 11:41  
-> kids go to school here. I go to church 11:44 -> with some of you. 11:46 -> The  
contractors who build and maintain 11:48 -> our operations live and work in  
Cedar 11:51 -> Falls and the surrounding community. 11:54 -> So, what do we do  
at Simple Mining? 11:56 -> Despite the name, we're not just a 11:58 ->  
cryptocurrency company. We're a 12:00 -> technology infrastructure and  
hosting 12:03 -> company and a repair company 12:05 -> headquartered right  
here in Cedar Falls. 12:08 -> We are not outsiders. 12:10 -> We provide  
infrastructure for customers 12:13 -> to run high-performance computing 12:15  
-> hardware. Our growing team of repair 12:17 -> technicians are skilled at  
diagnostics, 12:19 -> micro soldering, and other high-tech 12:21 -> maintenance  
work. These are the exact 12:24 -> kinds of skilled, well-paying jobs that 12:26 ->  
keep families in the community and keep 12:28 -> our young people from moving  
away. We 12:31 -> deploy application specific integrated 12:33 -> circuits. AS6 is  
what they're called. to 12:37 -> think of it this way. Just as a circuit 12:39 ->  
made in your pocket calculator is 12:41 -> designed for math, our computers  
are 12:43 -> built to secure digital transactions. 12:46 -> Similar to online  
banking at our our 12:50 -> industry is evolving. The same physical 12:52 ->  
infrastructure that hosts blockchain 12:54 -> workloads today is transitioning  
towards 12:56 -> server platforms capable of supporting 12:59 -> AI, clinical  
research, edge computing, 13:02 -> and cloud computed hosting. 13:05 -> We've

been collaborating with CFU since 13:07 -> 2021 to support the utility grid. As  
a 13:11 -> demand response resource, we can power 13:13 -> down almost  
instantly during peak 13:15 -> demand. We've done that multiple times 13:18 ->  
this year and in many times throughout 13:21 -> uh previous years. As one utility  
uh 13:24 -> member put it in a board meeting, 13:25 -> curtailment capability is  
liking having 13:28 -> a free power plant. The community gets 13:30 -> grid  
reliability. The utility gets 13:33 -> steady, manageable load and we get to 13:35  
-> compete globally while staying local. I 13:39 -> want my future grandchildren to  
live and 13:41 -> work near me. I want Cedar Falls to be 13:45 -> home. 13:47 ->  
That's why we build. We build 13:49 -> infrastructure to support  
community 13:51 -> growth and we build in-house training 13:54 -> for high-tech  
jobs. It's simple. Thank 13:57 -> you. 13:59 -> Thank you very much. 14:02 ->  
Are there any other public comments 14:04 -> about anything not on the agenda  
later 14:06 -> on? 14:08 -> >> This is on the agenda later on. 14:11 -> >> Yeah,  
you could have waited. 14:12 -> >> So, okay, seeing none. So, we do have 14:15  
-> some old business um that I believe 14:17 -> we're going to push forward to our  
next 14:19 -> meeting. So after that, we can jump into 14:23 -> new business,  
which is a College Hill 14:26 -> design review for a new duplex at 2110 14:29 ->  
2112 Iowa Street. And I believe Chris is 14:31 -> going to take this one. 14:32 -> >>  
Yes. Thank you, Chair Stalnicker. 14:35 -> Um, good evening, commissioners.  
Um, 14:39 -> let's see. 14:44 -> So, uh, the applicant on this, uh, on 14:46 -> this  
case is proposing to construct a 14:48 -> new two family duplex with  
attached 14:51 -> garages at the rear facing the alley. Um 14:56 -> and uh the the  
subject property is just 15:01 -> uh south of 21st Street on Iowa Street 15:05 ->  
um in in College Hill and it's in the 15:07 -> College Hill neighborhood overlay  
which 15:10 -> requires this design review for this. Um 15:15 -> now looking at  
the property a little bit 15:17 -> uh a little bit closer. Um up on the 15:20 ->  
screen you can see what the applicant is 15:24 -> uh is proposing. Uh two two  
family 15:26 -> duplex there uh with four bedrooms in 15:29 -> each unit. Um you  
can see the the uh the 15:33 -> driveways going to the rear and uh and 15:36 ->  
fronting uh Iowa Street. Uh the there is 15:41 -> an existing driveway um off of  
Iowa 15:44 -> Street that is going to be removed as 15:46 -> part of this  
project. 15:48 -> Um, and then we also have a landscape 15:52 -> plan that  
shows five overstory trees and 15:55 -> some shrubs that will be in the  
front. 16:00 -> Let's talk a little bit about the design 16:02 -> of the 16:06 ->  
project. Um 16:10 -> so uh other houses around the proposed 16:13 -> site  
include a mix of onetory 16:16 -> um and twotory homes. The proposed 16:18 ->

two-unit dwelling will be two stories 16:20 -> and have a front facade approximately 56 16:23 -> 1/2 ft wide. Um the facade is 16:26 -> articulated with a separate front porch 16:28 -> for each unit which helps to reduce the 16:30 -> scale of the building 16:32 -> um at least visually uh giving the 16:35 -> appearance of separate units that are 16:37 -> similar in scale to single single unit 16:39 -> dwellings in the neighborhood. 16:41 -> Um and you can see the examples up on 16:44 -> the screen. Um, of course, most of the 16:48 -> uh, 16:50 -> one of the architectural styles that we 16:52 -> see here is a is a four square style, a 16:56 -> traditional style that we see across 16:58 -> America. Um, built early 20th century. 17:02 -> Um, that's kind of what this tends 17:04 -> toward. And you can see, you know, in 17:07 -> Cedar Falls, most of the front porches 17:09 -> have been uh uh enclosed or screened in. 17:13 -> Um that's not what's proposed here 17:15 -> necessarily, but it still follows the 17:18 -> same same style. 17:21 -> Um 17:24 -> so 17:27 -> um 17:30 -> and staff finds that uh this is 17:32 -> generally uh consistent with the 17:34 -> neighborhood character um in the area. 17:38 -> And uh um with that um staff recommends 17:44 -> approval of this case um subject to uh 17:49 -> any comments or direction that the 17:52 -> planning is zoning commission may have 17:54 -> and conformance to all city staff 17:55 -> recommendations and technical 17:56 -> requirements. I'm available for 17:59 -> questions if you have any. 18:01 -> >> Thank you. Are there any immediate 18:02 -> questions for staff from the commission? 18:06 -> >> I just have one question. So, I know we 18:08 -> haven't passed our new um College Hill 18:10 -> rezoning yet, but I'm wondering how much 18:13 -> of the recommendations from there were 18:14 -> taken into your recommendations here to 18:18 -> ask us to approve. 18:20 -> >> That's a good question. Um, so there are 18:24 -> a couple elements in this that uh may 18:26 -> not I mean I think I think just some 18:29 -> small modifications might have been 18:31 -> required under the new code that we 18:33 -> have, but not a lot. Um, I think there's 18:36 -> some green space requirements in there 18:38 -> that uh that would have modified a few 18:40 -> things. Um but otherwise in terms of the 18:44 -> the style and design um it's 18:48 -> addressing the street really with the um 18:51 -> the residential character to the street 18:53 -> was a a big factor here and uh a lot of 18:57 -> the back and forth that we had with the 18:59 -> with the developer on that um involved 19:03 -> um kind of maintaining that aesthetic 19:07 -> and integrity with the neighborhood 19:09 -> character. 19:14 -> Is the applicant here and wanting to 19:17 -> speak to this item at all? 19:22 -> >> No comment from the applicant.

That's 19:23 -> fine. Is there anyone from the public 19:25 -> who would like to speak to this item at 19:26 -> all? 19:30 -> So, seeing none um before we as a 19:33 -> commission um discuss, I would entertain 19:36 -> a motion to bring it to the commission. 19:39 -> I would move to approve. 19:41 -> >> Second that. 19:42 -> >> All right. Um 19:45 -> I was going to say I'd just like to say 19:47 -> I like the the fact that it's a it's a 19:49 -> modern construction, but it fits the 19:50 -> character of the neighborhood. I think 19:51 -> it fits in pretty well the the design of 19:53 -> it. So I think it's a good fit. 19:58 -> >> Agree. 20:02 -> >> Any other thoughts or questions from the 20:04 -> commission at all? Otherwise, we would 20:06 -> um 20:08 -> let's see. We have a we have a motion. 20:10 -> We have a second. So, I guess we would 20:11 -> be looking for a roll call vote, please. 20:14 -> >> Uh Watkins, 20:16 -> >> I. 20:17 -> >> Staler, 20:18 -> >> I. 20:19 -> >> Moser, 20:19 -> >> I. 20:20 -> >> Ker, 20:21 -> >> I 20:22 -> >> Johnson. 20:23 -> >> I 20:24 -> >> Henderson. Oh, sorry. She's absent. 20:26 -> Hartley 20:27 -> >> I. 20:28 -> >> Gubovich. 20:30 -> >> I. 20:31 -> >> Fisher. 20:32 -> >> I. That motion carries. So that will go 20:35 -> on to council then. 20:37 -> >> Thank you very much. And next up is 20:40 -> another College Hill Design review. This 20:42 -> time for a new projecting sign at 917 20:44 -> West 23rd. And I think Chris has this 20:46 -> again. 20:48 -> >> Yes, thank you. Um this is very similar 20:52 -> to a a 20:54 -> a case that we talked about uh maybe was 20:58 -> it was it last last time? Um Goodwill 21:01 -> had a sign that went in College Hill on 21:03 -> 23rd Street. Uh very similar just uh uh 21:07 -> literally next door to to Goodwill 21:09 -> there. Um we have uh this property at 21:13 -> 917 West 23rd. It's a it is a threestory 21:19 -> uh mixeduse building that was built in 21:21 -> 2016 with retail on the ground floor and 21:23 -> residential apartments above. Um, so the 21:27 -> Being Ladies establishment uh is 21:29 -> proposing a new projecting sign 21:32 -> underneath a similar projecting sign 21:33 -> belonging to Greenhouse Kitchen, which 21:35 -> is in the adjacent storefront. Um, the 21:38 -> proposed sign uh extends 3 feet into or 21:42 -> over the 23rd Street sidewalk. Uh it has 21:46 -> a sign area of six square feet, a 21:48 -> clearance of 12 feet above the sidewalk. 21:51 -> Um which the requirement typically is is 21:54 -> eight feet. Um and uh the the cabinet is 21:58 -> a it's a lighted cabinet sign which 22:02 -> there are there are several in College 22:03 -> Hill. Um 22:07 -> and uh fairly straightforward. Uh with 22:09 -> that staff recommends approval of this 22:11 -> case. um subject to any comments or 22:14 -> directions specified by the planning and 22:16 -> zoning commission. 22:18 -> Thank you. Are there any questions for 22:20 ->

staff from the commission? 22:23 -> Is the applicant here and would like to 22:25  
-> speak to this item at all? 22:29 -> Not seeing so. So then is there anyone 22:31  
-> from the public who would like to speak 22:32 -> to this item? 22:36 -> And  
then I would entertain a motion to 22:39 -> bring it to the commission. 22:40 ->  
>> So moved. Second. 22:43 -> >> All right. 22:45 -> Any thoughts or discussion at  
all? 22:48 -> >> Seems like just like the same like the 22:50 -> Goodwill sign. So, I  
would agree. 22:52 -> >> All right. Then can we have a motion on 22:54 -> a  
second? Can we get a roll call vote, 22:56 -> please? 22:57 -> >> Fisher. 22:58 ->  
>> I. 22:59 -> >> Grievich? 23:01 -> >> I Hartley 23:03 -> >> I. 23:05 -> >>  
Johnson. 23:05 -> >> I 23:06 -> >> Ker. 23:07 -> >> I 23:08 -> >> Moser. I 23:09  
-> >> Stalaker. I 23:10 -> >> Watkins 23:11 -> >> I 23:13 -> >> that motion carries  
and will be sent to 23:15 -> council. 23:16 -> >> Thank you. Next up is um a  
preliminary 23:20 -> plat for Green Hill Village Commons on 23:23 -> south of  
Lloyd Lane east of North Drive 23:26 -> and along Lauren Drive extended. And  
I 23:29 -> believe Michelle has this one. 23:31 -> >> Thank you. Can you hear me?  
Okay. All 23:34 -> right. Didn't 23:40 -> The property, as mentioned already,  
is 23:42 -> also um south of Green Hill Road and 23:47 -> east of Hudson Road.  
The applicant 23:51 -> proposes a 16 lots for single unit 23:54 -> dwellings in the  
Storm Basin. This is a 23:57 -> replot of an existing subdivision called 23:59 ->  
Green Hill Village Town Homes 2 phase 1. 24:02 -> The applicant also proposes to  
remove 24:04 -> the access easements recorded on the 24:07 -> plat as well as  
providing a fee in lie 24:10 -> of the neighborhood park dedication. 24:19 -> A  
small background that the Green Hill 24:21 -> Village master plan was  
originally 24:23 -> approved in 1980 I'm sorry 1998. 24:28 -> In 2025, city council  
approved a 24:30 -> revision for future land use map 24:32 -> amendment for  
Greenh Hill Village as 24:34 -> well as a Green Hill Village master plan 24:36 ->  
amendment. 24:38 -> And in that master plan amendment 24:40 -> included an  
amending the mixeduse 24:42 -> residential zoning district development 24:44  
-> procedures agreement. 24:46 -> As indicated in the development 24:47 ->  
procedures agreement, the applicant 24:49 -> agreed to provide design  
standards. 24:55 -> Uh that included adding one to two story 25:00 -> floor  
plans, keeping the houses between 25:03 -> 13 to 18,000 square ft and having  
a 25:06 -> craftsman style design. These will be 25:09 -> indicated in the deed of  
dedication for 25:11 -> it can be continued um to be uh 25:14 ->  
reviewed. 25:16 -> They also proposed a landscaping plan 25:18 -> that reviewed  
the master plan amendment 25:21 -> reviewed the landscaping plan for the  
MU 25:23 -> district and it met the requirements of 25:26 -> the MU district. Uh

the applicant has 25:28 -> indicated in a deed of dedication that 25:30 -> they will install that landscaping and 25:32 -> then the maintenance will be by the 25:35 -> homeowners. 25:39 -> The lot configurations for these 16 lots 25:43 -> are uh also include the four tracks, 25:46 -> three of them for the roadway and one 25:48 -> for the storm water detention. The lot 25:50 -> sizes will be from 9,495 25:54 -> to 12,000 square ft. And as part of the 25:57 -> MU district, the setbacks are going to 25:59 -> be 30 feet from the front, rear, and 26:01 -> perimeter setback and then 10 feet side 26:05 -> yard setback. 26:10 -> So they're proposing the 16 lots to be 26:12 -> one phase and uh this is an infill 26:16 -> development that will that will complete 26:18 -> the street network of the existing 26:20 -> development and neighborhood. Uh the 26:23 -> dark blue shows the street connections. 26:27 -> The purple shows on the screen shows the 26:29 -> where the sanitary sewer is going to be 26:32 -> extended including extending it to 26:35 -> extending the sanitary sewer along North 26:38 -> Drive to the end of the plat. 26:41 -> And then the storm water will be placed 26:43 -> in that blue uh light blue square. 26:47 -> The stormware has been reviewed by the 26:49 -> city engineer and they um concur with 26:53 -> the engineer for the project. 26:56 -> And in the deed of dedication, the 26:59 -> development developer will be 27:01 -> maintaining the storm water management 27:03 -> until the homeowners association is 27:05 -> established. 27:10 -> And then as as you might remember, the 27:12 -> city had adopted your city your parks 27:15 -> and master plan as well as park 27:17 -> dedication code um last year. And in 27:21 -> that code provision is um having a 27:25 -> developer provide six acres of parkland 27:28 -> per 10,000 residents and not to exceed 27:31 -> 10% of the development. This translates 27:34 -> to.174 27:36 -> acres of land or in this case with the 27:39 -> 16 acres and the 5.22 27:42 -> acres they're developing equals.27 27:45 -> acres. This is the size of one of their 27:48 -> larger lots. The applicant has proposed 27:50 -> to provide a fee and loo as part of the 27:53 -> criteria for the fee and loo. the size 27:56 -> is the size of the park um usable and 28:00 -> the quarter of an acre is not that 28:02 -> usable. Is the park within or is there a 28:05 -> existing park that is in walking 28:07 -> distance? In this case, we do have parks 28:09 -> to play that is in walk place to play 28:12 -> that's in walking distance and then uh 28:15 -> we will also provide this to parks and 28:18 -> recreation commission in their special 28:20 -> meeting tomorrow for their 28:21 -> recommendation. 28:26 -> And then finally we would look at the 28:29 -> easement vacations. There's three 28:30 -> criteria for for uh vacating easements 28:36 -> and is the

easements needed for public 28:38 -> use. The easements are actually for 28:40  
-> access and storm water. So there would 28:42 -> be no public social use for  
these 28:44 -> easements and there would be no um need 28:47 -> to have these  
easements to access other 28:50 -> utility lines. And then finally, 28:57 -> um, if  
the utilities within the 28:59 -> easements are needed, this development 29:01 ->  
never moved forward. So the, um, 29:04 -> easements are not needed. Before  
I 29:07 -> forget, on your DISP tonight, there was 29:10 -> one public comment  
that was sent by 29:12 -> email and um recommended 29:18 -> that uh vehicles  
would travel Lauren 29:20 -> Drive for the development 29:24 -> and this was  
also forwarded to the 29:26 -> applicant. And with that, 29:30 -> I recommend  
um to gather public comment 29:33 -> and review this again on the April  
8th 29:35 -> meeting after planning and zoning, I'm 29:37 -> sorry, park and  
recreation 29:39 -> recommendation. And with that, I'm 29:41 -> available for  
any questions. 29:43 -> >> Thank you very much. I I did have a 29:45 -> question  
regarding the email that we 29:47 -> received that you mentioned um where  
the 29:50 -> a neighbor presumably um recommended 29:53 -> that the trucks  
use Lauren Drive and you 29:55 -> said you'd forward that to developer. Is 29:56  
-> that the kind of thing that 29:59 -> uh limiting the road access for a 30:01 ->  
developer? Is that common? I don't know 30:03 -> if I've heard of that concept  
much 30:05 -> before with other developments. 30:07 -> >> The city has done  
that in the past for 30:09 -> our development. Um but it is something 30:12 ->  
that the developer would be um 30:16 -> maintaining and regulating. 30:19 -> >>  
So I think it's really a question for 30:21 -> the developer in this case. We do  
um 30:24 -> sometimes ask them particularly if 30:26 -> there's a lot of traffic  
that's going to 30:27 -> be coming through a residential 30:29 -> neighborhood  
that's already built out if 30:31 -> they can use a specific route and 30:32 ->  
certainly a lot of developers will will 30:35 -> agree to that if it's reasonable.  
So 30:37 -> it's a question really I think for the 30:38 -> developer in this  
case. 30:40 -> >> Thank you. Are there any other questions 30:43 -> for staff from  
the commission? 30:45 -> >> I have a question. Um so the intent I as 30:50 -> my I  
understand it of the park 30:52 -> dedication 30:54 -> um is that everyone is  
within a half 30:56 -> mile walking distance of of the park. So 30:59 -> in this case  
when there already is is 31:01 -> place to play within a half mile of this 31:03 ->  
development. So, we are still requiring 31:06 -> that 31:07 -> um either they pay  
the fee or they 31:09 -> obviously provide that even though they 31:12 -> do have  
an existing park within walking 31:14 -> distance that serves that many 31:16 ->  
residents. Is that fair to say? 31:19 -> >> So, the requirement is that if there

is 31:21 -> an existing park in the neighborhood, 31:23 -> the fees then go to add new elements to 31:26 -> an existing park. 31:27 -> >> Okay. 31:28 -> >> And the idea is you add more residents 31:29 -> to the neighborhood, you have more 31:31 -> people using the park. The idea is that 31:33 -> the fee is then proportional to 31:35 -> the number of residents that they're 31:37 -> adding to the neighborhood. 31:38 -> >> Got it. Okay. Thank you for clarifying 31:40 -> that 31:41 -> >> question. 31:43 -> Is the applicant here and would like to 31:45 -> speak to this item at all tonight? 31:47 -> >> Not here. Welcome to answer questions. 31:50 -> >> Okay. Here for questions, but not 31:51 -> necessarily needing to speak at the 31:53 -> moment. Is there anyone from the public 31:55 -> who would like to speak to this item? 31:57 -> Please come on up. Name and address for 31:59 -> the record, please. 32:02 -> Hi, I'm Robin Frost, 4718 Addison Drive 32:05 -> in Cedar Falls, and I'm the mystery 32:08 -> person who sent the email as well. Um, 32:11 -> certainly appreciate you bringing that 32:13 -> up, Michelle, and I just wanted to more 32:15 -> fully explain um my reasoning behind 32:17 -> sending that message and the the 32:19 -> concerns that I have. I don't have any 32:21 -> concerns about the proposed development 32:22 -> itself. I think it's a good use of the 32:24 -> space there and will finish out the 32:26 -> neighborhood well. Um, I do live two 32:28 -> houses away from that area and so I just 32:30 -> had some concerns about the truck 32:32 -> traffic that might be involved with the 32:34 -> construction process. Understandably, 32:36 -> our neighborhood, for your information, 32:38 -> just um endured the multi-year 32:40 -> construction of Cedar Stone right behind 32:42 -> our homes. So, forgive me for being a 32:45 -> little bit concerned ahead of time about 32:47 -> what we might be up for for this 32:49 -> project. Um, so just concerned about 32:51 -> that truck traffic, maybe, you know, 32:53 -> safety of children. there are 32:55 -> established homes right nearby. Just 32:57 -> thinking ahead to that. Also thinking 32:59 -> ahead to things like, you know, blocked 33:01 -> driveways, not being able to get um to 33:03 -> your own property and things like that 33:05 -> during the construction process. 33:08 -> Um noise as well is concern. I know 33:11 -> during the construction of Cedar Stone, 33:12 -> there were a lot of activities after 33:15 -> hours, overnight hours that we didn't 33:17 -> expect that I would hope wouldn't be the 33:19 -> case in in this project. Um, so I did 33:23 -> cons did um suggest in my email the 33:25 -> construction management plan where um 33:28 -> they um try to access the site via 33:31 -> Lauren Drive which is has no homes on it 33:33 -> right now is totally free of residences 33:36 -> and it just

seems to make sense to have 33:38 -> as much of the truck traffic go that 33:40  
-> that route as possible um rather than on 33:44 -> Addison Drive. 33:49 -> I  
think that's it. 33:51 -> Thank you very much. Um could maybe the 33:53 ->  
applicant now come up to maybe address a 33:56 -> couple of these concerns if  
that would 33:57 -> work. 33:58 -> >> Yeah. Kevin Fitro with Green Hill 34:01 ->  
Village. Uh the if you look at the map, 34:04 -> I mean the I would say from most of  
the 34:06 -> traffic, the more legitimate route is 34:09 -> going to be from  
Alangquin to Lauren 34:12 -> Drive. I don't see an issue during 34:14 -> street  
construction. That is probably 34:16 -> how most of the traffic will come in  
and 34:19 -> the road to the residence would probably 34:21 -> be blocked off.  
While we're putting the 34:24 -> city street in once uh once that's done, 34:27 ->  
you're talking about two, three houses 34:29 -> being built at a time. So, you're  
not 34:31 -> talking about heavy traffic. Um you're 34:33 -> not talking about a  
major multiplex. Uh 34:36 -> we're not working at night. Um so, I 34:39 -> really  
don't see the concerns, you know, 34:41 -> that were there maybe back then. Uh  
we 34:43 -> will ask that most of the traffic stay 34:45 -> to that north. There are  
some trucks, 34:47 -> there are some companies that come out 34:49 -> of the  
south. Uh we'll again ask them to 34:52 -> go around and come around, but I  
can't 34:54 -> guarantee that there won't be some 34:55 -> traffic on a on a city  
road. So, uh we 34:59 -> will do our best to to make sure the 35:01 -> residents  
are wellkept while we're 35:03 -> building. Okay. 35:05 -> >> Thank you very  
much. 35:08 -> >> Is there anyone else from the public who 35:09 -> would like to  
speak to this item at all? 35:13 -> And seeing none, I would entertain a 35:16 ->  
motion here. 35:19 -> >> Oh, that's right. We're not going to 35:20 -> move to  
approve. So, do we need a motion 35:23 -> to go forward or bring it back  
for 35:26 -> comment and then 35:27 -> >> I think we can just if you have  
any 35:29 -> anything information you want us to 35:30 -> bring back next time.  
Otherwise, we 35:32 -> would just then continue it to the next 35:34 ->  
meeting. 35:35 -> >> So, any comments from the commission at 35:38 ->  
all? 35:39 -> >> I think it looks like a good fit. We've 35:40 -> seen a proposal  
come before that didn't 35:44 -> make it through and I think this is a 35:45 ->  
much a better complement to the area. So 35:51 -> >> I love infill as well. So that's  
great 35:53 -> to fill in some spots that could use it. 35:56 -> >> Okay. So we will  
carry this forward. Um 36:00 -> this allows the parks and rec commission 36:01  
-> an opportunity to review the fee and leu 36:04 -> and then we will discuss it at  
our next 36:06 -> meeting on April 8th. 36:08 -> >> Thank you very much. 36:11  
-> Um, next item of new business is a 36:15 -> rezoning for 38 and a4 acres

within 36:18 -> West Viking Road Industrial Park from 36:20 -> M1P Planned Light Industrial District to 36:23 -> M2 Heavy Industrial District. Um, 36:27 -> I believe Michelle has this and just for 36:30 -> my clarification, maybe the 36:31 -> clarification of anybody in the room, 36:32 -> um, we do have two different agenda 36:34 -> items, but I think a lot of the 36:38 -> people attending and the questions are 36:39 -> going to be kind of pertaining to both. 36:41 -> So, what can we expect as far as um, I 36:44 -> believe there's a presentation on the 36:45 -> zoning text for the next item. Will some 36:48 -> of that information come through here or 36:50 -> should we recommend maybe people hold 36:52 -> most of their comments until both of 36:53 -> these items have been brought forward 36:55 -> for educational purposes or is there any 36:58 -> thought on that? 37:00 -> >> I guess the the itself and so if most of 37:03 -> the concerns that people are expressing 37:05 -> are about the use of the property in the 37:07 -> future um and are related to the the uh 37:13 -> code amendments that are happening in 37:14 -> the next item. I would reserve your 37:16 -> comments for that particular item. That 37:19 -> would be I guess maybe keep the two 37:21 -> separate items um differentiated I guess 37:25 -> on the agenda. 37:26 -> >> Okay. So, 37:27 -> >> thank you. Thank you for the guidance on 37:28 -> that one. Appreciate it. We're just not 37:29 -> 100% sure what we're going to see. So, 37:31 -> looking forward to the information. So, 37:32 -> I do believe Michelle has this item as 37:34 -> well. 37:35 -> >> Correct. Thank you. 37:40 -> All right. So, the proposed rezoning is 37:43 -> within our industrial park uh north of 37:46 -> Technology Parkway and west of 37:48 -> Innovation Drive. The CFU is uh Cedar 37:52 -> Falls Utilities is planning to build a 37:54 -> major new power generation facility 37:57 -> called Viking Energy Center on the 37:59 -> property to meet the future needs of the 38:01 -> community. As mentioned already, then 38:03 -> later tonight, our consultant will be 38:05 -> talking over the changes of the zoning 38:07 -> ordinance for allowing the public 38:10 -> utilities in the M2 zoning district. 38:22 -> So, the criteria is fairly simple for 38:24 -> rezoning. uh looking at the current 38:27 -> zoning of the M1P plan light indust or 38:30 -> plan light industrial district uh and we 38:36 -> are proposing the new rezoning of a M2 38:39 -> heavy industrial district uh which 38:41 -> allows a variety of both commercial 38:43 -> industrial uses. The city has been 38:45 -> working with CFU to locate the major 38:48 -> utility in this area. heavy 38:51 -> industrial district also allow uses that 38:54 -> are more intense and may some of these 38:56 -> uses 38:57 -> include outdoor areas or taller or 39:00 -> larger buildings. 39:04 -> The um also we'll be looking at a change 39:08 -> of the

master plan at our next meeting. 39:11 -> The the next criteria is the compl 39:15  
-> compliance with our comprehensive plan. 39:17 -> The comprehensive plan for  
this area is 39:19 -> industrial. So, uh the request for the 39:22 -> M2 heavy  
industrial is consistent with 39:25 -> the comprehensive plan. And then the 39:27  
-> next criteria is the access to public 39:29 -> services. Uh lots 8 9 10 of West  
Viking 39:33 -> Industrial Park phase 5 are already 39:36 -> connected to those  
public utilities and 39:39 -> uh no new infrastructure will be needed 39:41 -> for  
this reason zoning. 39:45 -> And then the last one is access to 39:48 -> adequate  
street network. As mentioned 39:49 -> already that these are these  
properties 39:52 -> are connected and subdivided um to 39:54 -> provide that  
adequate 39:57 -> um street network. 40:01 -> And I also wanted to note that  
we've 40:03 -> received uh some public comments and 40:05 -> those public  
comments are on your DIS 40:07 -> today. Uh and with that staff  
recommends 40:12 -> uh the commission discuss and hear 40:15 -> public  
comments as and then set the 40:17 -> public hearing for April 8th to  
discuss 40:20 -> this further. And with that, I'm 40:22 -> available for any  
questions. 40:24 -> >> Thank you very much. Um does the 40:28 -> commission  
have any questions for staff 40:29 -> at this time? 40:32 -> >> The CFU power  
plant fit in the light. it 40:37 -> the CFU. We don't need the heavy uh 40:39 ->  
industrial district to accommodate the 40:41 -> CFU power plant out there. 40:45  
-> >> Yes, we we do with the code. So, right 40:47 -> now uh we have a really old  
ordinance as 40:50 -> you know zoning ordinance and we've got 40:52 -> an  
outdated list of uses and for for 40:55 -> some reason uh utilities are not  
listed 40:57 -> anywhere in the Cedar Falls zoning 41:00 -> ordinance. So to  
rectify that we are 41:02 -> going to add public utilities to the 41:04 -> list of  
allowed uses in in the 41:06 -> industrial areas. Um and because a major 41:10 ->  
utility like a power plant or wastewater 41:12 -> treatment plant or something like  
that 41:14 -> that would be a major utility um those 41:17 -> seem appropriate in  
the M2 heavy 41:19 -> industrial district. So, uh, the code 41:21 -> amendments  
that are coming up in the 41:22 -> next item would then add public 41:24 ->  
utilities, major public utilities to the 41:27 -> to the M2 district, um, not to the  
M1 41:30 -> district. And so, we would recommend 41:32 -> rezoning this  
property for CFU's power 41:35 -> plant to M2 um, heavy industrial. 41:40 -> >>  
Thank you. 41:41 -> >> I have a question about the public 41:43 -> hearing  
timing. So, next meeting we 41:46 -> already have the um the Meadow  
Ridge 41:48 -> edition which has historically been a 41:50 -> very well attended  
um meeting with lots 41:53 -> of public comment and I have concerns 41:55 ->

about also scheduling this on the same 41:58 -> night. I think um to give adequate 42:00 -> public comment. I wonder if we shouldn't 42:02 -> split those up and so I wasn't sure if I 42:04 -> could suggest that or you know ask us to 42:06 -> consider that. 42:08 -> >> It's kind of up for the commission to 42:10 -> decide. We can you can you have the 42:12 -> right to to suggest a a specific public 42:16 -> hearing date if you want to postpone 42:18 -> this to a you know the next uh PNZ 42:22 -> meeting. That would be um within your 42:25 -> purview to do that. Um 42:30 -> >> that would feel like possibly the what 42:33 -> we end up making the motion on is when 42:35 -> we set the public hearing. Would that 42:37 -> be? Yeah, 42:38 -> >> that works for me. Yep. 42:41 -> Um, when would we hear thoughts on the 42:44 -> energy center? You know, we're kind of 42:47 -> potentially defining a use for this this 42:50 -> new area before the 42:53 -> the original use is is kind of decided 42:56 -> potentially. 43:00 -> >> I'm not exactly sure your question like 43:03 -> what do you mean the 43:04 -> >> you know the the intent is to put an 43:06 -> energy center and power plant here, 43:08 -> right? Um, but we're we're we're 43:10 -> talking about doing a building that was 43:13 -> intended to come after the power I guess 43:15 -> that was thought of after the power 43:17 -> plant location. 43:19 -> So, when would we hear comments about um 43:23 -> I mean I'm guess I'm I'm already 43:25 -> thinking about like noise or you know 43:28 -> other environmental things that might 43:30 -> come 43:32 -> >> that related to the power plant. 43:33 -> >> Yes. 43:35 -> Um, 43:40 -> so I guess that would be if you were 43:42 -> considering whether we should allow 43:43 -> power plants in the city of Cedar Falls. 43:47 -> We have to decide where we're which zone 43:49 -> we're going to allow those in. So we 43:53 -> obviously need power plants in Cedar 43:55 -> Falls. So you're the purview here would 43:58 -> be to discuss on the next item is it 44:01 -> appropriate to allow power plants which 44:05 -> zone should it be allowed in? Um staff 44:08 -> is suggesting that it be allowed in the 44:10 -> M2 heavy industrial district. Um there 44:13 -> is another possibility because it is a 44:15 -> public facility um and public facilities 44:18 -> can be zoned public. So that is also a, 44:23 -> you know, a separate item that could be 44:25 -> brought forward later. So there's a 44:27 -> couple different options here. We're 44:29 -> suggesting uh the M2 is appropriate for 44:31 -> a major public utility like a power 44:34 -> plant or wastewater treatment plant or 44:36 -> those kinds of facilities that cities 44:38 -> need to operate. So does that kind of 44:41 -> answer your question? there won't be any 44:43 -> site plan that comes through the 44:45 -> planning and zoning commission um for 44:48 -> >> I I just have

potential concerns about 44:51 -> you know you know noise  
environmental 44:54 -> you know stuff but we don't know what 44:57 -> the  
aspects of a power plant might be as 45:01 -> well you know because we're  
having 45:03 -> potentially two of these same types of 45:05 -> facilities in that  
land which might have 45:08 -> similar concerns for the you know people 45:10  
-> in the area. Uh, sure. And I we do have 45:12 -> somebody from CFU here  
tonight, so they 45:15 -> could maybe answer some of those 45:17 -> questions  
that you might have. Okay. And 45:20 -> >> along with that question, so the  
site 45:22 -> plan for utility company does not come 45:24 -> before planning  
and zoning. What 45:26 -> oversight of the location and the site 45:28 -> plan  
then is had 45:30 -> >> just like a lot of industrial uses, 45:32 -> they're just  
allowed in the industrial 45:34 -> zones and they have to meet all the 45:37 ->  
zoning requirements. Um so CFU has to 45:40 -> meet all the setbacks and uh  
height 45:43 -> requirements and height limits. Um they 45:46 -> would have to  
um meet any screening 45:48 -> requirements for parking lots etc. So 45:50 -> all  
the requirements in our industrial p 45:53 -> park would then apply to to this  
use 45:56 -> just like every other use in the park. 45:58 -> So, I don't want to like  
jump into the 46:00 -> next. We're going to do a lot of 46:02 -> definition of what  
the the like the 46:05 -> sound of crypto 46:07 -> mining is. Are there any  
considerations 46:11 -> for like this M2 zone area for noise? 46:16 -> >> So, the  
city has a noise ordinance and 46:18 -> so there's already limits on noise in 46:20  
-> our industrial park that they're in 46:22 -> place right now. Okay. 46:24 -> >>  
And are they different between M1 and 46:26 -> M2? 46:26 -> >> No. 46:29 ->  
And then this is probably a dumb 46:30 -> question, but if are we going to  
then 46:31 -> rezzone like where the current CFU would 46:34 -> that that be  
rezoned to M2 then 46:37 -> water plant is? 46:38 -> >> There's a lot of  
questions about a lot 46:40 -> of the old zoning that we have in the 46:41 -> city  
and we could go down that rabbit 46:43 -> hole, but that's not really on the 46:45  
-> agenda tonight. 46:45 -> >> Okay. 46:52 -> >> Any other questions for staff at  
this 46:54 -> time? 46:56 -> >> Okay. is well with with the city of 46:58 -> Cedar  
Falls being the petitioner. 47:01 -> Um, but you did mention I guess CFU is 47:03  
-> here. So, would this be appropriate time 47:05 -> to ask CFU if they would like  
to speak 47:07 -> to this at all? 47:15 -> >> Good evening. Uh, my name is Tom  
Reesi. 47:17 -> I am the project manager for the Viking 47:19 -> Energy Center for  
Cedar Falls Utilities. 47:21 -> So, um yeah, we're kind of been working 47:25 ->  
on an exciting project for the last 3 4 47:28 -> years uh to um um expand our  
um 47:40 -> to bring kind of long-term reliability 47:42 -> and affordability for

our Cedar Falls 47:45 -> utilities customers. Um, 47:51 -> we've been discussing with the city 47:53 -> several options uh that will site this 47:57 -> new electric production plant near our 47:59 -> existing electrical infrastructure, 48:01 -> which is the Viking substation, which 48:03 -> sets directly west of where we're 48:06 -> planning to uh where we would like to 48:09 -> put this. Um, the gentleman uh had a 48:13 -> question about noise. Um we've 48:16 -> the technology going in are large 48:18 -> reciprocating engines. Um these are very 48:22 -> um fast starting, fast stopping. They're 48:24 -> very reliable. They work well with a lot 48:26 -> of the renewable energy that's in our 48:28 -> area. And the um we visited several 48:32 -> plants that are like this. And from the 48:34 -> outside, you can't even tell that it's a 48:36 -> power plant. It looks much like many of 48:38 -> the other buildings in the industrial 48:39 -> park. And it'll be totally enclosed. you 48:43 -> won't be able to hear it while it's 48:45 -> running. So, and then this 38 acres that 48:49 -> we're looking to get to acquire um if we 48:53 -> can rezzone it is um so we have 48:56 -> allowable setbacks. 48:58 -> Um we have plenty of buffer area so that 49:01 -> we can do whatever we need to do to 49:03 -> mitigate, you know, for aesthetics and 49:05 -> noise and and everything, but we don't 49:08 -> um it's all closed loop water systems. 49:11 -> We're not digging any on-site wells. Um 49:14 -> we don't have any water discharge. Um 49:17 -> it's just uh it's going to look a lot 49:18 -> like other buildings that are out there. 49:22 -> >> Are there 49:23 -> >> and you're you're referring to the power 49:24 -> plant portions for 49:26 -> >> Yes. This 38 acres is basically we're 49:29 -> looking to own that CFU is to locate our 49:32 -> facility there and then we have room for 49:35 -> future expansion as we need to. But we 49:38 -> we chose that primarily because we have 49:41 -> 161 KV and 69 KV lines in our existing 49:45 -> Viking substation there. So, um it just 49:49 -> seems like the natural place for us to 49:50 -> site that 49:54 -> eventually just more information about 49:57 -> it. 49:59 -> You know, we there's there's many 50:00 -> reasons why we, you know, why we're 50:03 -> doing this. Um and one of them is we 50:05 -> have a aging electric infrastructure uh 50:09 -> generating facilities in in uh Cedar 50:11 -> Falls utilities generation portfolio and 50:15 -> we can't afford to 50:18 -> you know replace all of this at once and 50:20 -> so we you know we've 50:23 -> we go to great lengths to uh over the 50:26 -> years to develop trust with our with our 50:29 -> rateayers with our customers and we want 50:31 -> to do the right thing by our customers 50:33 -> and so keeping having 50:37 -> ownership of local generation is better 50:40 -> than relying on somebody else for the 50:42 -> generation. It's it's more

economical. 50:45 -> It's more reliable. And um so we can't 50:50 -> replace all of our electric generation 50:52 -> at one time. So by adding this facility 50:55 -> there, this allows us a more responsible 50:58 -> way, more economical way to kind of 51:00 -> replace our existing infrastructure over 51:03 -> the years. So we we think this is a a 51:06 -> good approach. There's we have 65% 51:10 -> renewable energy in our area um that 51:13 -> serves our our customers. And it's 51:16 -> important that the reliability be there 51:18 -> that when the wind quits blowing or the 51:20 -> sun, you know, goes down that we have 51:22 -> something that doesn't have to run all 51:24 -> the time and be inefficient. These 51:27 -> generators that we're proposing, they 51:29 -> start and come online very fast like 51:31 -> within 5 minutes and then we can shut 51:33 -> them down as well. And it does allow 51:35 -> more renewable energy to make it into 51:37 -> our community because we don't have to 51:38 -> have spinning reserves for that. So, um 51:42 -> they're very efficient. 51:45 -> Um you know, they help keep the electric 51:47 -> bills low. We we believe because we do 51:50 -> have control over the local generation. 51:52 -> And if there ever was a great emergency, 51:55 -> you know, this facility would be key in, 51:58 -> you know, a black start situation or if 52:00 -> there was a peak in the wintertime, peak 52:02 -> in the summertime. 52:04 -> you know, our customers and and you 52:07 -> know, they rely on us and so we provide 52:09 -> essential services and that's what we're 52:11 -> trying to continue to provide. So for 52:14 -> us, that's the main reason what we're 52:16 -> doing, what we're working on. We started 52:18 -> on this back in 2022 52:20 -> and um we we're looking to own the whole 52:24 -> thing here. Um we're kind of separate 52:27 -> from the crypto mining issue. So, um, 52:33 -> any other questions? I I can answer. I'd 52:35 -> be glad to. 52:41 -> >> Not seeing any at this point. Thank you 52:42 -> very much. 52:43 -> >> I guess I would have one question just 52:45 -> because you guys already do own crypto 52:47 -> mining 52:48 -> >> stuff. 52:49 -> >> Would there be any possibility of 52:51 -> locating future installations on this 52:54 -> site? 52:55 -> My understanding is um um 53:00 -> I I haven't been involved in those 53:01 -> discussions personally. Um I think we're 53:04 -> looking at we we're we're adamant that 53:06 -> we want to own it the whole thing and 53:09 -> that that I know and um we just want to 53:13 -> be able to site have room for future 53:15 -> expansion. 53:17 -> So, I I can't talk to if we're going 53:20 -> to if Bitcoin or crypto mining is going 53:22 -> to be on that site. 53:29 -> >> Any other questions? 53:31 -> >> Okay. Thank you. 53:32 -> >> Thank you very much. All right. So, um 53:36 -> next portion of the the process here is 53:39 -> I would

welcome um public comment. 53:42 -> Anyone who would like to speak to this 53:43 -> item. And again, um, on the next one, 53:45 -> we're going to have zoning text 53:47 -> amendments regarding, um, cryptocurrency 53:50 -> mining. So, this for right now is to 53:53 -> allow that parcel to be changed its 53:56 -> zoning from M1 to M2 so that CFU could 53:59 -> build their power station. Just to be 54:00 -> clear on that, but with that, I welcome 54:02 -> you to come on up and just name and 54:04 -> address for the record, please, up at 54:05 -> the 54:05 -> >> mine kind of plays off exactly what you 54:07 -> just left us with. 54:10 -> Hi, Andrea Kettle and I live at 5315 um 54:14 -> Red Oak Lane in Cedar Falls. Um this I 54:17 -> guess is more for you. What restrictions 54:20 -> will be placed um on like Cedar Falls 54:24 -> utilities and how the rezoned land will 54:27 -> be used and also who it could be leased 54:31 -> to. 54:34 -> Um, so I think is normally we'd kind of 54:38 -> like to have a lot of public comment and 54:39 -> then we can kind of keep track of some 54:40 -> questions so that way if there are 54:42 -> several for the applicant, we'd be able 54:43 -> to have them answer them all together. 54:44 -> So we got that written down. Um, use 54:47 -> land use 54:49 -> for the space. Thank you. 54:55 -> >> Hi, my name is Charity Nebby and I do 54:58 -> not live in Cedar Falls. I'm did grow up 55:01 -> at 2027 South Union Road and that's 55:05 -> where my parents right there live and 55:08 -> I'm here tonight speaking on their 55:10 -> behalf. And if you'd like to put the the 55:12 -> map back up, I can also show you where 55:15 -> they live. Um the Cedar Falls Industrial 55:19 -> Park has really engulfed the land around 55:21 -> my parents' home. The city has annexed 55:23 -> my parents' land. And I do want to 55:26 -> start. Um, so if you look at the map, 55:28 -> you see the green zone up to the left, 55:31 -> all of the trees, the ponds. That's my 55:34 -> parents land. And I do want to tell you 55:37 -> um a little bit about our family. We 55:40 -> moved here in 1981. 55:42 -> And if we had a family motto, it would 55:45 -> be live your values. My mother was an 55:49 -> elementary school counselor here in 55:50 -> Cedar Falls for many years. and she also 55:54 -> founded two organizations, two volunteer 55:56 -> organizations that endure. She is the 55:58 -> co-founder of the Blackhawk Wildlife 56:02 -> Rehabilitation Project and also Pet 56:04 -> Pals, which is a pet facilitated therapy 56:06 -> organization that just celebrated its 56:08 -> 42nd year. And so throughout 56:12 -> my childhood, 56:14 -> my brother is also here, he'll speak, 56:16 -> I'm sure. Um, we dedicated thousands of 56:21 -> hours to volunteer work as a family. 56:24 -> And, you know, we raised wild animals. 56:26 -> We spoke to public groups. We worked 56:29 -> very hard on

educating people in the 56:31 -> community about animals and the 56:33 -> environment. And we also managed to 56:37 -> acquire this land, 22 acres of land. And 56:42 -> because we live our values, we wanted to 56:47 -> heal that land and restore it to a 56:51 -> natural ecosystem. So in 19 the early 56:54 -> 1980s, um reconstructing prairie was not 56:57 -> a very common thing to do, but it was a 56:59 -> very difficult thing to do. And the 57:01 -> first time we tried, we absolutely 57:02 -> failed. But we have many beautiful acres 57:05 -> of tall grass prairie now. We planted a 57:07 -> hardwood forest. We have dug two ponds. 57:10 -> We have really created an environmental 57:13 -> oasis in an area that was entirely 57:16 -> surrounded by farmland and residential. 57:19 -> So in the years as the industrial park 57:22 -> has taken over that land, um we have 57:26 -> been so committed to staying where we 57:27 -> are and we've had a strong relationship 57:31 -> with the city. I'm sure that um many of 57:33 -> you have probably talked to members of 57:35 -> my family over the years and we decided 57:39 -> that we would stay as my parents have 57:41 -> wanted to age in place and be connected 57:44 -> to this land even as the industrial park 57:47 -> grew up around us. And you know we we 57:50 -> just heard that this plan has been in 57:51 -> the work for years to to build the new 57:54 -> power plant. That means to me that the 57:57 -> rezoning of this land to heavy 57:59 -> industrial is also a plan that has been 58:02 -> in the work for years. And this is 58:04 -> certainly the first time we've heard of 58:07 -> this. You know, we've dealt with a lot 58:09 -> of construction. We've dealt with um 58:13 -> some of our fencing being damaged. We 58:15 -> have dealt with poor erosion control, 58:19 -> creating silt that has filled in our 58:22 -> ponds. 58:23 -> But we are committed to staying there. 58:25 -> This is our family legacy. This is 58:28 -> something we really believe in in in 58:31 -> healing this land and staying on it. And 58:35 -> it's been, you know, a challenge to stay 58:38 -> as the land has changed around us. But 58:42 -> rezoning to heavy industrial the land 58:45 -> that is adjacent to our property has 58:48 -> really come out of left field. And we're 58:51 -> extremely concerned about the noise and 58:54 -> the heat and the environmental impact. 58:57 -> We're concerned about the value of our 59:00 -> land. You know, the all of our neighbors 59:03 -> are gone um and houses have been 59:06 -> bulldozed and we've seen the land 59:09 -> flattened. 59:11 -> We've never received an offer from the 59:13 -> city of Cedar Falls to buy us out. And 59:16 -> we were not particularly open to that 59:18 -> either because we thought okay with 59:21 -> light industrial we will stay on this 59:23 -> land. We are committed to this area. And 59:26 -> now I'm very

concerned that as my 59:28 -> parents are are trying to age in place 59:30 -> and my brother also lives on the land. 59:33 -> I'm very concerned 59:36 -> that their quality of life will be 59:39 -> deeply impacted. The wildlife that lives 59:43 -> on our property will be deeply impacted. 59:45 -> The domestic animals that live on our 59:47 -> property will be impacted. And I also 59:50 -> see their property values plummeting. So 59:53 -> if this is untenable 59:56 -> and they need to flee, 60:00 -> this is not only emotionally devastating 60:02 -> but also a situation that is financially 60:05 -> devastating as well. And I know that a 60:08 -> city needs to grow and I understand 60:10 -> economic development 60:13 -> and I know that Cedar Falls, Iowa 60:15 -> doesn't make its decisions based on the 60:18 -> needs of one family. But 60:22 -> I do think that all of you also have 60:26 -> legacy to think about and I am concerned 60:31 -> about heavy industry here. I am 60:33 -> concerned about a crypto mine and an 60:36 -> investment in that kind of technology 60:38 -> that will enrich a few people but it 60:41 -> will not in my personal opinion enrich 60:44 -> the community. It is not a long-term 60:47 -> investment with vision and legacy in 60:50 -> mind and I just ask you to think hard 60:54 -> about living your values 60:57 -> and what Cedar Falls wants to be in the 61:00 -> future. what is the legacy of this 61:03 -> community? 61:05 -> So, thank you for your time. 61:08 -> >> Thank you. 61:15 -> >> Hi, I'm Nathan Nebby. Um, so Charity is 61:18 -> my sister. Um, this is Dennis. This is 61:20 -> Linda. They're my parents. I live at 61:22 -> 2027 South Union Road. I am out there 61:26 -> every day, multiple times a day. So I 61:30 -> can tell you right now that everything 61:32 -> that they do I will see, I will hear. It 61:35 -> will impact our place in myriad ways. 61:39 -> Now I'm going to talk a little bit 61:41 -> differently than my um sister has 61:44 -> because I did have direct um 61:48 -> interactions with the city of Cedar 61:50 -> Falls with their planning department. 61:52 -> Um, so just a few years ago and it 61:55 -> sounds like actually this whole thing 61:57 -> might have actually started to be 61:59 -> planned when the city of Cedar Falls was 62:01 -> telling us that this um industrial park 62:05 -> was going to be light industrial and 62:08 -> that's what they sold us with. We were 62:11 -> not part of Cedar Falls. 62:14 -> We were, you know, not happy but we were 62:17 -> amenable. 62:19 -> We didn't put up a fight. We allowed 62:21 -> Cedar Falls to annex us. 62:24 -> Even with the issues that cropped up 62:27 -> during development, our land being 62:30 -> absolutely flooded with erosion coming 62:34 -> off of those of the uh industrial site 62:37 -> as it was prepared. 62:40 -> We were still 62:42 -> working with the city. We didn't put up 62:44 -> a fuss. We didn't threaten you with 62:46 ->

lawsuits, 62:47 -> which we at this time I sort of feel 62:50 -> like, wow, maybe we should have. We 62:53 -> tried to cooperate and collaborate. Now, 62:56 -> my family's been here for 40 years, 62:59 -> actually 45. 63:01 -> I have been intimately involved with the 63:03 -> reing of this property. 63:06 -> When I go out, especially this time of 63:08 -> year, beavers, ducks, otter, all sorts 63:13 -> of different animals that actually live 63:16 -> where we live. 63:18 -> We've done wildlife rehab up until very 63:21 -> recently. Obviously, my parents' health 63:23 -> is suffering. 63:26 -> We have basically taken in the Cedar 63:28 -> Falls and Cedar Valley community. 63:31 -> Tens of thousands of people have come 63:33 -> through our place and we've helped them 63:35 -> for no cost. We have been exemplary 63:39 -> citizens. 63:41 -> Granted, our land wasn't inside Cedar 63:44 -> Falls at the time, but we were serving 63:46 -> Cedar Falls. My mother was a elementary 63:50 -> school counselor in Cedar Falls. She was 63:52 -> a professor at you and I am an educator 63:54 -> now. I am a science teacher. While yes, 63:58 -> some of our activities have actually 64:00 -> decreased recently, that won't always be 64:03 -> the case, but we do have issues 64:05 -> obviously with respect to health and 64:07 -> other things like that. So, um I was 64:12 -> incredibly 64:13 -> I guess you might say just flatout hurt 64:16 -> when couple days ago we get this letter 64:19 -> telling us that for a crypto mine, I'm 64:22 -> sorry, that's what it is. 64:25 -> >> We've been there for 64:26 -> >> sir. If you could adjust the chair, 64:27 -> please. 64:27 -> >> Yeah. 64:28 -> >> Thank you. 64:28 -> >> That's not acceptable. 64:30 -> >> Well, he did push and come up first. 64:32 -> Okay. We've been there for 40 years now. 64:38 -> Um, that was a gut punch. It really was. 64:43 -> To me, what it meant is that you guys 64:45 -> were lying to me when we talked, when we 64:49 -> met, when we agreed 64:52 -> to do this. 64:55 -> Now a crypto mine. What do we know about 64:59 -> crypto mining? Lot of electricity, 65:03 -> a lot of electricity, a lot of water, 65:06 -> resource, very resource intensive. This 65:10 -> is not a light operation. This is heavy 65:14 -> industry. This should be heavy industry. 65:17 -> And as far as, you know, we've we've 65:19 -> dealt with Cedar Falls Utilities before. 65:21 -> a lot of nice people. Loved their um 65:25 -> customer service. 65:27 -> Um they built their substation right 65:31 -> next to our back property, right next to 65:33 -> our trees. 65:35 -> Um fine, live with that. 65:39 -> But then to discover that this has been 65:41 -> in the works since 2022, nobody's talked 65:44 -> to us. City's been talking, you know, 65:46 -> city's been telling us one thing. 65:49 -> Um, and as far as Cedar Falls utilities, 65:52 -> yeah, one of the problems is they're 65:54 -> invested in coal. They have these

white 65:56 -> elephants sitting around. That's their 65:58 -> electricity  
generating. 66:01 -> Yes, they have they they buy um 66:04 -> renewable energy  
off the market and it 66:07 -> is it's about 2/3. And yes, I do follow 66:09 -> a little  
bit what happens with Cedar 66:11 -> Falls utilities. I'm a science teacher, 66:12  
-> but also I've had dealings with them. 66:18 -> As far as what I see 66:22 -> in  
terms of the future 66:24 -> is um first off, the fact that nobody's 66:28 -> talked  
to us in that amount of time 66:30 -> absolutely slays me. I mean, it's we're 66:33  
-> 22 acres. We're right there. We were in 66:35 -> annexed. 66:37 -> Um 66:38  
-> but 66:41 -> there is a so much insecurity here, so 66:45 -> much  
doubt, 66:47 -> such a lack of information. 66:50 -> You don't build a power  
plant. That is 66:52 -> not trivial. Cryptomining is not 66:55 -> trivial. 66:58 ->  
And we have been, I think, as good a 67:02 -> citizens 67:03 -> to this community  
as possible. I love 67:06 -> Cedar Falls. I graduated from Cedar 67:09 -> Falls High  
School. I came back to Cedar 67:12 -> Falls. 67:15 -> So, I think this definitely  
deserves a 67:18 -> whole lot more consideration. This is 67:20 -> not some to  
me it feels like this is 67:22 -> being rushed through because I've only 67:24 ->  
known about it for a couple days. 67:29 -> You guys know where to find  
me. 67:32 -> 2027 South Union Road, right next to the 67:34 -> industrial  
park. 67:36 -> just down the road from uh where you 67:38 -> guys have your um  
you know 67:42 -> what is it one of one of your 67:44 -> installations. 67:46 ->  
So sub wow the substation too but um so 67:53 -> I'll give you my number  
afterwards if 67:55 -> you want to talk to me. 67:58 -> Thank you. 67:59 -> >>  
Thank you very Thanks. 68:06 -> Is there anyone else 68:07 -> >> say something  
while I'm just sitting 68:09 -> here? 68:09 -> >> Um, we do need to have it at  
the 68:11 -> microphone so that way it's on the 68:12 -> record. Is the I I'm sorry  
for that. 68:15 -> Sorry. 68:20 -> >> I don't know. Can the microphone  
move? 68:22 -> Is it portable? 68:24 -> >> Yeah. 68:24 -> >> If it has enough of a  
cord, that would 68:26 -> be great. Yeah. Thank you very much. 68:29 ->  
Um, 68:32 -> our place 68:34 -> has been 68:36 -> something that we have  
thought about for 68:38 -> years and years that when we're gone, 68:42 -> it's  
going to be a real asset, a real 68:45 -> place of of joy 68:48 -> uh, of nature for  
people of Cedar Falls. 68:53 -> and what we're what we were hit with two 68:56  
-> days ago just absolutely was like 69:00 -> getting banged over the head. I  
don't 69:03 -> know if 69:06 -> uh if if we follow if they follow 69:11 -> through  
with everything they're talking 69:12 -> about a uh cryptomining operation 69:17  
-> um power plant and all of that 69:22 -> if we're 69:24 -> um 69:26 -> right  
next to it and we are it's sits 69:28 -> right on our on our fence Um, I

believe 69:34 -> the value of our property is going to go 69:37 -> down anywhere from 50 to 75%. 69:41 -> Cuz I don't know who would want to live 69:43 -> there under those conditions. And I 69:47 -> don't and we're not looking at we we 69:52 -> were thinking that as everything moved 69:55 -> along and my wife and I 69:59 -> um 70:01 -> hopefully die in place. Uh but Nathan 70:06 -> has given up over 40 years of his life 70:09 -> to uh to be in our forester and and all 70:13 -> those other things that uh uh my wife 70:17 -> has had um 70:22 -> camps for a week at a time for 70:24 -> underprivileged children out at our 70:27 -> place every summer for oh I suppose 15 70:31 -> 16 years. 70:33 -> uh where these kids that uh uh had never 70:38 -> been in nature could come out and and 70:42 -> they might have a snake around their 70:44 -> neck or they might, you know, all kinds 70:46 -> of things. Frogs, uh uh just wonderful 70:52 -> kind of stuff. Um 70:56 -> the other thing when uh when the 70:59 -> substation went in out there for for um 71:04 -> uh uh well south of us um you know we 71:09 -> had many discussions with them and and 71:12 -> uh uh we they they made some some uh uh 71:20 -> sacrifices and stuff but I can only tell 71:23 -> you that uh at at the before that 71:27 -> substation went in, we had a uh colony 71:32 -> of 71:34 -> uh bats 71:36 -> u probably over 3 to 400 bats that lived 71:40 -> at our place. And uh all summer long we 71:45 -> never had a ever had a mosquito problem 71:47 -> because we had 3 to 400 bats going out 71:50 -> every night to to uh uh take care of 71:54 -> that. We probably have less than 30 bats 72:00 -> living at our place now. Uh things 72:03 -> things have changed. We have we've 72:05 -> raised uh uh multitudes of of of fons 72:10 -> there and uh um 72:15 -> uh coyotes and fox and bunnies and 72:20 -> eagles and 72:23 -> um all kinds of uh um 72:29 -> other other uh birds of prey. 72:34 -> um bred owls and and great horned owls 72:38 -> and and uh we've even raised swans and 72:43 -> and uh uh 72:46 -> um 72:48 -> the uh um 72:52 -> other other birds coming through the uh 72:56 -> but anyway, it's it's it's just been 72:59 -> it's been a uh a joy to serve the Cedar 73:04 -> Falls area. 73:06 -> And uh this letter I received three days 73:11 -> ago just hit me like 73:14 -> like somebody hit me with a shovel. I 73:17 -> mean, we've given 40 years and we've 73:19 -> we've helped, we think, hundreds and 73:22 -> thousands of kids and and so on and and 73:26 -> uh um we 73:31 -> went to all the meetings 73:34 -> when they were talking about expanding 73:36 -> the the uh industrial park and uh it was 73:42 -> all based on M1 light industrial and 73:47 -> office buildings and so on. And that's 73:50 -> what we were, you know, okay, we had an 73:52 -> Amazon 73:54 -> uh uh distribution center going in and 73:57 -> and a

Pepsi 73:59 -> uh Fredo distribution and so on. But 74:03 -> that's what we thought we signed on for. 74:06 -> Now, we're talking about 74:10 -> something that we didn't sign on for, 74:12 -> something that is going to probably 74:14 -> destroy 74:16 -> uh the value of our property 74:19 -> um 74:21 -> uh and and undo 74:24 -> uh what we've tried to do over 40 years. 74:28 -> So, uh that's really all I've got to got 74:32 -> to say. I just 74:34 -> it was it was just a real shock to me. 74:39 -> And uh my uh son and daughter, as you 74:43 -> can see, they're they're very 74:45 -> emotionally in justest invested in this 74:48 -> too. And and uh I want to thank you for 74:52 -> your attention. 74:55 -> >> Thank you very much. 75:02 -> Is there anyone else from the public who 75:04 -> would like to speak to this item here? 75:14 -> Name and address for the record, please. 75:18 -> >> Dylan Southall, 510 Franklin Street. I 75:21 -> just have a question for the 75:23 -> representative of Cedar Falls Utilities. 75:25 -> So, if you could if you could address 75:27 -> the commission, we will take note and 75:29 -> we'll ask the question for you. 75:31 -> >> I think the public deserves an answer on 75:35 -> if this power \$64 million power plant 75:38 -> that's going in had any engineering 75:40 -> considerations for any possible lease 75:44 -> spaces on the property 75:48 -> and if so, what were they? 75:51 -> Uh and so just to double check but just 75:53 -> uh lease did you say lease spaces? 75:55 -> >> Any leased spaces if there 75:58 -> the plant is designed to run on a 76:00 -> variable load? 76:02 -> >> Mhm. 76:02 -> >> Was the design of this plant and the 76:04 -> cost of this plant? 76:07 -> Were there any considerations going all 76:09 -> the way back to 2022 76:15 -> with any possible investment or future 76:17 -> lease spa leased spaces on this same 76:20 -> property? I plan on speaking probably on 76:24 -> the next space, but I'll hold any other 76:27 -> comments until then. Appreciate that. 76:28 -> Thank you. 76:33 -> Anyone 76:37 -> else from the public on this agenda 76:39 -> item? 76:42 -> >> Otherwise, we do have a couple questions 76:44 -> maybe for the applicant if 76:46 -> >> for CFU 76:47 -> >> or for CFU if that would be okay. 76:51 -> >> Same question. 76:52 -> >> Yeah. 77:00 -> >> Yeah. So there there were several 77:02 -> questions. 77:03 -> Um the gentleman that was just there 77:06 -> when we started this back in 22 um we 77:10 -> were as electric production manager at 77:12 -> that time we were simply looking for 77:15 -> you know some sort of succession plan to 77:17 -> start planning for the future. 77:20 -> And you know we weren't even associated 77:23 -> with Bitcoin mining or anything. that 77:25 -> wasn't part of this decision when we 77:29 -> presented this to our board of trustees 77:31 -> and um we had feasibility study done to 77:35 -> you know verify what we

were 77:37 -> recommending 77:38 -> and so yeah we don't we don't have any 77:43 -> um was not part of the plan when we 77:46 -> started this back in 22 there we started 77:49 -> it and we're just getting to this point 77:51 -> now because there's long lead items you 77:54 -> know we ordered a transformer former 77:55 -> that takes 3 years to be built. Um the 78:00 -> um 78:02 -> I'm just thinking about the 78:08 -> there was nothing associated with 78:10 -> Bitcoin mining or crypto mining or 78:12 -> anything when we this was simply a 78:13 -> matter of trying to plan for the future 78:16 -> for our electric generating facilities. 78:18 -> It's as simple as that. Um I know 78:20 -> there's been some discussion with people 78:23 -> above me that you know uh whether or not 78:27 -> they are in the area there if they um if 78:31 -> they end up setting up a an operation 78:34 -> there you know I don't know. So there 78:37 -> was another question and I don't 78:39 -> remember the question that the I think 78:41 -> it's bumped up um that the young lady 78:44 -> had. 78:44 -> >> I wanted to know um like what 78:46 -> restrictions are going to be placed on 78:47 -> you? Will you be able to lease land out 78:49 -> to whomever you want once it's rezoned 78:51 -> for you? And then are there any like 78:54 -> stipulations or restrictions on how to 78:56 -> use the res? 78:58 -> >> Right. 79:00 -> So, if there if there's going to be a 79:03 -> our board of trustees is going to have 79:04 -> to approve any of that if we do a lease 79:08 -> of anything. But my understanding right 79:11 -> now is that um we don't have any any of 79:16 -> that. um at this facility right now. So, 79:20 -> we're we're looking our um we were 79:23 -> adamant about getting the entire 79:24 -> property and for future expansion needs 79:28 -> for ourselves and like I said for 79:30 -> setbacks and and whatever is going to be 79:32 -> required so that we can be good 79:34 -> neighbors and so I don't know uh you 79:38 -> said environmental you wanted 79:40 -> >> oh just kind of like in general what 79:41 -> restrictions can you guys then res for 79:44 -> whatever you basically want or what what 79:47 -> kind of restrictions will there be This 79:49 -> might be a good question too, maybe for 79:51 -> staff on if it if it is approved for 79:54 -> heavy industrial 79:56 -> >> um and they want to lease some some of 79:58 -> that land out for some other purpose, 80:00 -> does that go through planning and 80:02 -> zoning? Does it go through city council 80:04 -> or is as long as it's a a use defined as 80:08 -> allowed in heavy industrial, it would be 80:10 -> able to go through with normal checks 80:12 -> and balances? Is that correct? 80:14 -> >> Right. as long as it's allowed. 80:17 -> >> And then so so if it's not allowed then 80:20 -> if it's not in the zoning ordinances and 80:22 -> allowed use 80:23 -> >> then they

wouldn't be allowed to lease. 80:27 -> >> And is there any sort of quick synopsis 80:30 -> of the differences in what's allowed in 80:32 -> light versus heavy? 80:34 -> >> Um the heavy industrial does allow um 80:37 -> just about any kind of industrial use. 80:39 -> Um there are heavy industrial uses that 80:42 -> we don't really have in Cedar Falls. I 80:46 -> probably won't consider those. Um and 80:49 -> the land, you know, the M2 district um 80:52 -> requires some of those really intensive 80:55 -> uses to have to go through the planning 80:57 -> and zoning commission and city council 80:58 -> that's already set up in the zoning 81:00 -> ordinance. I can't list them off the top 81:02 -> of my head, but we really don't um have 81:05 -> a history of those kind of heavy 81:06 -> industrial uses in Cedar Falls. Okay. 81:09 -> Um, I do think that knowing that we 81:12 -> aren't going to take immediate action on 81:13 -> this either of these items tonight, I 81:16 -> think that would be really beneficial if 81:18 -> we could have possibly at the next 81:19 -> meeting just to be able to explain to 81:21 -> people what the definitions are, what 81:23 -> the differences are. Um, because once 81:24 -> you do make it heavy, 81:26 -> then any future uses of the land, leased 81:29 -> or otherwise, would be affected. So, I 81:32 -> think that would be helpful on the side. 81:34 -> Um we also had someone speak to you 81:36 -> mentioned the noise is very minimal of 81:39 -> the the generators in the building. Um 81:42 -> what about heat I guess 81:43 -> >> what about what 81:44 -> >> heat give off much heat these these mach 81:47 -> how does that dissipate? 81:49 -> >> Sure. So on on the building um there 81:52 -> will be fans that take air in and then 81:55 -> they exhaust out the roof. um you know 81:57 -> they're engines so they're going to 81:59 -> generate heat but the majority of it 82:02 -> will go out a stack um it's not going to 82:04 -> be like our streeter station where it's 82:06 -> a 300 foot stack or anything like that 82:09 -> um but we do have to for when we work 82:12 -> with the Iowa DNR on uh you know our 82:16 -> environmental permitting you know um 82:18 -> there'll be um I'm sure that'll all be 82:21 -> looked at as far as what stack height is 82:23 -> required but the installations that 82:25 -> we've looked at have generally been in 82:27 -> the 100 foot level. 82:30 -> So heat um they it's just like on your 82:33 -> car there's a there's outside radiators 82:36 -> that the jacket water from the engines 82:38 -> goes out and then um 82:42 -> you know the outside air is what cools 82:44 -> the with a uh it's not a cooling tower 82:47 -> but it's a bank of fans and radiators 82:49 -> basically and then it just blows ambient 82:51 -> air across it uh to cool the jacket 82:54 -> water. And your system that you're 82:57 -> you're thinking about proposing or 82:58 -> building

has the closed loop. Um, 83:01 -> >> correct. Right. There won't be any wells 83:03 -> on this site. We won't be discharging 83:05 -> any water or oil or anything like that. 83:13 -> Anything else I can address? 83:14 -> >> Handle the questions. feel 83:18 -> >> do you like that? 83:19 -> >> Um we I think we certainly could just 83:21 -> come up and I would just say just going 83:23 -> forward really appreciate the comments 83:25 -> and the discussion we've had thus far. 83:27 -> Um and in the interest of the meeting 83:29 -> and keeping it kind of humming along, I 83:31 -> would just ask maybe if we could try and 83:32 -> keep uh future comments and questions to 83:34 -> about two minutes maybe per person would 83:35 -> be great. But yeah, come on up if you if 83:37 -> you have a question and we just need you 83:39 -> at the microphone name and address, 83:40 -> please. 83:41 -> >> Thank you guys. Um my name is Rob Z. I 83:43 -> live at 6728 Viking Road. So, the new 83:48 -> proposal will be out my front window. 83:51 -> So, obviously, there's a lot of 83:53 -> questions as far as height and noise and 83:56 -> and everything else that you guys are 83:57 -> starting to address. Is there any kind 83:59 -> of preliminary plans, 84:02 -> what the building structures are going 84:03 -> to look like, how tall they're going to 84:05 -> be, is there smoke stacks, is there, you 84:08 -> know, there's a lot of variables that 84:09 -> are coming online here real quick. 84:11 -> Obviously, there's huge concerns here 84:13 -> with where it's placed. Was that site 84:17 -> that it's being placed on, was that 84:19 -> originally built for that from the 84:22 -> get-go, 84:25 -> that pad? I guess I was wondering if 84:27 -> this was a plan the whole time and they 84:29 -> just got sideswiped by it or were that 84:33 -> all kind of lays at because it seems a 84:35 -> little ironic that that substation's 84:36 -> there, that site's been built and all 84:40 -> that. So, I don't know 84:43 -> what's going on there, but would like to 84:46 -> be, 84:47 -> you know, a part of what we're going to 84:49 -> be looking at out the front window. Ever 84:52 -> since you took the hill off when you 84:55 -> built the pond, Highway 20 is loud and 84:58 -> proud in our front door now. So, anytime 85:02 -> we get a southern wind, I'm very 85:03 -> concerned about the cooling fans and all 85:07 -> that. And I'm sure there's ways to bring 85:09 -> that sound down. I'd like to know the 85:12 -> dust flow levels of were that tolerable 85:16 -> at the building site and what we're 85:19 -> expecting as a homeowner across the 85:21 -> street. 85:23 -> So I appreciate all that. Thank you. 85:26 -> Thank you. 85:28 -> >> I think you said you had something. Yep. 85:30 -> If anyone else feel free to come up the 85:32 -> microphone. 85:36 -> >> Andrea Kettle again. Um I just live down 85:39 -> in the um Arbor's subdivision and 85:43 -> actually

we moved here from Wisconsin in 85:45 -> 2018 and built a home over there because 85:47 -> of the new elementary school. Um and 85:50 -> it's been a really great place to live. 85:52 -> Um, and the values like people have 85:54 -> mentioned that Cedar Falls seems to 85:55 -> really value well-being, parks, um, 86:00 -> green spaces, just kind of nature and 86:02 -> beauty. Um, that's just kind of my 86:05 -> comment that I wanted to make. But I 86:08 -> have kind of two questions and I know 86:10 -> that Brent mentioned it and then I know 86:12 -> that Karen had kind of mentioned like 86:14 -> that's a different issue. We can't talk 86:16 -> about that. But I do have a concern or a 86:18 -> question. Can CFU operate their new 86:22 -> energy center under a light zone instead 86:26 -> of a heavy zone? And I know you 86:28 -> mentioned that there's issues with the 86:30 -> current zoning for where the current CFU 86:32 -> plant is. So will that have to also 86:35 -> change then to heavy. 86:38 -> Um and then my second question would be 86:42 -> I guess yeah because there's two issues, 86:44 -> right? the the actual potential Bitcoin 86:48 -> um currency cryptocurrency thing or just 86:50 -> simply the CFU energy um new building I 86:55 -> guess has an environmental impact study 86:58 -> people have mentioned it noise um 87:00 -> property values environmental impact 87:03 -> been conducted anywhere as far as um 87:06 -> similar areas and I guess I'm thinking 87:09 -> ahead with the cryptocurrency 87:12 -> um to see if they've done any studies if 87:14 -> that is going to be built um in a 87:16 -> similar residential area to see actual 87:18 -> impacts on um nearby homes and nearby 87:23 -> people. So yeah, so I think it's a big 87:26 -> deal to address the zoning. Can they 87:28 -> operate first of all under a light zone 87:30 -> with their new power plant? 87:34 -> >> Thank you very much. Um not to get ahead 87:37 -> of myself on it, but I there's a good 87:39 -> chance that the next part of the agenda 87:41 -> might help with some of those questions, 87:42 -> too. Um, but I did take some notes to 87:44 -> make sure that we are able to circle 87:46 -> back. 87:50 -> Anyone else for this item at all? 87:52 -> >> Yeah. Yeah, please. 87:58 -> Hello. I'm Bill Scoel. I'm the director 88:00 -> of opera or used to be a director of 88:02 -> operations. I'm the director of energy 88:04 -> resources now at CFU. And I just do need 88:06 -> to make a clarifying and forgive Tom. He 88:09 -> wasn't part of the conversations. There 88:11 -> have been some conversations of on this 88:15 -> particular property that CFU would the 88:18 -> power plant is going to be on the south 88:20 -> part of that property. Um, right now 88:24 -> we're adamant we want to own it, but we 88:27 -> don't have any immediate plans for the 88:29 -> north portion of this property.

Um, we 88:32 -> do want to own it for strategic 88:34 -> purposes. 50 years from now, we have no 88:36 -> idea what new stuff is going to be 88:40 -> there. But having it next to a power 88:42 -> plant and next to that substation 88:45 -> is probably where you're going to want 88:46 -> it. And like I said, at this point in 88:48 -> time, we have no clue what that is. If 88:50 -> that's some kind of battery, if it's 88:53 -> hydrogen, you name it. That's way too 88:56 -> far in the future for us to plan 88:58 -> anything specific. Um, so what our goal 89:01 -> was, but there have been some 89:03 -> conversations on what would we do with 89:05 -> that and that could be crypto mining on 89:08 -> that and um whether that's allowed with 89:11 -> by the ordinance or not is I guess what 89:14 -> you guys are here to decide but that was 89:17 -> we our power plant is going to be on the 89:19 -> southern portion of that property down 89:21 -> based on technology parkway and we need 89:25 -> a sizable chunk of that uh to be a good 89:28 -> neighbor. and to make sure that we can 89:30 -> screen and keep the noise down and the 89:33 -> site and everything else. But that takes 89:36 -> real estate to make all that happen. And 89:38 -> when we get the site, we do not have a 89:40 -> site plan. We're probably a long ways 89:43 -> from a site plan on that of making sure 89:45 -> we meet all those plans. That would have 89:47 -> to go before the city to approve or 89:50 -> suggest changes to any of that. So, I 89:52 -> just wanted to make sure that was clear. 89:55 -> >> Thank you. Appreciate that. 90:00 -> All right. Just want to double check one 90:02 -> last time if there's any other comments 90:04 -> on this agenda item from anyone from the 90:06 -> public. 90:08 -> Um I I I feel like there were a couple 90:10 -> questions. I I I do have them written 90:12 -> down. Um we'll see if they get answered 90:14 -> in the next one andor maybe we could 90:16 -> make sure we put that as information we 90:19 -> want to receive in advance of the next 90:20 -> meeting will be kind of the plan. Um so 90:23 -> at that point I see no other public 90:24 -> comment. So, I guess we could bring it 90:26 -> back for just discussion with the 90:28 -> commission. Are there questions? Is 90:30 -> there further information we would like 90:32 -> anyone to provide before the next um 90:35 -> next hearing on this? 90:38 -> >> I I would like to see some additional 90:40 -> environmental studies done looking at 90:42 -> like water impact um you know other 90:45 -> types of um resource needs around any 90:48 -> type of development like this. I think 90:50 -> before we can make an educated decision 90:52 -> about this, we need to really know that 90:53 -> impact 90:56 -> >> for the zoning of the property to M2. 90:59 -> >> I think so. 91:00 -> >> Okay. 91:09 -> >> I don't know if there's any benchmarking 91:11

-> where a plant of this size and type is 91:15 -> exists somewhere where we could I don't 91:18 -> know see a picture have some of those 91:21 -> kind of see what it looks like where it 91:22 -> would be locally. Something like that 91:25 -> would probably 91:33 -> just for the record, as I mentioned, I 91:34 -> would love to see the differences 91:35 -> between the two different zoning types, 91:37 -> what is allowed, what is not. um both in 91:39 -> regards to especially with and I know um 91:43 -> there is work being done on an overall 91:46 -> noise ordinance update um I believe for 91:48 -> the city of Falls. I don't think it's 91:50 -> anything that's official or completed or 91:51 -> anything like that, but I know that 91:53 -> would um be a part of this, but I would 91:56 -> still be curious. you know, lighting. 91:58 -> Um, I think someone mentioned, you know, 92:00 -> is a concern in at least one of the the 92:02 -> emails and and just noise and just in 92:04 -> general. Um, and knowing that we can't 92:08 -> exactly predict what will take place on 92:10 -> the north part of the property or like 92:12 -> that, but to know what would be allowed 92:14 -> without having to come back again to the 92:17 -> commission uh and the differences 92:19 -> between light and heavy would be very 92:20 -> beneficial in a way. Um and and with 92:25 -> that then we'll well I'm getting ahead 92:27 -> of myself. We're going to wait for the 92:28 -> next next item to satisfy my other 92:30 -> question. 92:34 -> >> Any other requests 92:36 -> for staff or the applicant or there 92:38 -> anyone else? Is it possible to sit down 92:42 -> with the the the the 92:45 -> neighboring property owners and families 92:47 -> about, you know, uh kind of getting them 92:50 -> more in the loop of what 92:53 -> could potentially be happening 92:54 -> hypothetically? 92:57 -> >> Yeah, I mean I think uh CFU can answer 92:59 -> that question. I think they are quite 93:01 -> early in their planning uh of this 93:04 -> facility and so um you know could be 93:07 -> opportunities for good neighbor meetings 93:09 -> and 93:10 -> >> for information out there in the 93:11 -> community about what the plant's going 93:13 -> to look like and 93:18 -> >> there's a requirement 93:20 -> um I mean we will eventually have 93:22 -> publicformational meetings for the 93:24 -> public to come to when we get you know 93:26 -> we're working with architect we're doing 93:28 -> a lot of engineering work, you know, so 93:30 -> we can get a good rendering together of 93:32 -> what this is going to look like, you 93:33 -> know, complete noise studies, things 93:35 -> like that. Um, we're still kind of in 93:38 -> the early stages of of that. So, um, but 93:41 -> we'll definitely be having more 93:43 -> publicformational meetings, uh, when I 93:46 -> think that's part of the requirement. 93:56 -> So then our next decision really is um 94:00 -> it sounds

like I think pretty unanimous 94:02 -> that there's definitely more information 94:03 -> and some conversations and then 94:05 -> learnings for all parties involved. Um 94:08 -> we have on here to potentially set a 94:10 -> public hearing for the next meeting and 94:11 -> we also discussed that maybe um there's 94:14 -> already 94:16 -> plenty on that agenda. Um, would anybody 94:20 -> be opposed if we gave this a little bit 94:23 -> more time in order to get all this 94:24 -> information that I think we've 94:25 -> requested? In order to get um some 94:27 -> questions answered, would we want to 94:30 -> wait until maybe the meeting after April 94:32 -> 8th? Does anybody have any qualms with 94:34 -> that? 94:38 -> >> No, I don't. That would be the 22nd. 94:42 -> >> So 22. 94:43 -> >> The meeting after that's uh April 22nd. 94:46 -> >> Okay. I guess that would be my proposal. 94:48 -> I don't think we have an official motion 94:49 -> on 94:50 -> >> so make a I would make a motion for um 94:53 -> setting motion to set a public hearing 94:55 -> on April 22nd. 94:57 -> >> Second. 94:57 -> >> Okay. 94:58 -> >> All right. We have a motion and a 95:00 -> second. All those in favor say I. 95:02 -> >> I 95:03 -> >> I 95:04 -> >> I. 95:05 -> >> Any opposed? 95:07 -> >> All right. We will carry that on a 95:10 -> couple weeks from now or month from now, 95:12 -> give or take. So, thank you very much. 95:14 -> Um, next on our agenda is a zoning text 95:18 -> amendment for uh cryptocurrency mining 95:22 -> utilities and public facilities and I 95:24 -> believe we have a presentation on Yep. 95:29 -> Thank you. Yes, we have uh Leslie 95:31 -> Overberholtzer here from COD Metrics and 95:33 -> they have been working with the city on 95:36 -> a request to draft some ordinance 95:39 -> language and best practices for 95:41 -> cryptocurrency mining and some updates 95:43 -> to to those zones that we talked about 95:46 -> before uh related to where public 95:50 -> utilities would be allowed. Um, so 95:52 -> Leslie's here to give you kind of an 95:54 -> overview of the research they've done 95:56 -> and the work with the city on drafting 95:58 -> an ordinance for consideration. 96:02 -> >> Thank you. 96:02 -> >> Good evening. 96:04 -> Um, so I am here to present uh 96:08 -> cryptocurrency mining use um amendment 96:12 -> for the current zoning ordinance. Um 96:14 -> what I'm going to do is walk you through 96:15 -> what our project scope, what we were 96:17 -> asked to do, um what some of the common 96:20 -> concerns are um for this type of use, 96:23 -> and then some of the sort of pieces of 96:25 -> the actual amendment um that has been 96:28 -> drafted. Uh the definitions, which zones 96:31 -> it would be permitted in, um what the 96:32 -> approval process is. um a little bit 96:35 -> about how to address accessory 96:37 ->

structures which is a kind of key 96:39 -> component um to this and separation 96:42 -> distances for us as noise which is a big 96:45 -> one and then buffers and landscape 96:49 -> wow changes. Um so our project scope was 96:53 -> to specifically very specifically to add 96:56 -> cryptocurrency mining as a use to the 96:58 -> existing ordinance. Um what we did do 97:01 -> was research uh the known issues 97:04 -> associated with this use. Uh research 97:06 -> examples of language from other cities 97:08 -> um both in Iowa and neighboring states 97:11 -> as well as kind of across the country. 97:14 -> Um incorporate uh so to draft a set of 97:17 -> regulations that would impact uh address 97:20 -> those impacts for this use um on 97:22 -> surrounding parcels um particularly 97:24 -> residential uses. Um, but I will say 97:26 -> that there was a very collaborative 97:29 -> process with staff. So, we have been 97:31 -> back and forth with staff on this a lot. 97:34 -> Um, and so I may defer some questions to 97:37 -> staff along the way. Um, so in 97:41 -> specifically in looking at this as a 97:43 -> use, um, it is considered a 97:45 -> manufacturing use. Um it has some very 97:48 -> specific concerns cryptocurrency mining 97:51 -> um that you can read about in newspaper 97:54 -> articles because there are plenty 97:55 -> online. Um first in terms of energy 97:58 -> usage uh water usage uh both of those 98:01 -> are concerns um for this type of uh use. 98:05 -> Um also the fact that multiple accessory 98:08 -> structures are often used with this use 98:11 -> um which is um fairly unique. um uh but 98:17 -> uh noise seems to be the sort of main 98:19 -> concern and so I'll address that in just 98:21 -> a minute. 98:23 -> Um we created a series of definitions uh 98:26 -> to define this use to define what 98:28 -> cryptocurrency is based on the uh zoning 98:31 -> ordinance um to define cryptocurrency 98:33 -> mining for the zoning ordinance and what 98:36 -> is a cryptocurrency mine. I'm not going 98:38 -> to read those to you. Just know that 98:40 -> those definitions are included. Um and 98:43 -> then to first look at what permitted uh 98:46 -> what zones this particular use would be 98:48 -> permitted in. And so um we are proposing 98:51 -> to permit it in uh the M1, the M2, and 98:54 -> the MP planned industrial district. Um 98:56 -> so in all of the industrial districts, 98:58 -> there is a little bit of differentiation 99:00 -> between how we propose it being used um 99:03 -> in all of those districts or in the 99:05 -> difference between M1 and M2. Um, we 99:09 -> have proposed for it to be allowed as a 99:11 -> permitted use, but it would be subject 99:13 -> to use specific regulations. And I'm 99:16 -> going to kind of walk you through what 99:17 -> those use specific regulations would um 99:20 -> encompass. Um, and then also that this 99:23 -> particular use would require review by 99:26 ->

um, PNC yourselves as well as final 99:28 -> approval by the city council in all of 99:30 -> the zones. 99:34 -> Um so first off uh site plan approval 99:38 -> would be required. Um so site plan would 99:40 -> be reviewed by staff and there's a whole 99:43 -> series of submitts that would be 99:45 -> required. First would be written 99:46 -> verification from CFU um that the you 99:50 -> know just related to uh the energy 99:52 -> usage. Uh written verification from any 99:55 -> other permitting and licensing agency 99:57 -> that would be necessary. Um a water 100:00 -> cooling plan which I'll explain in just 100:01 -> a minute. um a pre-construction noise 100:04 -> study. So going out onto the site 100:07 -> initially and doing a noise study to see 100:09 -> what those um levels are right now. Um 100:13 -> and then a noise and uh vibration 100:15 -> mitigation plan would be required. Um as 100:18 -> well as a buffer and landscape plan. Um 100:20 -> and I think those two are probably going 100:22 -> to go together. Um also we would require 100:25 -> a community outreach summary. So, a part 100:28 -> of this process would be to hold a 100:30 -> meeting um with notice mailed to 100:32 -> properties within 500 ft of the site and 100:35 -> to post a sign. Um but then of course 100:38 -> then PNC uh review and recommendation 100:41 -> and then council approval would be 100:43 -> required. And then the last two submitts 100:45 -> that would be needed would be an 100:47 -> operations plan as well as a 100:49 -> decommissioning plan. 100:54 -> Um so the proposal is for this 100:57 -> particular use to use the principal 100:59 -> building uh setbacks and standards that 101:02 -> already exist in the M1 and M2. That's 101:04 -> essentially 25 ft from the front lot 101:06 -> line um and uh 25 ft or 40T uh depending 101:10 -> on M1 or M2 uh for the rear lot line. Um 101:16 -> but we are also proposing setbacks for 101:18 -> the accessory structures which would 101:20 -> include the containers um that you see 101:22 -> an example here on the screen of um what 101:25 -> the equipment might be enclosed within. 101:28 -> Um and those would have a setback from 101:31 -> the street of at least 50 ft and 20 ft 101:34 -> uh from uh uh in the M1 um and 40T if 101:40 -> it's adjacent to a different district. 101:43 -> Um in M2 it would have 20 feet and then 101:46 -> not less than 100 feet um from another 101:48 -> district except for M1. 101:54 -> Additionally, there would be uh minimum 101:57 -> of a,000 ft from any residential 102:00 -> mixeduse or character district um within 102:02 -> the city um and then 500 ft from any 102:07 -> residential use, general educational 102:09 -> facility or public park. 102:12 -> And that would be measured from the 102:14 -> exterior wall of the nearest building or 102:17 -> structure, so an accessory structure to 102:19 ->

the lot line of that district or use. 102:23 -> Uh, city council could approve a 102:25 -> reduction in that separation 102:28 -> um as drafted in this proposal um if the 102:32 -> residential use, educational facility or 102:34 -> public park is located in a commercial, 102:36 -> industrial, public or agricultural 102:38 -> district. Um and if the city council 102:41 -> determines that noise mitigation um um 102:44 -> meets uh that it's in compliance with um 102:47 -> the noise standards in the noise uh 102:50 -> ordinance. 102:55 -> Um so as I said uh it seems to be just 102:58 -> from our research that the primary 103:00 -> concern for these types of facilities is 103:02 -> the noise. Um the noise from many of the 103:06 -> facilities has been described in uh the 103:08 -> newspaper articles as a mechanical howl 103:11 -> um or a relentless sort of low frequency 103:15 -> hum. Most of that is caused because the 103:18 -> sort of older way of cooling these 103:20 -> facilities is with high-speed cooling 103:23 -> fans. Um so the newer mitigation 103:26 -> measures that have been incorporated 103:27 -> into sort of newer facilities um that we 103:30 -> have found in some of our research is to 103:33 -> use immersion cooling instead of air 103:35 -> cooling fans. Um to create a mitigation 103:38 -> plan with acoustic barriers and 103:40 -> enclosing any of those fans. Um to have 103:43 -> distances from residential districts and 103:45 -> uses so that that noise can dissipate 103:47 -> across that land. um and to establish 103:50 -> noise limits and to measure those uh the 103:53 -> noise uh both pre and post construction. 103:59 -> Um so as I said uh this is what has been 104:02 -> incorporated into this draft. Uh the 104:04 -> first is that any cryptocurrency mine um 104:08 -> use must employ a closed loop 104:10 -> hydrocooling technology system. Um that 104:13 -> openloop hydrocooling systems and 104:16 -> aircooled systems are expressly 104:17 -> prohibited. Um and again this is uh 104:20 -> mostly based on the noise um but also 104:22 -> based on um the water usage that would 104:26 -> be needed. Um second would be uh to 104:29 -> enclose the equipment as much as 104:31 -> possible. So what we have proposed is 104:33 -> that in the M1 any uh cryptocurrency 104:37 -> equipment would be uh fully enclosed in 104:40 -> a principal building on the site. So 104:42 -> construction of an actual building. Um, 104:44 -> but in the M2 it could be enclosed in 104:47 -> either uh a building or in uh what is 104:50 -> called a UL listed structure or a 104:53 -> container like you've seen in some of 104:54 -> those images. Um so the idea would be 104:57 -> that they would have to be enclosed in a 104:59 -> building if this was an M if it was 105:01 -> located in an M1 zone. 105:04 -> Um again uh we've incorporated the 105:06 -> separation distances which should help 105:08 -> with the noise um noise

mitigation plan 105:12 -> um and noise monitoring monitoring. So 105:14 -> as I've um already said um we have a 105:17 -> pre-construction and a post construction 105:19 -> noise study proposed um that would be uh 105:23 -> uh 105:25 -> uh studied by a third party city 105:27 -> approved acoustic engineer. So the city 105:29 -> would have to approve who it was. um it 105:32 -> would be a a third party and they would 105:34 -> do go out there again on the site before 105:37 -> construction and measure and then 105:38 -> measure uh post construction as well 105:41 -> documenting daytime and nighttime 105:43 -> baseline noise levels um at the property 105:47 -> line of the subject site as well as the 105:48 -> property lines of any uh residential 105:50 -> uses, schools, libraries, hospitals 105:52 -> within 500 ft of the site. 105:56 -> Um I know it's not under your purview. 106:00 -> This is not part of the zoning code. Um 106:02 -> so this is not part of what we are 106:05 -> proposing today. Um but we are looking 106:08 -> at um modifying some of the noise 106:11 -> regulations in chapter 15 article 3. Um 106:15 -> right now uh the table that you see uh 106:18 -> is it's essentially the same. Um we 106:21 -> aren't proposing to reduce the decibel 106:24 -> levels for any of the districts. Um what 106:27 -> we are doing is we're proposing to add 106:30 -> uh a requirement for uh continuous 106:33 -> noises to also have that five decel 106:36 -> reduction. Um right now the current uh 106:39 -> regulation uh is for pure tone noises um 106:44 -> or impulsive noises. Um and so adding 106:47 -> continuous noises which would be uh a 106:50 -> continuous uh level over a period of 106:53 -> time um which is typical of these kinds 106:55 -> of fans and things. Um and so the way uh 106:59 -> additionally we're u proposing to reduce 107:01 -> the noise and proximity to the 107:03 -> residential or other districts so or a 107:06 -> residential use. So the idea would be 107:08 -> that um if you are abudding any one of 107:11 -> these other districts then you would 107:12 -> automatically have to go down to the 107:15 -> noise level that those particular 107:17 -> districts would require. 107:19 -> So if you're adjacent to a residential 107:21 -> district you would have to lower your 107:22 -> noise level down to 55 dB or 50 if you 107:26 -> had a continuous or uh pure tone pure 107:30 -> tone noise. So again um the concerns 107:33 -> that we have addressed related to noise 107:36 -> um in the actual use specific standards 107:40 -> of the cryptocurrency mining use and the 107:43 -> zoning ordinance would be addressed by 107:45 -> the cooling system fan um we're 107:46 -> addressing the cooling system fan noise 107:49 -> um with the uh hydrocooling requirement 107:52 -> and then again the location of the noise 107:54 -> source and the u mitigation of the of 107:57 -> the noise um

by uh blocking the noise as 108:00 -> much as possible, but then the other  
two 108:03 -> pieces would be addressed in this other 108:06 -> um 108:07 ->  
code uh city ordinance, 108:10 -> not part of the zoning ordinance. 108:14 -> Um  
and so the last piece uh is that we 108:17 -> have proposed buffers and  
landscaping um 108:19 -> to try to address some of those uh 108:22 -> elements.  
Uh so within that 50-foot uh 108:27 -> street frontage buffer uh we're 108:29 ->  
proposing to require an 8ft steel fence 108:31 -> or wall. Um it would be a steel  
picket 108:34 -> fence um and then uh large trees 30 ft 108:38 -> on center. So a  
fairly dense sort of 108:41 -> screening uh along the front to screen 108:43 -> all  
of the accessory structures um 108:46 -> shrubs uh ornamental grasses and  
such 108:48 -> along at least 65% of that buffer wall. 108:52 -> Um and then for  
any noise mitigation 108:54 -> wall or barrier, we're proposing to 108:56 ->  
incorporate um that those same sort of 108:59 -> elements to u break down that  
wall so it 109:02 -> wouldn't be just a sheer wall. Um and 109:04 -> then finally  
uh that accessory 109:06 -> structures and equipment must be fully 109:08 ->  
screened from neighboring pro properties 109:10 -> to a height of 8 ft similar to  
that 109:12 -> street frontage buffer. 109:15 -> That's all I have. 109:20 -> >> All  
right. Thank you very much. Um, 109:25 -> does the commission have any  
questions 109:27 -> either for consultants or for staff? 109:30 -> >> Uh, I got a  
question for staff. 109:32 -> Currently, how many locations in Cedar 109:34 ->  
Falls are mining current cryptocurrency 109:36 -> right now? 109:38 -> >> Uh, I  
believe I mean I had maybe asked 109:42 -> CFU that they're holding up a three  
so 109:45 -> three sites because they're usually 109:48 -> near, you know, power  
sources. So, 109:50 -> they're near M okay 109:51 -> >> dear power  
station. 109:52 -> >> So and if we change the zoning those 109:56 -> places  
would be grandfathered in 109:57 -> wherever they are or they would have  
to 109:59 -> be so they wouldn't have to move but any 110:01 -> future  
development for cryptocurrency 110:03 -> would have to fall into that  
zoning. 110:05 -> >> Right. That's correct. There is some 110:07 -> provision  
provisions in this ordinance 110:10 -> related to existing ones and what  
would 110:12 -> need to happen if they were to change or 110:14 -> be  
decommissioned. Uh they would have to 110:17 -> bring them into compliance.  
So, those 110:20 -> are in the ordinance. You can read them 110:21 -> if you'd  
like. They're they're they're 110:23 -> addressing any non-conformities on  
the 110:26 -> existing sites um to the extent 110:29 -> possible, but you're  
correct. They're 110:31 -> they're grandfathered in. 110:32 -> >> Okay. 110:33 ->  
>> Does that also include uh replacement 110:36 -> equipment 110:38 -> uh use

like best practice quiet running 110:41 -> equipment? I mean, I assume you can't 110:42 -> buy a noisy fan, but 110:44 -> >> Right. they would have anything any 110:46 -> changes they would make have have to 110:48 -> bring it closer into compliance. 110:50 -> >> I guess a follow up on my question has 110:52 -> there been a lot of complaints about the 110:54 -> current three locations within the city 110:57 -> where current cryptocurrency is being 110:59 -> mined currently? 111:00 -> >> Um we have received some complaints for 111:02 -> an existing facility in the industrial 111:04 -> park from the uh uh neighboring 111:07 -> property. Um and the simple mine is 111:10 -> working to address those. Um we're 111:13 -> monitoring with the noise um our noise 111:16 -> equipment and they have a plan to 111:18 -> mitigate the noise on that site by 111:20 -> changing it out from a fan fan cooled to 111:23 -> a water cooled. So that that's their 111:26 -> plan in the future to try to do that to 111:28 -> to reduce the noise in that site. 111:31 -> >> Thank you. 111:33 -> >> I have a question for the consultant if 111:34 -> you don't mind. Um, so when you were 111:35 -> doing your research on communities and 111:37 -> other areas that had similar ordinances, 111:39 -> like what would you say the proportion 111:41 -> is of like cities that had an outright 111:43 -> ban versus, you know, an ordinance that 111:45 -> was heavy heavily regulated versus, you 111:47 -> know, sort of free flowing? Like what 111:49 -> did that look like as you were doing 111:50 -> that background research? 111:52 -> >> Um, there are not a lot of city. We 111:55 -> didn't come across any that had banned 111:57 -> them. I don't I don't believe. Did you 112:00 -> Did you guys No. No. um 112:03 -> >> in a number of states. 112:05 -> >> Um not not necessarily. 112:09 -> Um I don't I'm not familiar with any um 112:12 -> I will say that uh if you notice on some 112:16 -> of the some of the slides 112:19 -> um many of the requirements that that we 112:22 -> had folded in we found in other 112:25 -> communities. Um sometimes the distances 112:28 -> were smaller, sometimes the distance 112:30 -> very none of the distances were greater 112:31 -> than what we were proposing here. I 112:34 -> don't think um the cargo containers 112:38 -> however the idea of doing the accessory 112:41 -> containers are prohibited in some places 112:44 -> but the use itself is not necessarily 112:46 -> prohibited. 112:47 -> >> Great. Thank you. 112:48 -> >> I actually had a follow up on that 112:49 -> because it was one of the ones I uh you 112:51 -> mentioned cargo containers and in our 112:53 -> presentation we saw accessory 112:54 -> structures. Are they one and the same? 112:56 -> So, we are not proposing to in the 112:58 -> draft. We're not proposing to ban cargo 113:00 ->

containers. 113:01 -> >> Can you speak to why cargo containers 113:04 -> specifically were focused compared to 113:06 -> some other type of of accessory 113:09 -> structure in some of those other areas? 113:11 -> >> Um, 113:13 -> so I'm not I'm not quite sure what your 113:14 -> question was, but they they aren't 113:17 -> necessarily called cargo containers. 113:18 -> They are specifically created for the 113:20 -> specific use. They sort of look like 113:22 -> cargo containers. Um, but I will say 113:25 -> that I think that they are prohibited in 113:27 -> other places um because of of the the 113:31 -> way that they look um and that you need 113:34 -> a lot of accessory. You need a lot of 113:36 -> them in order for it to work. And so 113:38 -> that's specifically why in the M1 um we 113:41 -> put that they needed to be the equipment 113:43 -> had to be in a principal building, an 113:45 -> actual building, whereas in M2 um we 113:49 -> were allowing them to be in these 113:51 -> accessory structures and you know as 113:54 -> many accessory structures as would be 113:56 -> needed. So it makes it sort of a more 113:58 -> heavier use um when it has all of those 114:01 -> containers you know out on a property. 114:04 -> >> But the decimals would still be I mean 114:07 -> the decimal regulations would still 114:11 -> >> apply the same. Yes. 114:14 -> >> So you mentioned that we're we're 114:17 -> looking at the technologies at some like 114:19 -> the quieter sites or whatever. Um do you 114:22 -> have a list of some of the places that 114:24 -> have employed this and like some of the 114:28 -> communities that these are running in 114:30 -> that you came across? 114:32 -> Um, well, I I have this list of of 114:36 -> communities that allow it, and there are 114:38 -> some communities in Iowa that I believe 114:40 -> staff actually 114:43 -> um spoke to um and visited, but 114:47 -> >> with the closed loop cooling systems 114:50 -> specifically. 114:51 -> >> Yes. Um we did go and tour a facility in 114:54 -> Manchester, Iowa that has the outdoor 114:57 -> equipment on the site and their 114:59 -> industrial park. Did you by chance take 115:01 -> decibel readings of that? 115:03 -> >> Yes, we did. You know, remember what it 115:04 -> came off your head? 115:06 -> >> So, I think the idea is that in the site 115:09 -> as you're running the equipment, it's 115:10 -> loud on the site, but the point is 115:13 -> what's the what's the decibel reading at 115:15 -> the property line where it abuts some 115:18 -> neighboring property. So, the idea is 115:20 -> they use noise mitigation um techniques 115:24 -> at the boundaries of the site so that it 115:26 -> doesn't spill over. That's the intent 115:29 -> with that with the noise ordinance is 115:31 -> that you can be noisy on your site but 115:34 -> where you're abutting adjacent properties 115:36 -> you have to meet the noise

limitation in 115:38 -> the ordinance 115:42 -> >> if you'll allow me maybe some silly 115:45 -> questions but just to take a step back 115:46 -> for a second the Viking energy center 115:50 -> would that be moving forward let's say 115:53 -> the cryptocurrency mining for some 115:56 -> reason we don't allow that would that be 115:57 -> moving forward without the 115:58 -> cryptocurrency mining operation 116:00 -> happening is the plan no matter what to 116:03 -> have the Viking energy center be built 116:04 -> in that area. I think that that is the 116:08 -> plan with CFU and we've had that they've 116:10 -> been planning that for some time and um 116:14 -> I think that's well known. I think they 116:16 -> they have it out there on social media 116:18 -> that they're planning the Viking Energy 116:19 -> Center. When we did the plat recently, 116:22 -> we mentioned that CFU was planning to 116:24 -> build a power 116:25 -> >> and that still would require the change 116:28 -> from M1 to M2 because of the height 116:30 -> restriction only. Is that 116:31 -> >> Well, we were trying to consider so 116:34 -> stepping back with zoning typically as 116:38 -> it's not allowed unless it's an it's a 116:40 -> listed use. Mhm. 116:41 -> >> And what we realized when we were just 116:43 -> investigating the cryptocurrency mining 116:45 -> is we said, "Oh, well, you know, CFU is 116:49 -> also planning a power plant here. Um, 116:51 -> where are power plants allowed?" And we 116:54 -> realized we have new use categories that 116:56 -> were adopted when we did the downtown 116:58 -> code that were never in the code before. 117:00 -> And now we have these categories. And 117:03 -> our plan in the future, as you know, is 117:05 -> to update our zoning ordinance to be a 117:08 -> modern zoning ordinance. and we have 117:09 -> these old lists of uses that have been 117:12 -> there since the 1970s um that have not 117:15 -> been updated. And so the plan, you know, 117:18 -> as we update our zoning orders is to use 117:20 -> those new use categories and use those 117:23 -> as listed in in each zoning district 117:25 -> separately to say be more clear about 117:28 -> what we're allowing in each zoning 117:29 -> district, whether it's residential, 117:30 -> commercial, industrial. 117:32 -> Um so we thought as part of this 117:36 -> updating the ordinance, we should update 117:38 -> the ordinance right now to use that new 117:41 -> use category that we have created um in 117:44 -> the ordinance. Um, so it was sort of 117:47 -> tangential to this this idea that we're 117:50 -> updating it to potentially allow 117:52 -> cryptocurrency mining. But if the 117:55 -> decision is not to allow the 117:57 -> cryptocurrency mining, it certainly can 117:59 -> be separated from allowing a public 118:03 -> utility in the M1 and M2 districts um in 118:07 -> in Cedar Falls. And as I mentioned 118:10

-> previously, all public uses can also be 118:14 -> rezoned to public, which is a  
P 118:16 -> designation, you know, and we have 118:19 -> inconsistencies across  
the city for 118:21 -> schools and parks and city facilities 118:26 -> and CFU.  
There's a lot of inconsistency 118:29 -> in our zoning for those. I think it's 118:31  
-> always just been accepted those are 118:32 -> public uses and are  
allowed. 118:34 -> >> Sure. But we're trying to, you know, as 118:36 -> we're  
trying to get better about being 118:38 -> clear about what things are allowed.  
So 118:40 -> that is the other option is to rezone 118:44 -> the property to  
public. 118:46 -> >> Sure. 118:46 -> >> So it's not the only option here um  
that 118:49 -> we can, you know, consider. 118:52 -> >> Okay. So I think I make  
sense. So in 118:55 -> theory, if we move forward to make this 118:57 -> an M2  
and change the zoning code, then 119:00 -> in the future, power plants and  
public 119:02 -> utilities would be required in all or 119:04 -> would be allowable  
use in M2. But it 119:08 -> sounds like with this adjustment here, 119:10 -> the  
cryptocurrency would also have to go 119:12 -> through a special submission  
application 119:15 -> process as well. So no matter what, that 119:18 -> wouldn't  
be uh 119:19 -> >> automatically allowed. But in the future 119:21 -> if M2 with  
this boost sword M2 power 119:25 -> plants would be allowed in M all M2s  
and 119:27 -> wouldn't have to go through the process. 119:28 -> Right. 119:29  
-> >> We haven't proposed any particular 119:31 -> criteria for power plants  
because they 119:33 -> were public uses. 119:34 -> >> Sure. 119:34 -> >> But for  
the cryptocurrency mining as 119:37 -> proposed here in this particular 119:38 ->  
ordinance, they would be required to go 119:41 -> through a public process to  
get 119:42 -> approved. Okay. 119:43 -> >> Through PNZ and council. And  
they're 119:46 -> separate uses. So the decision can be 119:48 -> made to allow  
one and not allow the 119:50 -> other. It's all on the table at this 119:52 ->  
point. 119:52 -> >> Got it. Thank you so much for 119:53 -> clarifying. 119:57 ->  
>> Um 119:59 -> was there any reason why 120:01 -> cryptocurrencies were  
specifically 120:04 -> called out and not you know AI centers 120:06 -> or data  
centers. I mean, it's sounds 120:09 -> like it's kind of all the same  
equipment 120:11 -> maybe like what's 120:15 -> >> I'll let maybe Leslie answer  
the 120:16 -> question, but we can also answer it as 120:18 -> well. That's really  
not and maybe I'll 120:21 -> just give a brief answer and then if 120:23 -> Leslie  
has more to to add to it or JD 120:26 -> has done quite a bit of research as 120:27  
-> well. Um JD's been really involved in in 120:30 -> doing a lot of research on this  
project. 120:32 -> um that uh data centers are have a 120:36 -> different use and  
they're a lot of times 120:39 -> they're needing generating power all the 120:42

-> time and they don't want to be shut 120:43 -> down. They want to be in operation all 120:46 -> the time. Now I can't I'm not an expert 120:48 -> on this but from our conversations with 120:51 -> the cryptocurrency mining company is 120:54 -> that and with CFU was that they can be 120:56 -> shut down within 30 minutes of notice by 120:59 -> CFU. And so the power can be you know 121:03 -> during peak times um you know they can 121:06 -> be shut down so that the the energy 121:09 -> level and is moderated over time. 121:12 -> Whereas a data center a lot of a lot of 121:15 -> the concerns across the country about 121:17 -> data centers is they're very large. They 121:20 -> operate want to operate 247. They don't 121:22 -> want to be shut down. And there's 121:24 -> concerns about the water usage and the 121:26 -> the amount of power that those data 121:29 -> centers require versus the the amount of 121:32 -> power and how it's regulated for a 121:34 -> cryptocurrency mining operation. So 121:37 -> they're not the same thing. 121:40 -> Is there anything else you want to add, 121:41 -> Leslie? 121:42 -> >> I would just reiterate the scale of them 121:44 -> is different because the cryptocurrency 121:46 -> mining operation could be much smaller 121:49 -> than what typically what a data center 121:51 -> is. They just are really giant. So 121:54 -> conceptually they're the same. It's just 121:56 -> the scale and the 121:59 -> >> ability to turn it on and off. 122:01 -> >> Flexibility. 122:02 -> >> Flexibility. 122:04 -> >> I don't I I'm I'm also not an expert on 122:08 -> data centers and cryptocurrency mining. 122:10 -> Um so at all um but I will say that uh I 122:15 -> think this idea of them being located in 122:17 -> the the the boxes um as opposed to in a 122:21 -> building. I have not seen a data center 122:24 -> in something that small. I mean, it's 122:26 -> it's it's a big huge giant building all 122:29 -> the time. So, the scale, not just in the 122:32 -> size of it, but the fact that it can be 122:34 -> in these sort of accessory structures is 122:36 -> different. It's just different. 122:38 -> >> Okay. 122:41 -> >> CFU might be able to answer some of 122:43 -> those questions as well, maybe better 122:44 -> than we can. If you want 122:46 -> >> Yep. I just want to make sure that we're 122:48 -> >> if you're done with staff, I can open it 122:50 -> up then. Yeah. 122:51 -> for CFU. Yep. So, I guess I know CFU 122:54 -> isn't technically the applicant on this 122:55 -> as this is zoning code, 122:56 -> >> right? Again, Bill Scoville with CFU, 122:59 -> director of energy resources. Uh for us, 123:02 -> it is a drastically different 123:04 -> conversation whether it's a what we call 123:06 -> a firm load. You know, they're looking 123:08 -> for 99.999% of reliability. the lights never 123:11 -> go off for any reason versus somebody 123:13 -> that can interrupt 5% of the year for, 123:17

-> you know, anytime the power prices get 123:19 -> high, there's an emergency on the 123:20 -> system, anything like that. So for us, 123:23 -> it's a drastically different operation. 123:27 -> Um, basically a crypto miner is living 123:29 -> on the excess in the system where uh a 123:33 -> data center that wants 59's reliability 123:35 -> and that firm power is a load just like 123:38 -> a John Deere or anything else. That that 123:40 -> requires a whole different level of 123:41 -> planning on our part. So yes, for us 123:44 -> it's a drastically different thing. 123:46 -> However, on the outside to the normal 123:48 -> person may not look all that different 123:49 -> from from the power company standpoint 123:51 -> it is drastically different. 123:53 -> >> Oh question. I think we might have a 123:55 -> couple more questions for you just real 123:56 -> quick. 123:56 -> >> I may have one more question. Okay. I 123:58 -> just want to get educated on uh the 124:00 -> closed loop cooling system and uh I know 124:02 -> it was mentioned for the power plant 124:04 -> that your motors would have a closed 124:06 -> loop and I know uh crypto uh currency 124:09 -> mining is also a closed loop. Uh but you 124:12 -> know they always talk about the impact 124:13 -> on water. So is this a one-time fill 124:16 -> system and it keeps recirculating and 124:17 -> you never fill it again or does it 124:18 -> >> Right. It it's you're familiar with how 124:20 -> your radiator in your car works. 124:22 -> >> Correct. 124:22 -> >> Same thing. So, but there would be some 124:24 -> you'd have to add or replace like your 124:28 -> once in a while your radiator gets low 124:30 -> in your car, you have to add a little 124:31 -> bit. I mean, it's but I think the big 124:33 -> concern that you read in the news media, 124:35 -> there are data centers out there that 124:37 -> like take water out of our water man, 124:39 -> run it through there and run it down the 124:41 -> drain just to cool it off. Um, and there 124:45 -> are some of those in the state of Iowa 124:46 -> that I'm aware of. 124:48 -> >> But this would be a closed loop and just 124:49 -> closed loop. It would not be closed for 124:51 -> your system. I'm not speaking for, you 124:53 -> know, you're not speaking, I know, for 124:54 -> cryptocurrency, 124:54 -> >> right? But yes, for and and we do have 124:57 -> on one of our existing facilities, we we 125:00 -> do have an openloop system on one of our 125:02 -> generating units that's very very very 125:05 -> old. 125:06 -> >> Okay. 125:07 -> >> All right. I have a followup hopefully 125:08 -> for you, too. Um, you know, earlier 125:11 -> maybe a couple times we've heard that 125:12 -> this is a benefit to CFU if there were 125:15 -> cryptocurrency mines. Um I guess I'm not 125:19 -> following exactly 125:21 -> why are they helpful for CFU or um in 125:26 -> theory and I'm not an economist but 125:29 -> supply and demand

and if if if all of 125:32 -> our electricity is going one way does 125:33 -> that not impact the prices um that 125:36 -> general public pay for electricity? 125:39 -> >> Right. And in general we have always 125:41 -> with the crypto miners we do have they 125:44 -> pay 100% of their costs. We do not pass 125:48 -> any costs at all to any other customer 125:50 -> in our system. Um and that's uh you know 125:55 -> something we've always done. Uh the big 125:57 -> value they have is is with that 126:00 -> curtailability when power prices are 126:02 -> skyhigh 126:04 -> they're they're getting shut off. Um you 126:07 -> know any anytime 126:09 -> so so what that does is that lowers that 126:11 -> average cost of power because we're 126:13 -> buying a lot less. They're using the 126:15 -> power when it's dirt cheap in the middle 126:17 -> of the night. Uh we see a lot of times 126:19 -> on 126:21 -> uh fair weather days day like today the 126:24 -> wind's blowing really hard. Power prices 126:26 -> are absolutely dirt cheap. We don't run 126:28 -> any of our local facilities all at all 126:31 -> in those times and we're buying off the 126:33 -> grid and they're um they're living on 126:36 -> that energy is what they're doing. So 126:38 -> they're living on the cheap energy when 126:41 -> it's available and when it's not, 126:43 -> they're shutting down. So as long as we 126:46 -> have the capacity in our lines to feed 126:48 -> them, it it's not really a burden on our 126:51 -> system. 126:53 -> And when it does become a burden, we 126:55 -> shut them off. 126:57 -> So 127:00 -> I think that 127:01 -> >> clear as mud a little bit. Dirty mud. 127:05 -> >> Thank you. 127:08 -> All right. So, um, oh, give us just a 127:12 -> sec because there we have to follow the 127:13 -> process of the meeting, please. But we 127:15 -> will have a second. Yep. Um, so just to 127:17 -> make sure we're clear before we do open 127:19 -> up public comment, which will be next. 127:20 -> Um, this there is not a cryptocurrency 127:24 -> facility being proposed as part of 127:28 -> anything we're discuss a specific one. 127:30 -> Correct. There is 127:31 -> >> we were asked to create some rules for a 127:34 -> potential. 127:35 -> >> Yes. And then that potential based on 127:37 -> this is a draft. It can be edited. It 127:38 -> can be adapted. It can be adapted. Um 127:42 -> that potential would have to come 127:44 -> through a full process, 127:45 -> >> right, 127:45 -> >> based on this draft. So there is no 127:47 -> cryptocurrency mind being proposed or 127:50 -> considered tonight directly. Of course, 127:52 -> obviously this is about any sort of 127:53 -> guard rails or limitations or 127:55 -> regulations that could be used for any 127:58 -> future cryptocurrency mine possibly at 128:00 -> the CFU site or anywhere else in town, I 128:02 -> think is what I understand. And so just 128:04 -> setting that framework. Um I certainly 128:06 -> would now

open it up for any um public 128:08 -> comment or questions or anything like 128:10 -> that. If you come with the microphone 128:11 -> that'd be great. Yeah. 128:12 -> >> Uh this is just a quick comment um on uh 128:15 -> data centers as a general rule. I do 128:17 -> have an MBA by the way as well. So um I 128:21 -> do follow these issues very closely and 128:24 -> obviously one of the things about crypto 128:26 -> is it the market fluctuates sometimes 128:28 -> wildly 128:30 -> with respect to some of the 128:31 -> cryptocurrency miners that we're 128:33 -> actually seeing around this country. A 128:35 -> number of them are actually dropping the 128:37 -> crypto and going to serving essentially 128:41 -> inference. In other words, they are 128:44 -> basically turning into a data center 128:46 -> that uh serves AI, which you know, 128:51 -> I can see why that would be. Like I 128:53 -> said, crypto does have a tendency to 128:55 -> fluctuate wildly. In fact, recently it 128:59 -> crashed pretty seriously. 129:01 -> But um I think that it is important to 129:04 -> realize that yes, those two things very 129:07 -> much have a lot in common. And in fact, 129:10 -> we do see here in the United States that 129:12 -> a number of those miners have in fact 129:15 -> gone over to basically functioning as 129:18 -> data centers. All right. Thank you. 129:23 -> >> There any other Yeah, feel free to 129:26 -> anyone 129:26 -> >> question. Um just a a clarification of 129:30 -> this plan. Um it looks like the proposal 129:34 -> is to make it possible to have crypto 129:38 -> mining in light industrial which you 129:41 -> know with crypto mines already operating 129:43 -> in Cedar Falls. So I'm I'm curious um 129:49 -> it looks like if they operate in light 129:52 -> industrial they have to have a few more 129:55 -> guard rails, a few more restrictions, 129:57 -> heavy industrial less. Um, 130:01 -> and with what you were saying about 130:04 -> being behind on changing zoning 130:06 -> regulations and changing these zones to 130:10 -> meet possible future regulations that 130:13 -> haven't been created yet. I guess I'm 130:15 -> curious about why we would change this 130:17 -> area to heavy industrial if this would 130:19 -> be allowed anyway and you could zone the 130:21 -> the plant public and is all of this a 130:24 -> done deal? 130:26 -> So, I I'm curious. I mean you this would 130:28 -> be crypto mining would be included in 130:31 -> light industrial 130:31 -> >> address up this way please. 130:33 -> >> Yeah I I was just that was for her. I 130:35 -> asked that question earlier. So crypto 130:37 -> would be allowed in light industrial and 130:39 -> is already 130:40 -> >> No. Okay. But that is your proposal. 130:42 -> >> It's not my proposal. 130:44 -> >> That is the proposal you presented right 130:46 -> >> to draft. 130:47 -> >> Yeah. 130:48 -> >> Just just for clarity.

I'm a consultant 130:51 -> that was hired by the city to draft an 130:53 -> ordinance. So, um, and, uh, this is a 130:58 -> change to the zoning ordinance to allow 131:01 -> this particular use. It's a proposed 131:03 -> draft change to allow this particular 131:06 -> use in both the M1 and M2 as well as the 131:10 -> MP. 131:10 -> >> Yes. 131:12 -> >> And so, to clarify on that, currently a 131:16 -> crypto mining uh, location could be 131:20 -> located in multiple zoning areas right 131:22 -> now. And this would define it too. 131:24 -> >> No, it's not allowed in Cedars Falls at 131:27 -> all right now according to the zoning 131:28 -> ordinance. And I know the next question 131:30 -> is how do we have some then? And and I 131:34 -> think the the answer to that question is 131:37 -> we didn't know what we didn't know. Um 131:41 -> these were small installations next to 131:44 -> uh substations. So, you know, when 131:48 -> they're presented, we didn't really know 131:49 -> what we were, you know, what we were 131:52 -> what we were permitting and what the 131:54 -> actual use was. We didn't have a good 131:56 -> understanding of cryptocurrency mining 131:58 -> at the time. I think this is a brand new 132:00 -> thing that's happening across the 132:01 -> country. And so, you know, some of these 132:04 -> things happened as accessory uses to, 132:07 -> you know, a few units would be located 132:09 -> next to a power substation and you 132:12 -> probably don't even know that they're 132:14 -> there. There's a few that are located on 132:16 -> the existing power plant site for CFU. 132:20 -> They're in between the buildings. They 132:22 -> look like a lot of the other equipment 132:23 -> on the power plant. Um, so we reviewed 132:26 -> those as accessory structures, 132:29 -> not really considering and as we got 132:31 -> more and more questions asked about a 132:34 -> larger installation or as a a principal 132:37 -> use on a property, 132:40 -> we recognize that we don't have these 132:42 -> allowed in our zoning ordinance at all. 132:44 -> So if we're not if we don't adopt an 132:46 -> ordinance to allow them, the way that 132:49 -> zoning works is if it's not an allowed 132:51 -> use in a zone, then it's not allowed. So 132:55 -> it's not the other way around. So it's 132:57 -> not like we allow them everywhere and 132:59 -> and we're going to restrict them now. 133:03 -> It's that we don't allow them now. And 133:05 -> now we're recognizing, do we want an 133:08 -> ordinance to allow them with certain 133:11 -> restrictions that would control some of 133:13 -> these externalities that we've been 133:14 -> discussing? So, it's all out on the 133:17 -> table here as whether number one, do we 133:20 -> want to allow them at all in Cedar 133:22 -> Falls? And number two, if we do, what 133:25 -> should the restrictions be for those? 133:28 -> What are we trying

to mitigate as far as 133:30 -> those those concerns that about the 133:32 -> adjacency and the noise and the and the 133:35 -> aesthetics of it? Um how do we mitigate 133:38 -> those things if we are going to allow 133:40 -> them in the community? 133:43 -> >> Okay. Thank you. 133:45 -> Is there anyone else? Yep. Any other 133:46 -> public comment coming up? 133:48 -> >> I just got a quick question. 133:50 -> So, the power plant, is it going to have 133:53 -> the same restrictions 133:55 -> as the crypto or do we have better 133:58 -> restrictions for less noise for our 134:00 -> Cedar Falls power plant and lighting and 134:04 -> all that? 134:05 -> >> Yep. We'll we'll check on that. Thank 134:07 -> you. 134:21 -> Hi. Uh, my name is Devin Reynolds 134:23 -> Reinhardt. I live at 1127 Maplewood 134:26 -> Drive. Uh, I have lived in Cedar Falls 134:30 -> for over 20 years now. Uh, I have a 134:32 -> degree in biology from you and I in 134:35 -> ecology and environmental science. Um, 134:38 -> it is partially with that background in 134:40 -> mind that I'm here with extreme concern 134:42 -> about the proposed uh zoning for the 134:46 -> cryptocurrency mining operation. Um, I'm 134:49 -> sure most of you already know the risks 134:53 -> uh involved in that and I've seen the 134:55 -> proposals for mitigating mitigating the 134:59 -> problems uh the limitations on noise and 135:03 -> the proposal with the closed loop water 135:06 -> cooling system. Um, but I believe the 135:09 -> reality is that this is ultimately 135:12 -> mitigating damage on something that is 135:14 -> nothing but damage. Uh, I do not believe 135:17 -> that cryptocurrency mining facilities 135:21 -> bring any benefit to Cedar Falls. Um, 135:25 -> we've already been over the water 135:27 -> consumption 135:29 -> uh concerns and the power concerns. Um, 135:33 -> and I believe that there are also 135:34 -> financial concerns for the city of Cedar 135:36 -> Falls. Um, I don't believe it brings any 135:40 -> financial benefit to us. does not bring 135:42 -> permanent jobs uh as a mostly automated 135:45 -> server farm and uh also uh 135:49 -> cryptocurrency mines will very often 135:52 -> seek uh property tax exemptions. Uh so 135:55 -> that is money that would normally be 135:57 -> going to benefit our local government 135:59 -> and benefiting our school districts uh 136:02 -> would instead be going to benefit uh 136:05 -> investors elsewhere. Um, 136:09 -> and finally, I also wanted to address 136:12 -> that uh, Cedar Falls Utilities is 136:16 -> rightfully a point of pride for our 136:18 -> city. Um, I believe that CFU is a model 136:22 -> that cities around the country should 136:24 -> emulate. Um, I remember when President 136:27 -> Obama came here and praised CFU for its 136:31 -> affordability, its availability, and its 136:34 -> overall quality. Um, I remember how 136:37 -> angry corporations got about that

praise 136:40 -> because they were not allowed to exploit 136:43 -> the uh  
citizens of Sier Falls however 136:45 -> they wanted. And I believe that uh 136:49  
-> putting a current cryptocurrency mine 136:51 -> here would just tarnish that  
reputation. 136:55 -> And I think you should keep that in mind 136:58 -> uh when  
you're going over this proposal. 137:02 -> Um, and I believe that's all I have  
to 137:04 -> say. Thank you for uh allowing me to 137:06 -> speak. 137:07 -> >>  
Thank you very much. 137:16 -> >> Name and address for the record,  
please. 137:18 -> >> Mike Peters, 1117 Warwick Drive. Um I'm 137:21 -> a lifelong  
resident of Cedar Falls. Um 137:25 -> to answer Dave's question on water  
for 137:29 -> those units, they are completely sealed. 137:32 -> The best example  
I can give you is there 137:34 -> like an air conditioner at your house. 137:36 -> If  
that fails, the unit shuts down and 137:39 -> does not work. There is no water  
strict 137:42 -> water coming out of the ground for it. 137:44 -> It has to be a  
system 137:47 -> uh heating cooling system like a furnace 137:50 -> or boiler  
because it cannot freeze. It 137:54 -> runs into the building, it cools the 137:55 ->  
units, and then it comes back out, 137:57 -> changes the temperature, either  
heats 137:59 -> outside, goes back in to keep running, 138:01 -> or cools it on the  
outside. The other 138:04 -> thing is that Bill, like Bill said, they 138:07 -> can be  
shut down in minutes and lose 138:09 -> power. And they do it probably 60,  
70 138:12 -> times a year. The other thing that Bill 138:14 -> will not explain to  
you, who do you 138:18 -> think is the largest electrical customer 138:20 -> in  
Cedar Falls? 138:23 -> You probably think target coal 138:25 ->  
distribution. 138:26 -> I can tell you right now it's simple 138:28 -> mining and  
their bill is over \$300,000. 138:32 -> By doing that, it has saved every 138:34 ->  
resident in Cedar Falls in their 138:37 -> electric bill. It has kept the cost  
down 138:40 -> by him having to pay that money to CFU 138:43 -> to keep our  
electric bill down. That is 138:46 -> a huge benefit in my opinion to us as 138:49  
-> customers. We have some of the best 138:51 -> rates in the state, if not the  
best 138:53 -> rates in the state, and he's one of 138:55 -> them. And as far as in  
employing people, 138:58 -> he's probably with this new facility is 139:00 ->  
going to have to employ 20 other people 139:02 -> just to run the facility than  
their 139:04 -> full-time positions 7 days a week, 139:08 -> almost 24  
hours, 139:11 -> because it's not the stuff that he owns. 139:13 -> the miners. The  
miners are owned by 139:15 -> everybody across the world that wants to 139:16  
-> buy them 139:18 -> and invest in them. So, he has to keep 139:21 -> them  
running. So, he has to have 139:22 -> employees there. It's a huge benefit  
I 139:25 -> see for Cedar Falls and it always will 139:27 -> be. Thank you. 139:29

->> Thank you. 139:39 -> Mike Miller, 1319 Walnut Street. Long 139:42 -> night, folks. I just have a couple tasks 139:46 -> that I would ask you to do is the 139:48 -> research. Of course, uh I did a little 139:51 -> bit on this and uh water and power are 139:54 -> the most concerns and noise is the 139:57 -> biggest one. Also, these units run about 140:00 -> 70 to 100 dB continuously with 110 being 140:06 -> too loud for our ears. The uh water 140:09 -> usage that they will use, you should pin 140:13 -> that down because our aquifers, 140:16 -> according to the 2025 140:19 -> geolog geological survey, our aquifers 140:22 -> are really low. So, I don't know. 140:24 -> There's going to be some water used on 140:26 -> the power plant to do their cooling and 140:29 -> stuff. So, take that all into 140:31 -> consideration. 140:32 -> Um, 140:35 -> and then in my thing, I what what's in 140:38 -> it for me? What's in it for us? How many 140:40 -> jobs? 140:42 -> So, you have to weigh that too as to how 140:45 -> we're going to spend these resources, 140:46 -> water, power for what? one or two jobs 140:51 -> just to stand there and watch computers. 140:55 -> That's all I got. I just ask you to 140:59 -> research it. Thank you. 141:08 ->> Hi there. Uh Brett Jaden, 4127 Mary Hill 141:11 -> Drive. Uh I'm also the business owner of 141:13 -> Air King Filtration at 2800 Technology 141:16 -> Parkway out in the Cedar Falls 141:17 -> Industrial Park. the uh business who has 141:21 -> had some complaints about the crypto 141:23 -> mining facility across the way from us. 141:25 -> Um probably about the only one in the 141:28 -> community that can speak specifically to 141:30 -> the effects of this uh uh on a daily 141:33 -> basis. Um our front door is 200 feet 141:37 -> from the current crypto facility that 141:39 -> was allowed in the industrial park. Um 141:43 -> it's it was very challenging right away 141:46 -> when they went live. We're running 75 80 141:49 -> dB at the property line. Brought that to 141:52 -> everybody's attention. Adam, who's not 141:55 -> sitting here right now, but great guy. 141:57 -> Love Adam to death. Super super good 141:59 -> guy. And they've done a lot of good 142:00 -> things I think for the community. 142:02 -> Address things. Have since brought those 142:04 -> noise levels down. So right now we're 142:06 -> running about 67 68 dB right at the 142:09 -> property line which is a little bit 142:10 -> above where it needs to be but as I 142:13 -> understand they're working on some 142:14 -> things and it's great to hear that 142:15 -> they're going to go to a closed loop 142:17 -> system. The old technology the current 142:19 -> technology 142:21 -> with the mechanical fans 142:23 -> very noisy and very hard to control as I 142:26 -> understand. Um we're fan people. I own a 142:30 -> filtration company. We make fans. I 142:31 -> understand how this all works. Um, I 142:34 -> appreciate what

they've done to mitigate 142:37 -> this. I look forward to what they're 142:38 -> going to do to further mitigate it. I 142:41 -> hope that reduces things that much more. 142:43 -> But as I sit in my office every day 142:45 -> working, I have the ongoing droning 142:48 -> noise, constantly present every day, 8 142:51 -> hours a day, nine hours a day in my ear. 142:55 -> Gets a little bit annoying. Hot summer 142:57 -> months, it gets a little bit louder. 143:00 -> When we hit about a 55 60°ree 143:02 -> temperature, ambient air outside is when 143:05 -> the fans tend to kick on full full 143:07 -> boore. Over the winter, you know, we're 143:09 -> we're dropping below 50°. It's a 143:12 -> godsend. You're out there working. I 143:13 -> could work there all day and not have to 143:15 -> worry about any uh noise issues uh and 143:18 -> whatnot. The things I would ask you to 143:20 -> consider with this are a few. One, I 143:24 -> like the idea that was proposed on them 143:27 -> going to maybe a reduction on a 143:29 -> continuous noise basis to 60 dB. I think 143:32 -> that would be significant if this does 143:34 -> go through. I think that would be 143:36 -> significant uh change uh and and very 143:38 -> welcome. The containers and the 143:41 -> appearance of things is a bit of a 143:43 -> concern from my standpoint. Having an 143:45 -> 8oot fence, some landscaping is great. 143:48 -> We were held to very high standards on 143:51 -> the part of having to build our 143:52 -> building. Aesthetically, 143:54 -> having containers, whatever you want to 143:56 -> call them, out in the industrial park, 143:58 -> an 8ft fence isn't going to hide a 20ft 144:01 -> container. You look at a lot of the 144:02 -> containers they have down on the 144:04 -> property. They're twotory facilities. 144:07 -> So, I think it's going to maybe put a 144:08 -> little bit of a damper on what the city 144:11 -> and the planning and zoning has worked 144:13 -> very hard on for years to have us not 144:15 -> only have a great industrial park, but a 144:17 -> good-looking industrial park. That means 144:19 -> a lot to people. Um, 144:24 -> beyond that, 144:27 -> I don't have any significant issues with 144:29 -> it, but the noise can be 144:34 -> annoying. It is annoying. And I think if 144:36 -> we get some of those specifics put in 144:38 -> place, I'm I'm I'm 144:42 -> very anxious to hear and and and and 144:44 -> literally hear what the the uh closed 144:47 -> loop cooling will do uh to help things 144:49 -> because right now in the current system 144:51 -> is not sustainable. We we're going on 144:54 -> two years with that facility uh up and 144:57 -> live. We've got we've made progress. I 144:59 -> look forward to continued progress and I 145:02 -> hope you guys uh take all these points 145:04 -> into consideration. Thank you. 145:06 -> >> Thank you. 145:23 -> >> Hi again, Dylan Southall at 510 Franklin 145:25 -> Street. Um, I

used to be an employee at 145:29 -> Cedar Falls Utilities as a 145:31 -> communications technician. And funny 145:32 -> enough, I actually installed the fiber 145:34 -> at Air King and I installed it um across 145:37 -> the way at the data center that he was 145:39 -> referring to. So, I'm a bit of a 145:44 -> got a bit of a two-face here. Um, but 145:47 -> hence on former because I know that you 145:49 -> can't be a city employee speaking here 145:51 -> from what I understand from statutes. 145:54 -> Uh regardless, um I'm here to provide 145:57 -> what the comment um I'm here to provide 146:00 -> comment on what's on the table tonight. 146:02 -> Before you is not just a zoning map 146:03 -> change, but it is the foundation to a 146:05 -> \$64 million power plant and a 146:08 -> cryptocurrency mining operation that are 146:10 -> being developed hand in hand. And the 146:13 -> public has received minimal notice to 146:15 -> provide feedback. 146:19 -> Some of this will be in contrast to what 146:20 -> the Cedar Falls utilities 146:22 -> representatives will have to say. Um, 146:24 -> but some of this is just based on the 146:26 -> limited research I was able to do with 146:27 -> the limited notice we were given. So 146:29 -> take with this a bit of a caveat. 146:32 -> Cedar Falls Utilities already leases 146:33 -> land to Simple Mining and Energy 146:35 -> Conservation Group for crypto mining. 146:37 -> These companies pay a mere fraction of 146:40 -> what you and I pay for the same 146:41 -> electricity. Simple Mining advertises 146:43 -> hosting rates as low as 7 cents per 146:45 -> kilowatt hour to their customers, which 146:47 -> tells you CFU's wholesale rate to them 146:49 -> is substantially lower than that. 146:51 -> Residential customers pay over five 146:53 -> cents 146:55 -> per kilowatt hour just for that for the 146:57 -> same energy charge. The math doesn't 146:59 -> work out unless the rate payers are 147:01 -> covering the difference. 147:05 -> I want to talk about how this process 147:07 -> has been structured today and why it 147:09 -> should concern everyone in this room. In 147:11 -> a normal reasoning, from what I from what 147:13 -> I understand, a private developer 147:15 -> submits a petition and the the city 147:17 -> evaluates it at an arms length. 147:20 -> That tension between applicant and 147:22 -> regulator is what protects the public. 147:26 -> But looking at looking at what's 147:27 -> happening here, the city of Cedar Falls 147:28 -> is the petitioner in this reasoning. The 147:31 -> city owns CFU. CFU is the utility that 147:34 -> will build the \$64 million power plant. 147:36 -> CFU is the entity that already leases 147:39 -> land to crypto miners and sells them 147:41 -> electricity at what I estimate at about 147:43 -> half a penny per kilowatt hour. 147:46 -> The city's own community development 147:48 -> staff

wrote the recommendation to 147:50 -> approve this and the city hired their 147:52 -> their own consultant who drafted the 147:54 -> crypto mining language that would permit 147:56 -> this use. So, let me get this straight. 147:58 -> The same utility is the landowner, the 148:00 -> utility provider, the the landlord to 148:02 -> the crypto miners, the applicant for the 148:04 -> rezoning, the regulator evaluating the 148:07 -> rezoning, the drafter of any new code, 148:09 -> and the body that will ultimately vote 148:10 -> on it. There is no independent party 148:13 -> anywhere in this chain that is asking 148:15 -> whether this is a good deal for the 148:16 -> residents. 148:18 -> No independent cost of service analysis, 148:21 -> no independent noise study, no and key 148:23 -> on independent environmental study, no 148:26 -> independent financial review of what 148:28 -> degree these rate payers are subsidizing 148:29 -> this private enterprise. 148:32 -> When the applicant, the regulator, and 148:34 -> the utility provider are all the same 148:36 -> entity, who is looking out for us? Who 148:38 -> is looking out for the ratepayer? 148:41 -> This process needs checks and balances. 148:43 -> And let's not forget that Blackhawk 148:44 -> County has already voted against crypto 148:46 -> mining rezoning in 2022. So why are we 148:49 -> here? 148:52 -> This proposal routes around the county's 148:54 -> decision to go through the and decides 148:55 -> to go through the city process instead. 148:57 -> The public deserves to understand why a 148:59 -> decision that the county has already 149:01 -> weighed in on is now being revisited 149:03 -> through a different door. 149:09 -> I will close with this. Bitcoin is 149:10 -> currently trading well below the cost to 149:12 -> mine it. CoinDesk reported a few days 149:14 -> ago that miners are losing \$19,000 on 149:17 -> every coin that they produce. At least 149:19 -> five mining companies have shut down or 149:20 -> filed bankruptcy in 2026 alone. One of 149:23 -> them being NF Innate Group and they 149:25 -> operated here in Iowa. 149:28 -> This industry is in crisis and Cedar 149:30 -> Falls is being asked to build a \$64 149:33 -> million power plant and rezzone 38 acres 149:35 -> of land to serve it. When the miners 149:37 -> leave and their track record says they 149:39 -> will, 149:41 -> they will we will be left with a 149:43 -> oversized overengineered power plant and 149:45 -> its debt, the rezoned land, the 149:47 -> infrastructure costs, and whatever waste 149:49 -> and damage that they leave behind. They 149:51 -> will they will leave with their 149:52 -> computers and cooling fans and shipping 149:54 -> containers. 149:55 -> I urge this commission to delay action 149:57 -> until a full independent cost of service 150:00 -> analysis, an independent noise study, an 150:02 ->

independent environmental impact study, 150:04 -> and an independent financial review, and 150:06 -> a genuine public engagement has been 150:08 -> completed. The city, the residents of 150:10 -> Cedar Falls deserve it that much before 150:12 -> you change the rules for an industry 150:14 -> that may not even be here in 5 years. My 150:17 -> full narrative is public record as it 150:19 -> was sent to your city clerk prior to 150:20 -> this meeting. Thanks for your time. 150:24 -> >> Thank you. 150:31 -> Is there anyone else from the public who 150:32 -> would like to speak to this? Come up to 150:34 -> microphone, please. 150:38 -> Matt Hine, 501, 150:40 -> uh, Alvarado Avenue, Cedar Falls. So, I 150:45 -> want to touch on a couple of items 150:47 -> because I am, uh, an employee of Simple 150:50 -> Mining and yes, uh, one of the things we 150:54 -> pride ourselves on is collaboration with 150:58 -> utilities and communities. We don't 151:01 -> sneak in anywhere. We are very open and 151:04 -> honest about what we do. Um, we have 151:08 -> offered and given tours to the 151:10 -> utilities, the city. Um, our door for 151:13 -> security reasons is locked, but again, 151:16 -> anyone that would like to see our 151:18 -> operation, just stop by, send us an 151:20 -> email. We would happy to give us you a 151:22 -> tour. We are a repair center. We work on 151:25 -> computers. Um, it's what we do. In terms 151:28 -> of employment, that was a concern. What 151:30 -> value do we provide to the community? Uh 151:32 -> currently between uh our CEO Adams, 151:36 -> multiple businesses in the community, we 151:37 -> have over 100 employees uh that work 151:40 -> here. Our proposal that we would like to 151:43 -> build in the West Industrial Park and 151:46 -> yes, we've been collaborating with the 151:47 -> utility and city because this is 151:49 -> complicated. As has been pointed out, 151:51 -> the ordinance doesn't allow it. So, we 151:52 -> need to talk to them uh in order to do 151:55 -> this correctly to establish rules that 151:58 -> then we can follow. That is our goal. uh 152:01 -> that facility will need at least 50 152:03 -> employees to operate. That'll bring just 152:06 -> our symbol mining operation up locally 152:08 -> to 150 employees. That may make us one 152:12 -> of the larger employees in the 152:14 -> industrial park. Many of the facilities 152:16 -> in the industrial park, the Pepsi 152:19 -> facility was mentioned, actually have no 152:21 -> employees. They are giant empty boxes. 152:24 -> So as planning and zoning is considering 152:27 -> the types of businesses that take up 152:29 -> land that the city has prepared for 152:32 -> businesses, 152:34 -> I suggest that you consider the amount 152:36 -> of employment that uh can be brought 152:38 -> there. Um in terms of the benefit to the 152:42 -> community who benefits um we may be

one 152:46 -> of the largest taxpayers in the cedar of 152:49 -> city of Cedar Falls. Um there are 152:53 -> complex mechanisms that make that work, 152:56 -> but effectively our large consumption of 152:59 -> electricity uh is an economic benefit to 153:02 -> the city of Cedar Falls. We help pay for 153:05 -> schools. We help pay for roads um by our 153:09 -> operations. Uh it's been pointed out 153:12 -> that cryptocurrency isn't allowed in any 153:14 -> of the um zones in the city. We're new. 153:18 -> The ordinances haven't been updated 153:20 -> since the 70s as the city has proposed. 153:23 -> A data center, actually multiple data 153:26 -> centers have been operating in Cedar 153:28 -> Falls for decades. I don't believe data 153:31 -> centers are in the ordinance either. So, 153:34 -> it's one where I'm glad that the city 153:37 -> and again we have a spirit of 153:39 -> collaboration is working on updating 153:41 -> ordinances to allow these types of 153:43 -> things. Um, in terms of water use, I can 153:47 -> say that our largest water use is our uh 153:51 -> high efficiency flush toilets. Like we 153:54 -> we use almost no water. Again, we've got 153:56 -> a lot of employees. So, we do use a fair 153:59 -> amount of water in our bathrooms, but 154:00 -> that's the largest water use that we 154:02 -> have. Um, 154:05 -> in in terms of the uh subsidies, uh, I'm 154:09 -> just going to say that's factually 154:10 -> inaccurate. So what you just heard from 154:12 -> the uh prior speaker is factually 154:16 -> inaccurate. Um 154:20 -> yes it is true that cryptocurrency 154:22 -> companies um are in fact uh going 154:25 -> bankrupt. They are not as good at us at 154:29 -> running their business. Uh our CEO Adam 154:32 -> is an exceptional business person and 154:34 -> has built a very successful business 154:37 -> right here in Cedar Falls. This is our 154:39 -> headquarters. This is where we would 154:40 -> like it to be our home. We would like to 154:43 -> contribute to the community in terms of 154:45 -> economic development. Um we certainly 154:48 -> pay our fair share in terms of 154:50 -> electricity and again a uh cost of 154:53 -> service study would certainly show that 154:55 -> that is the case. Uh we would welcome 154:58 -> that. Again in the spirit of 155:00 -> collaboration that's how we like to 155:01 -> operate. Um those comments made. I do 155:06 -> have some concerns with the proposed 155:07 -> ordinance language. 155:10 -> I want to raise a fundamental concern 155:12 -> about uh how the proposed revisions are 155:14 -> structured. The proposed language 155:16 -> singles out cryptocurrency operations 155:19 -> with requirements and restrictions that 155:20 -> are not applied to other businesses that 155:23 -> operate in the same zone. If noise 155:26 -> limits, setback requirements, power 155:28 -> consumption thresholds, or operational 155:31 -> conditions are appropriate

standards for 155:33 -> protecting the community, then they 155:35 -> should apply equally to every business 155:37 -> in that zone, not just one category. 155:40 -> Either these standards matter for all or 155:43 -> are unnecessary for any. According to 155:46 -> the American Planning Association, sound 155:48 -> industrial zoning should be based on 155:50 -> performance standards, measurable 155:53 -> effects like noise, vibration, and 155:55 -> emissions rather than naming specific 155:58 -> uses or technologies.

Targeting 156:00 -> targeting a single industry by name is 156:03 -> selective regulation, not 156:05 -> performance-based planning. Beyond the 156:08 -> fairness issue, the overly specific 156:10 -> language in these revisions has a 156:12 -> practical problem. it can be outdated 156:15 -> almost immediately. Technology in this 156:18 -> sector evolves faster than any ordinance 156:20 -> revision cycle. As a concrete example, 156:23 -> the proposed language references 156:25 -> GPUbased computing hardware. The 156:28 -> cryptocurrency 156:29 -> industry moved beyond GPUs in 2020. We 156:32 -> haven't used that technology for over 5 156:35 -> years. We use ASIC computers. Under 156:38 -> overly narrow definitions, 156:40 -> a facility become could become 156:42 -> non-conforming overnight simply because 156:45 -> the technology does not match the exact 156:47 -> terminology written in the code. It's 156:50 -> not hypothetical. That's our situation 156:52 -> right now. This matters because 156:55 -> businesses adapt. Our business has 156:57 -> evolved over the years and begins to 156:59 -> look nearly identical to other data 157:01 -> centers in town that have been operating 157:03 -> for 20 years. 157:05 -> The underlying infrastructure is a 157:07 -> building, power, cooling, and servers. 157:10 -> The services is hosting computer 157:12 -> workloads for clients, just like the 157:14 -> other data centers in town do. If the 157:17 -> ordinance is written so narrowly that it 157:20 -> distinguishes between types of 157:22 -> computation rather than the actual land 157:24 -> use impacts of the facility, it'll 157:27 -> create barriers to exactly the kind of 157:29 -> economic development and diversity the 157:31 -> industrial park is designed to promote. 157:34 -> I urge the commission 157:37 -> uh for you to take two one of two 157:39 -> approaches. Apply uniform operational 157:42 -> standards to all businesses within the 157:44 -> zone based on measurable impacts like 157:47 -> noise, traffic, utility load or remove 157:51 -> industry specific language entire 157:53 -> entirely. If a user category is needed, 157:56 -> a generic principle use classification 157:58 -> as data center would cover the full 158:02 -> range of computing operations, 158:03 -> cryptocurrency, AI, cloud hosting,

or 158:06 -> whatever comes next. Um, we don't know 158:10 -> what'll be next. We didn't exist 6 years 158:13 -> ago. Who knows what will exist six years 158:15 -> in the future? Being hyper specific can 158:18 -> cause an issue. So just as machine shop 158:21 -> or fertilizer manufacturer cover a range 158:24 -> of activities under a single heading, 158:26 -> what we should not do is enshrine 158:28 -> technology specific terminology into 158:31 -> zoning law that will need to be 158:33 -> rewritten every time a local business 158:35 -> seeks to bring economic benefit to the 158:37 -> community. 158:39 -> Thank you for your time and 158:40 -> consideration. 158:42 -> Thank you. 158:52 -> Looks like they sure. Would anybody else 158:56 -> from the public like to speak to this 158:57 -> item at all? 159:03 -> >> Name and address for the record. 159:04 -> >> 5'2. I got to lower this down. Hi 159:06 -> everyone. My name is Laura Roman. I live 159:08 -> at 204 Magnolia Drive. This is my first 159:10 -> time here. Sorry, I didn't know it was 159:11 -> going to be televised. I would have 159:12 -> dressed nicer for this. Um, I do 159:14 -> apologize. other folks have mentioned, 159:16 -> maybe some may be more aware of the 159:17 -> effects and what Bitcoin is and um 159:19 -> crypto mining to begin with. I listened 159:22 -> to a 45minute webinar earlier today. So 159:24 -> that's kind of the extent of the 159:25 -> knowledge that I've got on this. Uh I 159:27 -> think one of my main questions would be 159:28 -> in regards of cryptocurrency as a whole, 159:30 -> understanding what type of 159:31 -> cryptocurrency from what I understood of 159:34 -> my 45 minutes of research. Um different 159:36 -> types might have different energy and 159:38 -> water usage. Uh proof of work versus 159:40 -> proof of stake versus proof of work 159:42 -> seems to be what Bitcoin uses. proof of 159:44 -> stake might be something like Ethereum 159:45 -> uses and it has drastic um differences 159:47 -> between them. So I would kind of be 159:49 -> curious about what is planned being 159:51 -> used, what is currently being used and 159:53 -> what might be used in the language for 159:55 -> policies and different things like that. 159:56 -> Um in regards to Bitcoin, just some of 159:58 -> the things that I've looked into Bitcoin 160:00 -> um I didn't know it had a 21 million 160:02 -> cap. It surpassed 20 million at March 160:04 -> 24th of this year. The more that it's 160:06 -> mined, the more difficult it becomes and 160:08 -> the more difficult that it is, the more 160:09 -> energy that it requires. Um the last 160:11 -> hinging which will reduce the Bitcoin 160:13 -> block subsidy to zero is expected to 160:15 -> occur around the year 2140. So still a 160:17 -> substantial amount of time on that sense 160:18 -> there. Um and again please feel free to 160:21 -> correct me if I'm wrong for any of

this. 160:22 -> This is just my my little research that 160:24 -> I just did. Um other things that I 160:25 -> learned about in my research the 160:27 -> application specific integrated circuit 160:28 -> that was mentioned earlier um from my 160:30 -> understanding can only be used for 160:32 -> mining. Uh it seems to me that it 160:33 -> creates a lot more e-waste. uh which is 160:35 -> something that I think is something that 160:37 -> we don't really talk about enough in 160:39 -> regards to um our technology usage, what 160:42 -> that means for the future generations um 160:44 -> in regards to all these the waste that 160:45 -> we create and everything like that. Um 160:48 -> and I I saw an article in 2024, one 160:51 -> circuit used the same amount of energy 160:52 -> as 2.4 2.5 homes in Texas. The article 160:56 -> was about Texas on energy usage. I I 160:59 -> recognize it's different here in Iowa. 161:01 -> Um, it also talked about how usage of 161:03 -> Bitcoin and um, crypto mining uh, worked 161:06 -> to destabilish the the destabilized grids 161:09 -> as examples shown in Texas, Tennessee, 161:11 -> and other states. Something that I think 161:13 -> um, should be maybe a little bit of 161:14 -> concern. Another thing I want to point 161:16 -> out, uh, 2020 2021 UN study showed that 161:19 -> Bitcoin is highly dependent on fossil 161:21 -> fuels and stated that if Bitcoin were a 161:23 -> country, its energy consumption would 161:24 -> have ranked 27th in the world. um even 161:27 -> if we do more green energy, it still 161:29 -> again adds to the difficulty adding to 161:31 -> more energy usage, electricity usage, 161:33 -> all those different things like that. Um 161:35 -> and I just briefly want to quote and 161:36 -> again my research was done before I knew 161:38 -> too much about the closed circuit or the 161:39 -> usage of uh fans, anything like that. 161:42 -> But briefly just want to quote about 161:43 -> this article I wrote I read a 2024 Times 161:46 -> article and this was using um fans I 161:49 -> believe to cool the systems. Uh this uh 161:52 -> article was titled, "A Texas town's 161:54 -> misery underscores the impact of Bitcoin 161:56 -> mines across the US. Uh Shannon Wolf, 161:58 -> who lives about eight miles from the 161:59 -> plant, first assumed that the rumble was 162:01 -> coming from a nearby train. Quote, "It 162:03 -> has woken me from a dead sleep before." 162:05 -> She says, "The rumble, it turned out, 162:07 -> comes from the massive cooling fans that 162:09 -> the facility runs to keep their 162:10 -> computers from overheating. As residents 162:12 -> learned what had caused the den, social 162:14 -> media platforms like the Next Door and 162:15 -> Facebook flooded with complaints. Quote, 162:17 -> "The sound has been driving me to the 162:18 -> point of insanity. I have continuous 162:20 -> migraines. I can

barely get out of my 162:22 -> out of my bed, vomiting, nose bleeds, 162:24 -> and painful knots on my scalp." Wrote 162:26 -> one commentator. Quote, "All the birds 162:28 -> have left, only buzzards remain," wrote 162:30 -> another poster. "So again, from the 162:34 -> proposed uh maybe policy changes we 162:36 -> might have, that might not be something 162:37 -> that we might have a concern, which I 162:38 -> think would be a good thing. If it was 162:40 -> up to me, I would much more prefer a 162:41 -> moratorium. I don't really like the 162:44 -> idea of Bitcoin or cryptocurrencies. um 162:46 -> an unregulated currency I know has had a 162:50 -> history of being in maybe some muddy 162:52 -> waters, what it's used for, why it's 162:54 -> used. Uh that doesn't seem to be the 162:56 -> topic that we're discussing at this 162:57 -> moment. Um while we were talking about 162:59 -> this, uh I also try to look into a 163:01 -> little bit more of the closed loop data 163:03 -> center, which is great for the 163:05 -> recommendation. It seems like it uses a 163:06 -> lot less water or no water in that case 163:09 -> there other than the the toilet systems, 163:11 -> which great for that. Um but it does 163:14 -> seem and from the little research that I 163:15 -> was able to do uh I read this article 163:18 -> although the move to close loop data 163:19 -> center cooling systems has reduced 163:20 -> direct fresh water withdrawals by 163:22 -> recycling internal supply they required 163:24 -> a 10 to 40% more electricity to operate 163:26 -> so something to consider also um lastly 163:29 -> I guess I will say to kind of wrap this 163:31 -> up mitigation is still mitigation 163:33 -> there's still harm happening even if 163:35 -> there are actions being taken to to 163:36 -> mitigate the harm there is harm to be 163:38 -> done to begin with so it's something 163:40 -> that certainly is concerning me and and 163:42 -> I'm glad we're able to have this 163:43 -> opportunity to discuss it and I'm glad 163:45 -> that you guys seem to be putting a lot 163:46 -> of work to look into it. But I think 163:49 -> throughout the US, throughout many 163:50 -> different states throughout Midwest, 163:52 -> Nebraska, Minnesota, Wisconsin, I'm 163:54 -> seeing a lot of these whether it is uh 163:56 -> AI data centers or cryptocurrency 163:59 -> mining. A lot of communities that have 164:01 -> been really troubled by this and I think 164:03 -> they have a right to be troubled. Um, 164:05 -> and I'm I'm glad we had this opportunity 164:07 -> to go ahead and talk about it and 164:08 -> discuss and why that might be or maybe 164:10 -> there might be positives. I don't 164:13 -> I'm not sure I'm seeing too many of them 164:14 -> to be to be honest with you guys. But 164:16 -> thank you again. I appreciate it. And 164:18 -> maybe we'll discuss this more at the 164:19 -> next meeting. 164:20 -> >> Thank you very much. 164:25 -> >>

There any other public comment at all? 164:29 -> >> Can I ask a follow question? 164:31 -> >> Um if you want to come on up. It would 164:33 -> we have had quite a few comments. So 164:35 -> maybe if we just try and keep it quick. 164:36 -> Sure. 164:44 -> Dylan South Hall, 510 Franklin Street. I 164:46 -> did put on a jacket, but I am the same 164:48 -> person. Uh, I I want to since we have 164:52 -> the opportunity here today to put this 164:53 -> on the record, I and this would help 164:56 -> clarify and probably help a lot of the 165:00 -> public's feelings towards this. the I'd 165:03 -> like for 165:05 -> either or simple mining the simple 165:07 -> mining rep or Cedar Falls utilities rep 165:09 -> to come forth and say on the record that 165:11 -> simple mining is paying the same rate 165:14 -> that us customers us typical rate payers 165:18 -> are as well. I think that'd be good. I 165:20 -> would prefer 165:22 -> I'd prefer a yes or no answer not a 165:24 -> lengthy non-answer. 165:26 -> I also wanted to mention that that I 165:28 -> forgot to mention this earlier 165:31 -> the 165:33 -> this the data I wasn't prepared to speak 165:36 -> without my notes but um this Bitcoin 165:40 -> mining facility the benefit is that it 165:42 -> can utilize the the power that we're not 165:46 -> using that CFU is contractually 165:48 -> obligated to buy. So, and that's from my 165:53 -> understanding. What I'm saying here is 165:57 -> if that is pulled at a different rate, 165:59 -> then how much is and what I'm asking is 166:02 -> if it's pulled at a different rate, how 166:04 -> much of a benefit is it to the 166:05 -> community? if they're utilizing it at a 166:08 -> reduced rate, why can we not put that 166:10 -> into some kind of battery system, some 166:13 -> kind of green energy that can actually 166:15 -> be put back into the plant without 166:17 -> actually firing up this variable 166:19 -> in essentially engine um to power this 166:23 -> part of the city. I do agree that we do 166:25 -> need investment in our infrastructure. 166:27 -> That's not why I'm here today. It's 166:31 -> it's the utilization of the city's 166:34 -> resources and my concern that we have 166:36 -> been handin and perhaps since Blackhawk 166:39 -> County has voted on this 166:42 -> that this design of the power plant was 166:45 -> made with this company in mind and I 166:48 -> think there needs to be a large amount 166:50 -> of scrutiny placed on this. It's a \$64 166:53 -> million power plant and I and it's a 166:55 -> very and it works off a variable load 166:57 -> and coincidentally this Bitcoin mining 166:59 -> facility can shut down under variable at 167:03 -> various times. So I'm hearing a lot that 167:07 -> of not a lot of good answers to my 167:11 -> questions that have come up and it I 167:14 -> think it deserves more scrutiny here 167:16 -> today. So, I I would I would I would 167:19 -> like

for either or rep to come forth and 167:22 -> say that they pay the same rate that us 167:24 -> residential payers also pay. Thank you. 167:29 -> >> Thank you. 167:31 -> >> Would you like to? Sure. 167:35 -> >> Again, Bill Scooel with Cedar Falls 167:37 -> Utilities. um they do not pay the same 167:40 -> rate and that is the crypto miners are 167:43 -> willing to shut off and for extended 167:45 -> periods of time 167:47 -> like up to a week in or in so I'd be 167:52 -> happy we would give that same rate to 167:53 -> any customer residential or not in town 167:56 -> if they're willing to let us shut your 167:58 -> power off for a week to save money. 168:02 -> So that that is available to any 168:04 -> customer we have. So just to make that 168:06 -> clear. So they have volunteered to do 168:08 -> that. That gets them a reduced rate 168:10 -> because it reduces our cost and we are 168:13 -> not contractually obligated to buy that 168:15 -> power. That is a market that we bid into 168:18 -> every day. 168:19 -> >> So can I one quick follow someone else? 168:22 -> Gosh, I have so many notes. I'm sorry 168:24 -> trying to find 168:24 -> >> sorry where I was at, but there was a 168:27 -> comment of a cost of service study is 168:30 -> >> Yes, we do those regularly. And is that 168:32 -> would that kind of tell a difference 168:34 -> between the rate they pay versus does it 168:37 -> get that specific that granular? 168:39 -> >> Uh it can but I don't think it did. We 168:42 -> haven't done one in several years. So uh 168:45 -> I think the last one we did they really 168:47 -> weren't significant. 168:50 -> I like they said they started in 22 and 168:52 -> that they were an insignificant 168:55 -> rate class at that time. So, but we do 168:57 -> do those regularly and those are um done 169:00 -> by for utility for all all of our 169:03 -> utilities, gas, water, electric, 169:06 -> everything. So, thank you. 169:14 -> >> Yeah, I'd be happy to go on the record 169:15 -> and say we don't pay a residential 169:18 -> rate, we don't pay a commercial rate, we 169:21 -> don't pay an industrial rate. So um if 169:24 -> you look at CFU's rate book, different 169:27 -> types of customers who are willing to 169:29 -> agree to different terms like any 169:31 -> utility in North America pay different 169:35 -> rates. That's how utilities operate. So 169:37 -> there is no one rate for a specific 169:40 -> customer. Um during the last extreme 169:44 -> winter storm, as uh CFU had pointed out, 169:47 -> we shut down for a week to benefit the 169:50 -> community. That is one of the things we 169:52 -> are willing to do. Uh we operate as a 169:55 -> demand response resource, something that 169:58 -> is highly valued by utilities. So that 170:00 -> as a value proposition we bring to the 170:03 -> community uh in that regard. Um in terms 170:06 -> of our variable load, that has nothing 170:08 -> to do uh with the

Viking Energy Center. 170:12 -> Um and Viking Energy C Center's uh 170:15 -> variable capacity has nothing to do with 170:18 -> our variable load. Um, in fact, both of 170:21 -> us are very much environmentalists that 170:23 -> we would like to see more renewable 170:26 -> energy on the Iowa utility system. As 170:30 -> was pointed out during the discussion 170:32 -> about Viking Energy Center, one of its 170:35 -> key capabilities is enabling more 170:38 -> renewable energy because when the wind 170:41 -> is blowing, we can use that energy, but 170:43 -> the wind can die down quickly. Viking 170:46 -> Energy Center can then pick up the 170:48 -> community and take care of it. And a 170:51 -> demand response resource like Simple 170:53 -> Mining's operations can additionally 170:55 -> curtail quickly when the wind is not 170:58 -> available. So it we get a lot of push 171:02 -> back environmentally, but one of the 171:04 -> reasons that we're continuing to 171:06 -> increase the amount of renewable energy 171:08 -> in Iowa is because we do have flexible 171:11 -> power plants. We do have demand response 171:14 -> resources. So it is not a this versus 171:18 -> that. Both of them combined are what 171:21 -> make the system work. You can't have a 171:23 -> wind turbine that constantly spins. You 171:25 -> can't have a solar panel that constantly 171:28 -> produces energy. So CFU's job is to 171:31 -> balance the system. We help them do 171:33 -> that. 171:34 -> >> Thank you. 171:35 -> >> Matt, can I ask you a followup? 171:37 -> >> Yeah. 171:38 -> >> Can you speak? This is probably a more 171:39 -> complicated question, but when and how 171:42 -> you shut down, it's a CFU request and 171:45 -> then or it hits to a certain peak load. 171:49 -> How does that process work? And do you 171:51 -> do it every time they ask or 171:53 -> >> we are contractually obligated? Yeah, 171:55 -> every time that they request it. Yes, 171:58 -> that's a part of our agreement. So, um, 172:00 -> >> Maggie, if you don't mind, it would be 172:02 -> as if they sent you a text message and 172:04 -> said, "I need you to turn off your main 172:06 -> breaker in your house. I don't care that 172:08 -> it's -20 degrees outside. Do it now. We 172:12 -> are willing to do that. 172:14 -> >> Thank you. 172:16 -> >> Could I ask a question? Uh back to the 172:18 -> big three, the noise, energy, water. Um 172:22 -> noise is I'm assuming coming from the 172:24 -> fan cooling system. Uh 172:26 -> >> yeah. Yeah. 172:26 -> >> So if you go to a closed system, do the 172:28 -> fans go 100% away? 172:30 -> >> No, we still like was pointed out with 172:33 -> the power plant. Um it's like your car 172:35 -> engine. We still need a radiator. That 172:37 -> radiator still needs a fan. Okay. 172:39 -> >> Um, so we have fans, but they're much 172:41 -> larger. Uh, our noise issue, and I 172:44 -> really appreciate Air King contributing. 172:46 ->

Again, we really try to be good 172:49 -> neighbors. So, as soon as we knew there 172:50 -> was a noise issue, we like a series of 172:54 -> noise mitigation issues. And now that we 172:56 -> know where the noise ordinance is going, 172:58 -> we've worked with the city to design a 173:00 -> new system that's even quieter. So, I'm 173:02 -> just trying to demonstrate that. Um but 173:05 -> why is the new system quieter? Um it 173:08 -> simply has to do with our current 173:10 -> systems use small fast fans and our new 173:14 -> system uses much larger slower fans so 173:18 -> they make less noise. 173:19 -> >> Okay. All right. I was going to say that 173:21 -> the the noise uh we've talked about the 173:23 -> energy and we talked about water so we 173:25 -> covered the big three. I was just 173:27 -> curious on if the fans would go away if 173:29 -> you went to all uh the cooling system, 173:32 -> the water cooling system. So, thank you. 173:34 -> >> Yeah, thank you. 173:40 -> Any other public comment or questions at 173:42 -> all? 173:47 -> All right. Um, so, similar to the last 173:50 -> item, we're not looking for direct 173:52 -> action um tonight. We are looking to um 173:57 -> carry this forward at an official public 173:59 -> hearing in the future. Um, is there any 174:02 -> other information, 174:05 -> um, resources, 174:07 -> any questions that the commission would 174:09 -> have that maybe we could send with 174:11 -> either CFU or, um, simple mining or the 174:14 -> staff for that matter that would help in 174:16 -> advance of the next meeting or do you 174:19 -> already have quite the list as this? 174:22 -> I have the list from the past one, but 174:24 -> if there's anything else, 174:28 -> >> I think it would be interesting to 174:29 -> understand um and I don't know if if 174:32 -> this is possible because they don't do 174:34 -> it now, but what the difference would be 174:36 -> in noise if they were to go in a 174:39 -> permanent structure like some 174:41 -> communities have banned the for lack of 174:43 -> a better term containers 174:46 -> um to not be you know ban the 174:48 -> containers. So if it were to move into a 174:50 -> building not unlike a lot of the you 174:52 -> know facilities of the industrial park 174:54 -> what that could what that change would 174:57 -> be what the noise reduction would be if 174:58 -> that's you know it seems to be an option 175:01 -> that other communities are doing. So 175:02 -> something to think about. 175:05 -> Mhm. 175:06 -> >> Would it also possibly see like a more 175:08 -> vague code, you know, to the point where 175:12 -> like, you know, this is a very specific, 175:15 -> you know, crypto or I mean, I believe 175:17 -> you said like just data centers in 175:19 -> general or like a more general 175:21 -> description. Um, potentially see 175:24 -> something like that for the next

meeting 175:26 -> as well. 175:27 -> >> I don't think we'll be able to do that. 175:28 -> That's a whole another question that we 175:30 -> haven't done the research on. So if we 175:33 -> want to consider data centers, I think 175:34 -> it would be a separate use that we want 175:36 -> to create a use category for and do the 175:38 -> research on on on the um potential 175:42 -> externalities and costs and benefits of 175:45 -> data centers because that's not what we 175:47 -> have on the table here. We were asked 175:49 -> and we hired somebody to research 175:51 -> cryptocurrency mining. So that is what 175:54 -> we are have on the table right now. So, 175:58 -> um, not that it couldn't be done in the 176:00 -> future, but we certainly can't do it in 176:03 -> a couple weeks. 176:05 -> >> To Brent's point though, could we you 176:07 -> thinking about some of that language 176:08 -> about, you know, the GPUs versus, you 176:11 -> know, some of the other technology, is 176:13 -> that something that could potentially be 176:15 -> modified or well certainly if there's 176:18 -> some technical aspect, some definition 176:20 -> that we have in there, we certainly 176:21 -> should correct it. So, we happy to talk 176:24 -> to talk to uh 176:27 -> Matt if uh there's some correction on 176:30 -> some of the definitions, but 176:33 -> >> I guess the the hope is that if we go 176:36 -> through all of this that the definitions 176:37 -> that we set forth are not going to be 176:39 -> obsolete the moment we vote, the council 176:42 -> votes yes. Sure. So, then we just want 176:44 -> to find 176:45 -> >> have the background, the expertise to 176:47 -> kind of make sure that we're getting our 176:49 -> bang for our buck here. Any 177:00 -> others? Otherwise, I think at this point 177:03 -> um would it we have to think about a 177:06 -> date um is different from our previous 177:09 -> >> Yeah, I guess I would make a motion to 177:10 -> move to the April 22nd meeting along 177:12 -> with item six. 177:14 -> >> Second. 177:16 -> >> Okay. So, we will um set an official 177:19 -> public hearing for April 202 177:22 -> meeting. It's been a long night. We're 177:23 -> starting to lose track of dates. Um we 177:26 -> have a motion in a second. All those in 177:27 -> favor say I. 177:28 -> >> I. I. 177:29 -> >> I. 177:31 -> >> Any opposed? 177:33 -> Okay. And for those of course um does 177:36 -> not mean that next meeting is the final 177:39 -> um piece of this as well. We've had 177:41 -> several items that have come before the 177:43 -> commission before that take several 177:44 -> meetings. Um there will be absolutely 177:46 -> time for public comment as it's the 177:48 -> official public hearing. Um and we will 177:50 -> still be um possibly reviewing anything 177:53 -> that still has outstanding questions is 177:55 -> kind of how this process works in case 177:56 -> anyone's

wondering. 177:58 -> So 178:00 -> um that is the end of our new  
business 178:03 -> for tonight. Are there any commission 178:05 ->  
updates? 178:05 -> >> I don't have anything for you tonight. 178:07 ->  
Thanks. 178:07 -> >> Thank you. So then we would just look 178:09 -> for a  
motion to adopt. 178:10 -> >> So move. 178:11 -> >> Second. 178:12 -> >> All  
those in favor say I. I. 178:14 -> >> I. 178:15 -> Have a great evening. Thank you all  
very 178:16 -> much for coming, by the way.

DISCLAIMER: By using this tool to convert YouTube videos to PDF, you acknowledge and agree to the following:

1. User Responsibility: You are responsible for ensuring that your use of this tool complies with all applicable copyright laws and YouTube's Terms of Use. This includes obtaining any necessary permissions from the original content creators before reproducing or distributing any content.
2. Content Ownership: The transcripts generated by this tool are based on publicly available content from YouTube. You do not own the rights to the original video content or its transcripts. All copyrights and ownership rights remain with the original content creators.
3. Attribution: This tool provides the URL of the original YouTube video for reference purposes. You are encouraged to include proper attribution when sharing the generated PDF.
4. Limitations of Liability: We disclaim any liability for the misuse of the content generated through this tool. By using this tool, you agree to hold us harmless from any claims or disputes arising from your use of the content.