

**MINUTES OF THE MONONA COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING March 17, 2025**

On Monday, March 17, 2025, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Marv Hausman, Wray Wright, Lois Wilson and Sandy Bubke. Absent: Nancy McGrain and Angela Lyons. Guests: Randy Stanislav, Rosanne Plante, Charlie Persinger, Stephanie Wiese, Jordan German, Louis Reed, Bart Heisterkamp.

The Board of Adjustment meeting was called to order by Marv Hausman at 9:00 a.m. Marv opened the public hearing for the following special use permit request made by AUR UTE LLC. Wray Wright asked the guests introduce themselves to the board. Sandy informed the board that she did not receive any comments or concerns about the SUP request.

A Special Use Permit Application has been submitted for AUR UTE LLC on behalf of JohnPaul Baric. The application is to place a modular data center for the operation of data processing business next to a substation which is currently zoned as Agricultural. This is a permitted use according to Monona County Zoning Regulations, Chapter 100, Section 100.15 Principal Permitted Uses, Digital Currency Mining and/or Data Center Facility in the Agricultural District (A-1).

Jordan German, with Aurum Capital Ventures, gave the board a presentation about what AUR UTE LLC is and what they do at Aurum. Sandy forgot to send the PowerPoint to the BOA prior to the meeting, it was received just before the meeting. Sandy also shared that this board was not familiar with the new ordinance that was just approved by the Board of Supervisors the week before and had limited time to review it. They plan on placing a modular data station for the operation of data processing at a substation that is in the Agricultural district. They have a few other sites across the State of Iowa. The company plans on hiring local people to run the site and they will live in the area. The lifespan of a data processing site is about 10 years.

Marv asked about what the techs would do and what the work schedule would be. The techs will work 5 days a week and they will do routine maintenance and repairs on the computers. Lois asked if they wait for things to break – there will be less to do at the beginning.

There was discussion on emergency shutdowns. The data center can be remotely shut down and NIPCO can also remotely shut down the substation if needed. Sandy informed the board that in the ordinance there are requirements for emergency shut offs and signage.

Wray asked Stephanie to explain the NIPCO program and load reduction.

Randy asked if the containers are going to be installed one at a time or all at once. Will more be added? Jordan stated that all containers will be placed at the same time. Randy also mentioned that the local fire departments and EMT be informed of this data center and be trained to properly handle an emergency. Jordan mentioned that at this time there was no communication with the fire departments but would double check and that they can do that training. He explained the fire that happened at the Grundy Center site. Randy asked how the noise levels would be checked and maintained. Sandy said that it will be on a complaint basis and handled by her office. Randy asked if NIPCO or WIPCO planned on having a public hearing to notify the public about this project. They stated that they would not be holding a public hearing, this is what this meeting is for.

Rosanne, an attorney, gave her background in researching bitcoin mining and that her goal is to help people understand what type of business this is and that the county needs to be more aware of how this business conducts business. She mentioned making sure that the BOA sees the contracts that have been signed, that this agreement is benefiting them than the citizens of the county. Rosanne helped the citizens in Woodbury County deny a SUP for a site. Jordan gave a rebuttal to Rosanne on this subject.

With no other discussion, Marv closed the public hearing at 9:55 a.m. The board discussed the restrictions that would be placed on the permit. The restrictions include what is in the ordinance and will include making sure that the local fire departments and emergency responders have knowledge of what type of equipment that is located at the facility and be trained in how to respond, within the first 6 months of operation.

Marv called for a motion. Lois made a motion to approve AUR UTE LLC Special Use Permit with Restrictions, to include the fire department training, seconded by Wray, roll call vote:

Marv – Yes
Wray – Yes
Lois - Yes

Motion carried to approve the variance request. Sandy will prepare a letter and resolution and call Marv to come and sign it.

The meeting was audio recorded.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment