MARSHALLTOWN
IOWA
HOUSING & COMMUNITY DEVELOPMENT

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* Agenda amended 8/21/26 to provide Purpose Statement and Public Officials Attendance.

* Agenda amended 8/26/26 to add agenda packet materials.

Data Center Community Roundtable

Date: August 27, 2026

Time: Doors Open: 5:00 PM
Roundtable Discussion: 5:30 PM – 7:00 PM

Location: Veterans Memorial Coliseum, Second Floor
20 W State St
Marshalltown, IA 50158

If you require special accommodations to attend this community roundtable event, such as handicapped accessibility or translation services, please call 641-754-5701.

Purpose

The purpose of the Data Center Roundtable is to facilitate discussion regarding potential considerations associated with data center development and identify topics that may inform future review of City regulations, development standards, and review processes. The discussion is intended to gather input and explore policy considerations and is not intended to present or consider draft regulations or a specific ordinance proposal.

Public Officials in Attendance

Members of the Marshalltown Planning and Zoning Commission and City Council, as well as the Mayor, may be in attendance and may participate in the community discussion. A quorum of the Planning and Zoning Commission, City Council, or both may be present. The roundtable will be conducted as an open meeting in accordance with Iowa Code Chapter 21. No formal action will be taken by the Planning and Zoning Commission or City Council as part of the roundtable. Any future consideration or action regarding City regulations will occur at a subsequent meeting of the appropriate governmental body.

Data Center Community Roundtable

Anticipated Schedule

The following schedule provides an overview of the planned format for the discussion.

1. 5:30 PM – 5:35 PM
Welcome, Roll Call, and Opening Remarks

Planning and Zoning Commission: Jon Boston, Mahala Casady, Deirdre Gruendler, Benjamin Harris-Medina, Patrick Streit, Stephen Valbracht

City Council: Sue Cahill, Melisa Fonseca, Marco A. Yepez-Gomez, Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson

Mayor: Mike Ladehoff

2. 5:35 PM – 5:50 PM
Staff Overview: Data Centers and Local Considerations

3. 5:50 PM – 6:35 PM
Facilitated Discussion: Policy Considerations

4. 6:35 PM – 6:55 PM
Community Discussion Summary and Key Takeaways

5. 6:55 PM – 7:00 PM
Closing Discussion and Next Steps

27 August, 2026

Community Meeting

Topics :

01 **Data Center Terminology**

02 **Data Center Types**

03 **Iowa Data Centers**

04 **Community Questions**

The purpose of this document is to encourage the city people to question more on the data center ordinance and engage in the city's infrastructural decisions and future planning.

Data Center Terminology

Old (1960s through 2010)

- Server Room
- Machine Room
- Server Farm
- Internet Data Center
- Telehouse
- Colocation
- Warehouse Scale Computer

Present

- Hyperscale
- Colocation (Multi-tenant Data Center)
- Enterprise
- Edge Computing/ Fog Computing
- Cloudlet
- Data Center Campus
- Large Load

Emerging

- AI Factory
- AI Gigafactory
- Neocloud/Sovereign Cloud/Sovereign AI
- Computational Load

Data Center Types

Type	Size	Electricity	Water	Jobs	Iowa example
Enterprise	Small. Usually a server room inside a building the company already owns, about 2,700 sq ft on average.	Low. Typically under 1 MW.	Low. Most rely on the building's own air conditioning.	Few. Usually handled by staff the company already employs.	Rarely identified publicly. Banks, hospitals, insurers and universities run these for their own use.
Colocation	Medium. About 10,000 to 20,000 sq ft of server space on a few acres, rented to many different customers.	Medium. Roughly 1 to 20 MW.	Low to medium, depending on the cooling system.	Small but steady. More staff per sq ft than a large campus, since customers need help on site.	Ark Data Centers, Marion — 19,000 sq ft, about 0.8 MW in use, expandable to 12 MW. Oppidan, Cedar Rapids — 98,000 sq ft, 10 MW, built by a developer to lease.
Hyperscale	Very large. 50,000 to 1 million+ sq ft per building; campuses of 100–1,000+ acres, built in phases.	Very high. Roughly 30–100+ MW per building; a full campus can reach several hundred MW or more.	Depends entirely on the cooling system. Evaporative cooling uses a great deal; closed-loop uses almost none.	Low for the size, about one job per 5,000 sq ft. Construction employs more, but only while building the facility.	Meta, Altoona; Microsoft, West Des Moines; Apple, Waukee (80 MW); QTS and Google, Cedar Rapids.
Edge	Very small. From under 150 sq ft up to a few thousand.	Low. Roughly 5 to 500 kW.	Very low. Almost always air-cooled.	Very few. Usually monitored remotely, with no one on site.	Windstream, Dubuque — a network routing facility.
Modular	A building method, not a separate type. Prefabricated units, from container size upward.	20 kW to 2 MW per unit.	Varies with the cooling chosen.	Few. Built off site and delivered ready to run.	Used in Iowa to expand existing sites, not as a campus of its own.

Iowa Data Centers

City	Operator / Facility	Type	Status	Scale	Notes
West Des Moines	**Microsoft ("Project Alluvion")**	Hyperscale	**Existing**	6 data centers built since 2009; ~200 MW; $5–$6B invested	Largest data center presence in Iowa by capacity; reported host of a Microsoft AI supercomputer used in OpenAI model training
Altoona	**Meta**	Hyperscale	**Existing**	~600 acres; 5.5M sq ft; $2.5B investment	Consumed ~1.2M MWh in 2023, Meta's second most energy-intensive facility globally
Waukee	**Apple**	Hyperscale	**Existing**	$1.3B investment	Uses air-cooled chillers; reports zero water used for cooling, by closed loop liquid system
Council Bluffs	**Google (2 facilities)**	Hyperscale	**Existing**	$5.5B invested; ~95% carbon-free electricity	Sited on Missouri River floodplain for groundwater access; consumes 1B+ gallons of water/year
	Edged	Hyperscale (reduced scope)	**Planned**	Planned campus scope recently reduced	Illustrates that not all announced hyperscale projects proceed at initial scale

Iowa Data Centers

City	Operator / Facility	Type	Status	Scale	Notes
Cedar Rapids	**QTS**	Hyperscale	**Planned**	612 acres; 6 buildings (400,000–1.2M sq ft each); $10B reported investment; 7 planned phases	Described as the largest economic development in Cedar Rapids history; tax rebates reported >$500M
	Google (proposed)	Hyperscale	**Proposed**	414 acres at Big Cedar Industrial Center; ~$576M	Site sits on an 890-acre certified “mega site” within a 1,391-acre Alliant Energy-controlled tract; local agreement requires ≥31 full-time jobs at high-quality wage
	Ark Data Centers (formerly Involta)	Colocation / Enterprise	**Existing**	Established regional presence	Colocation and hybrid-IT services provider
	Oppidan	Enterprise	**Planned**	Built for the company's own use, not leased; function is networking, signal boosting, and storage, explicitly not AI training/inference	Developer's prior Iowa project: 60,000 sq ft, 5 MW facility completed in Des Moines, 2024
	Regional financial, healthcare, and insurance firms	Enterprise	**Existing**	On-premises expansions and colocation partnerships	Per Data Center Frontier (2026): drawn by reliable power grid and renewable access

Iowa Data Centers

City	Operator / Facility	Type	Status	Scale	Notes
Monticello (Jones County)	**United States Secure Hosting and Colocation (USSHC)**	Colocation	**Existing**	Underground, EMP-shielded facility	Located in the Cedar Rapids–Dubuque–Iowa City technology corridor, rural siting
Dubuque	**Windstream**	Edge / Telecom	**Existing**	Switch and interconnection site; part of a 15-facility regional network (~21 MW combined)	Functions as a routing/transmission point rather than a compute-hosting facility
	Dubuque Initiatives (nonprofit-owned building)	Enterprise / Small	**Existing**	Shared building with a preschool, daycare, and 911 communications center	Opened May 2025; small-scale, community-integrated facility
	Karis Critical (proposed)	Hyperscale (proposed, paused)	**Proposed**	Company has assembled 1,500+ acres and up to 3 GW of potential capacity portfolio-wide	Subject to Dubuque County's 12-month data center moratorium, adopted after resident opposition (~300 attendees at a town hall)
Clinton	**QTS**	Hyperscale	**Planned**	Reported in regional project tracking	Also the subject of local debate over a proposed temporary halt on AI data centers
Ames	**LightEdge**	Colocation	**Proposed**	100,000 sq ft facility proposed at Ames Municipal Airport	Existing LightEdge facilities also operate in Des Moines
Waterloo, Davenport, Sioux City, Monticello	**Various local/regional providers**	Edge / Small	**Existing**	Typically 1–3 MW, some up to 5 MW	Distributed small-format facilities bringing processing closer to users; distinct from the metro hyperscale clusters

Community Questions

The following topics come from a review of what U.S. local governments have written into their zoning codes to treat data centers differently from general industrial uses. Apart from these, lighting, generator and substation capacity are also need to be discussed.

1. Electrical Load

Small facility 5–20 MW; Large facility 100 to 200+ MW;
Hyperscale campuses at full buildout can exceed 1,000 MW to GW
For instance, A town of 10,000 people uses roughly 10 MW.

2. Electricity Rates

In Iowa, no city or county sets electricity rates; the Iowa Utilities Commission does, and it must approve both rate changes and the individual contracts utilities sign with very large customers. Alliant Energy only offers those contracts to customers using at least 25 megawatts who either run steadily around the clock or can cut back quickly when the grid is strained. Those contracts are public records filed with the Commission, so anyone can look up what a specific data center agreed to pay.
Alliant has said the new data center demand helped it hold base rates flat through at least 2029. A bill that would have put data centers in their own separate rate class, so their costs could not shift onto other customers, was introduced at the statehouse in 2026 but has not become law, which referred questions about rates can be better responded at the Utilities Commission or the Office of Consumer Advocate comapring to city meetings.

3. Water Consumption

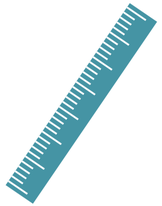
- Evaporative cooling: high water usage, lower electricity.
- Closed-loop or air cooling: low water usage, higher electricity.

The combination of both systems is incorporated in Google Council Bluffs (evaporative), which consumed 2.8 million gallons/day in 2024; Google Pflugerville, TX (air-cooled) used 10,000 gallons that year.

4. Noise

A data center produces about 75–85 dBA near its cooling equipment and 90–105 dBA when backup generators are tested, but levels at the property line are lower, typically 45–65 dBA.
For reference, the World Health Organization identifies 55 dB as the nighttime level above which sleep and health effects may occur. In Virginia, residents filed noise complaints about facilities measuring only 40–59 dB, which is within most legal limits. The reason is that dBA measurement gives less weight to low-frequency sound, and low-frequency sound passes through walls, so a facility can stay within limits at the property line and still be heard indoors.

5. Buffers & Setbacks



Adopted and proposed distances from residential uses:

- Linn County, IA: 200 ft from property lines, 1,000 ft (305 m) from homes or places of assembly
- Osage Beach, MO (proposed) — 1,000 ft
- Tempe, AZ — 500 ft

Setback is the most reliable noise mitigation; berms and walls add 10–20 dBA of reduction.

6. Job Creation

Data centers employ roughly 1 full-time worker per 5,000 sq ft; hence, a 250,000 sq ft building supports about 50 jobs and a 3 million sq ft campus about 600, with colocation facilities employing more and hyperscale fewer.
Construction is the larger phase but temporary: about 1,500 workers at peak per building over 12–18 months, repeated as each phase is built. In Iowa, Google reports over 900 on-site and supplier roles at Council Bluffs and Meta reports 400 no jobs at Altoona, while binding incentive agreements commit to far fewer , around 50 jobs for Apple in Waukee, 86 for Microsoft in West Des Moines, and 31 for Google in Cedar Rapids.

Thanks for attending...

Now, we will move forward to the round table and group discussion

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Community Roundtable Instruction Sheet

Each participant will receive an Individual Discussion Sheet and is encouraged to record their own thoughts, questions, and notes throughout the discussion.

Each table will have two packets of the following materials:

- Marshalltown area context map
- Table Report Sheet
- Data center examples & comment sheet

The questions on all discussion sheets are intended to guide conversation rather than limit it. Tables do not need to address every question or potential consideration and are encouraged to discuss additional topics that arise.

Each table will also receive one Table Report Sheet. Near the end of the small-group discussion, the table should identify up to three considerations, questions, or differing perspectives it would like to share with the full group.

There is no requirement that the table agree on those items. Where important differences of perspective exist, those differences may be included in the report.

Please submit all written comments at the end of the roundtable. Staff will review the written comments so that perspectives, context, and issues that may not be discussed during the full-group report-out can still be considered when preparing draft regulations relating to data centers.

Discussion Guidelines

- Give everyone at the table an opportunity to participate.
- Listen respectfully to differing perspectives.
- Focus on considerations, questions, impacts, and opportunities rather than attempting to draft regulations.
- There is no expectation that the table reach consensus.
- Different perspectives are valuable and should be recorded when important to understanding an issue.

Data Center Community Roundtable Individual Discussion Sheet

Name (Optional) _____
Address (Optional) _____
Table No. _____

Question 1 — What should the City consider when determining where data center development may be appropriate?

Possible topics may include: land use, infrastructure, surrounding properties, community services, environmental considerations, economic considerations, or other issues identified by your table.

_____

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Question 2 — What characteristics of a data center development should affect the level of City review or consideration?

Possible topics may include: building size, overall development size, electrical demand, water demand, land area, supporting infrastructure, phased development, future expansion, or other characteristics identified by your table.

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Question 3 - Should larger or more infrastructure-intensive developments be reviewed differently from smaller developments? Why or why not?

Possible topics may include: level of review, public involvement, infrastructure impacts, development scale, future expansion, additional information or studies, or other considerations identified by your table.

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Question 4 — What impacts, benefits, opportunities, or concerns should the City consider when reviewing data center development?

Possible topics may include: energy and utility infrastructure, water use, noise, lighting, traffic, site design and appearance, environmental impacts, emergency services, economic development, tax base, employment, infrastructure investment, long-term operation, community benefits, or other issues identified by your table.

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Other Topics

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Data Center Community Roundtable Table Report Sheet

Table No. ____

What should the full group hear from your table?

Identify up to three key considerations, questions, or differing perspectives that your table believes should be included in the community-wide discussion.

1. _____

_____

2. _____

_____

3. _____

_____

Was there an important issue where members of your table had substantially different perspectives?

_____

_____

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_____

Did your table identify any questions or topics that the City should research further?

_____

_____

_____

_____

_____

Table No. _____

Data Center Examples — Discussion Notes

The examples in this packet are provided to illustrate the variety of physical sizes, site configurations, and development patterns associated with data centers. They are not presented as recommended development models or as projects currently proposed for Marshalltown.

The information presented is intended primarily to illustrate physical development scale and site configuration and does not provide a complete comparison of electrical demand, water demand, operations, employment, economic impacts, or other characteristics of each facility.

1. What differences between these developments are most important to you?

_____

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2. Do any of these examples change how you think about whether different scales of data center development should be reviewed differently? Why?

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3. Are there particular characteristics shown in these examples that you believe would make a development more or less appropriate in Marshalltown?

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Other Comments:

Data Center Community Roundtable - Data Center Examples — Discussion Notes

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The information presented is intended primarily to illustrate physical development scale and site configuration and does not provide a complete comparison of electrical demand, water demand, operations, employment, economic impacts, or other characteristics of each facility.

1. What differences between these developments are most important to you?

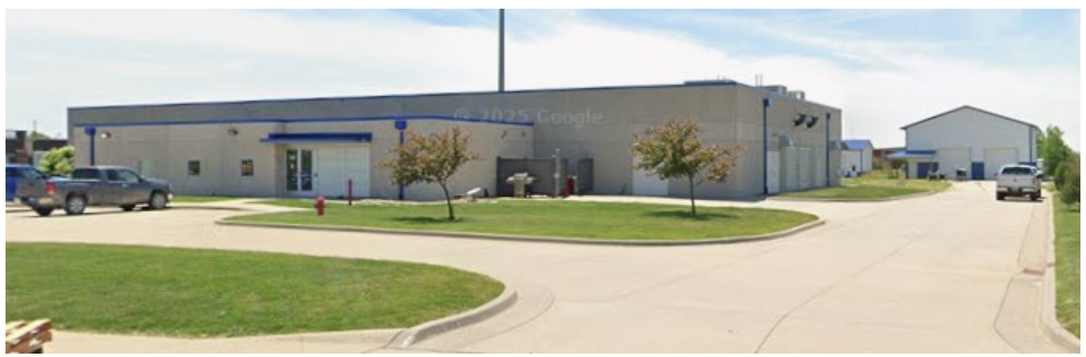
2. Do any of these examples change how you think about whether different scales of data center development should be reviewed differently? Why?

3. Are there particular characteristics shown in these examples that you believe would make a development more or less appropriate in Marshalltown?

Other Comments:

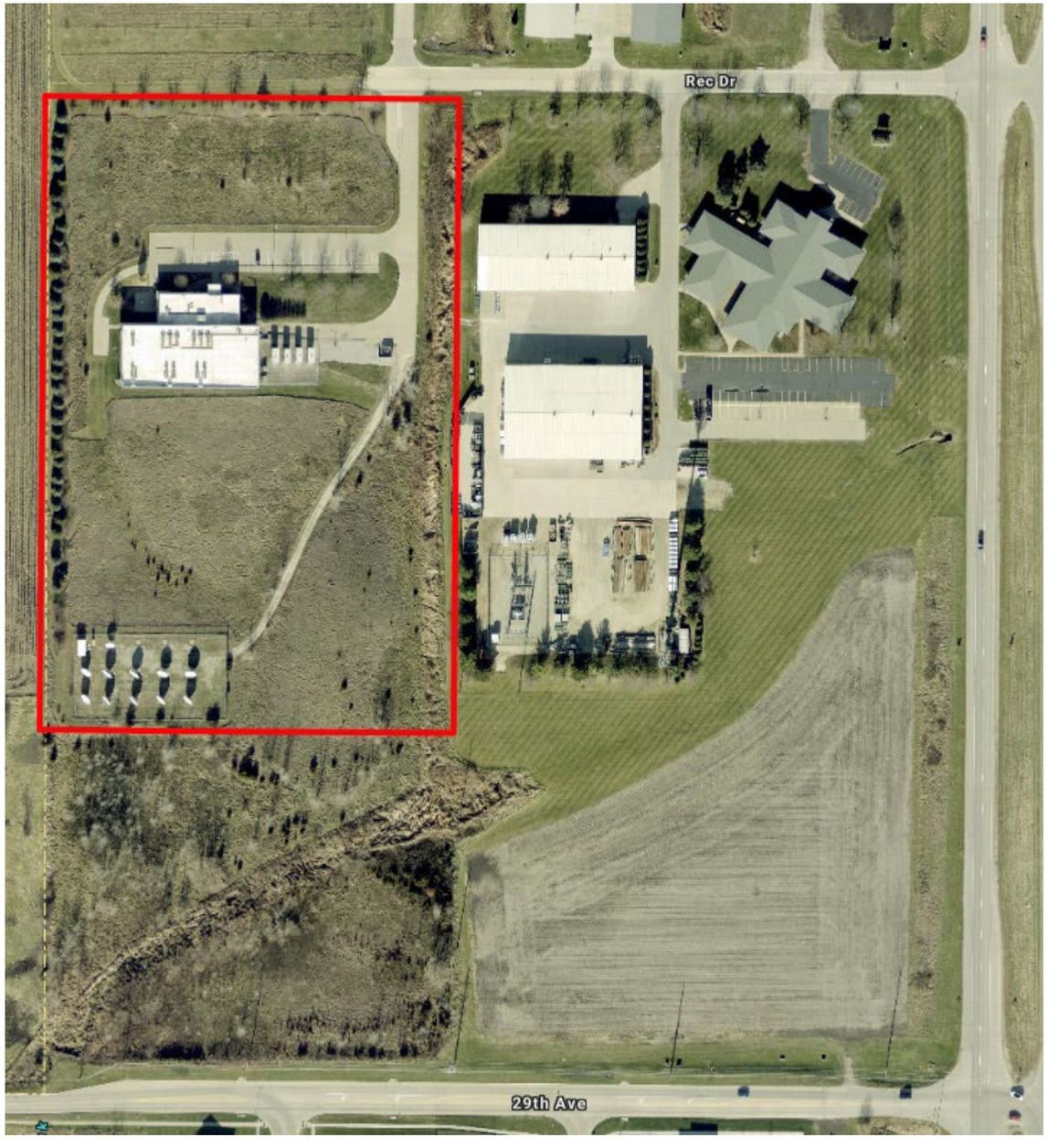
Cologix Campus – Cedar Falls, IA

Individual Building Scale			Overall Development Scale	
Building #1	12,008		Aggregate Building Size (SF)	12,008
			# of buildings	1
			Average Building Size	12,008
			Smallest Building	12,008
			Largest Building	12,008
			Site Area (Acres)	4.030



Enseva Campus - Hiawatha, IA

Individual Building Scale			Overall Development Scale	
Building #1	16,014		Aggregate Building Size (SF)	16,014
			# of buildings	1
			Average Building Size	16,014
			Smallest Building	16,014
			Largest Building	16,014
			Site Area (Acres)	4.400

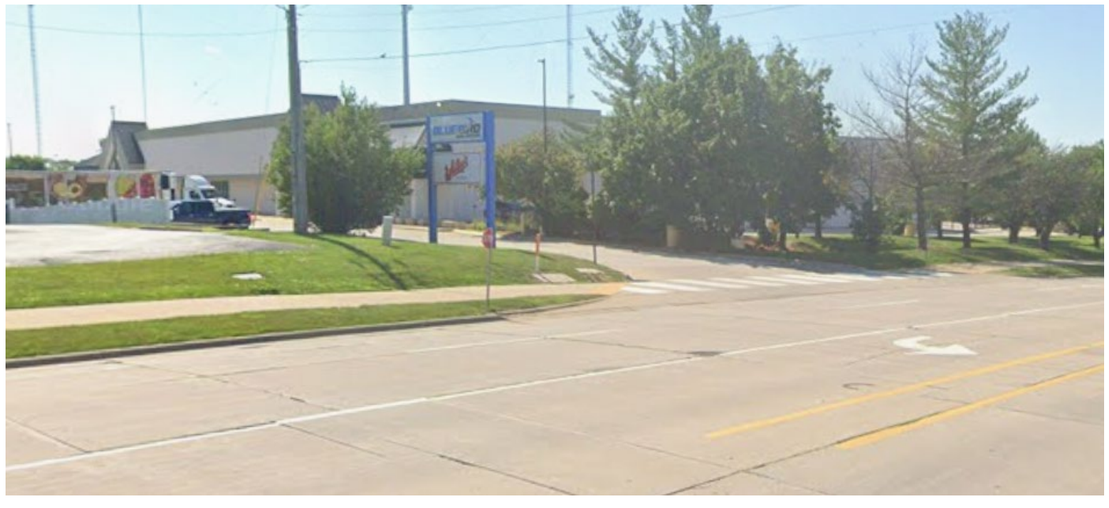


Ark Data Center Campus – Marion, IA

Individual Building Scale			Overall Development Scale	
Building #1	18,208		Aggregate Building Size (SF)	18,208
			# of Buildings	1
			Average Building Size	18,208
			Smallest Building	18,208
			Largest Building	18,208
			Site Area (Acres)	10.030

Bluebird Data Center Campus – Bettendorf, IA

Individual Building Scale			Overall Development Scale	
Building #1	56,465		Aggregate Building Size (SF)	56,465
			# of Buildings	1
			Average Building Size	56,465
			Smallest Building	56,465
			Largest Building	56,465
			Site Area (Acres)	3.850

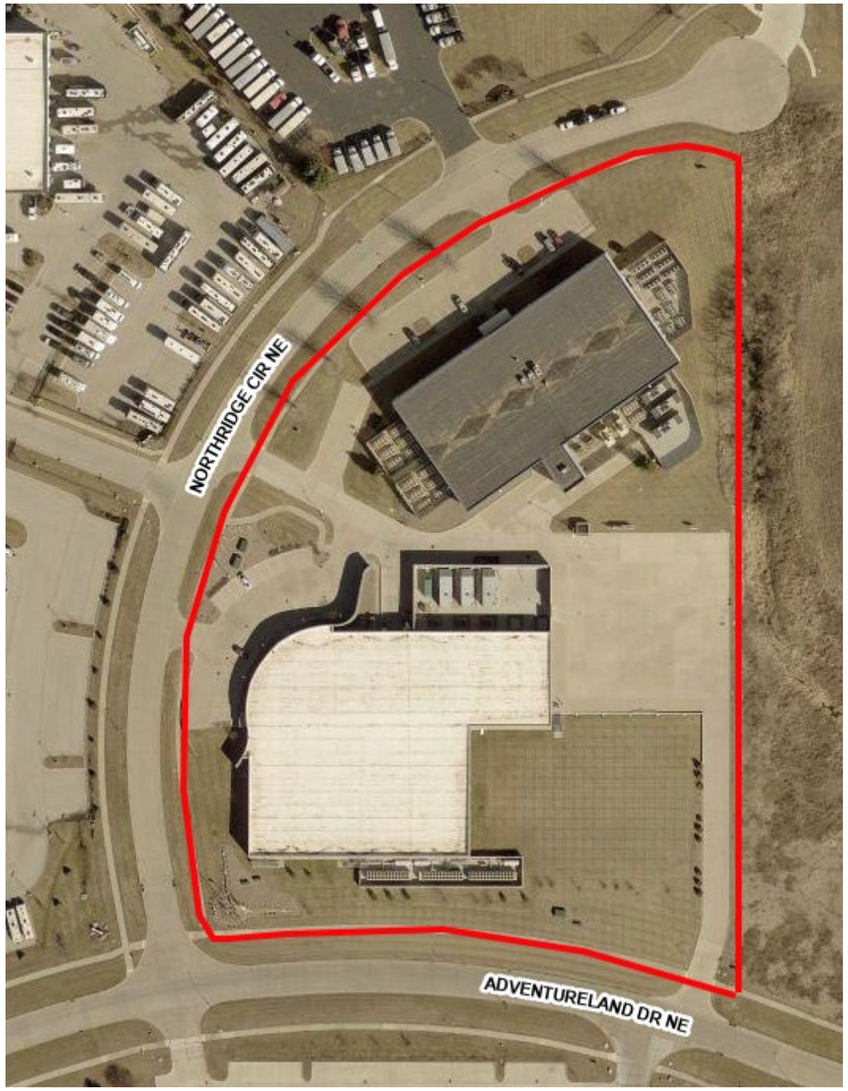


CyrusOne Data Center Campus – Council Bluffs, IA

Individual Building Scale			Overall Development Scale	
Building #1	118,492		Aggregate Building Size (SF)	118,492
			# of Buildings	1
			Average Building Size	118,492
			Smallest Building	118,492
			Largest Building	118,492
			Site Area (Acres)	20.000

Edged Campus – Ankeny, IA

Individual Building Scale			Overall Development Scale	
Building #1	138,787		Aggregate Building Size (SF)	138,787
			# of buildings	1
			Average Building Size	138,787
			Smallest Building	138,787
			Largest Building	138,787
			Site Area (Acres)	17.314



Lightedge Campus – Altoona, IA

Individual Building Scale			Overall Development Scale	
Building #1	30,009		Aggregate Building Size (SF)	76,699
Building #2	46,690		# of buildings	2
			Average Building Size	38,350
			Smallest Building	30,009
			Largest Building	46,690
			Site Area (Acres)	7.313

Meta Campus – Altoona, IA

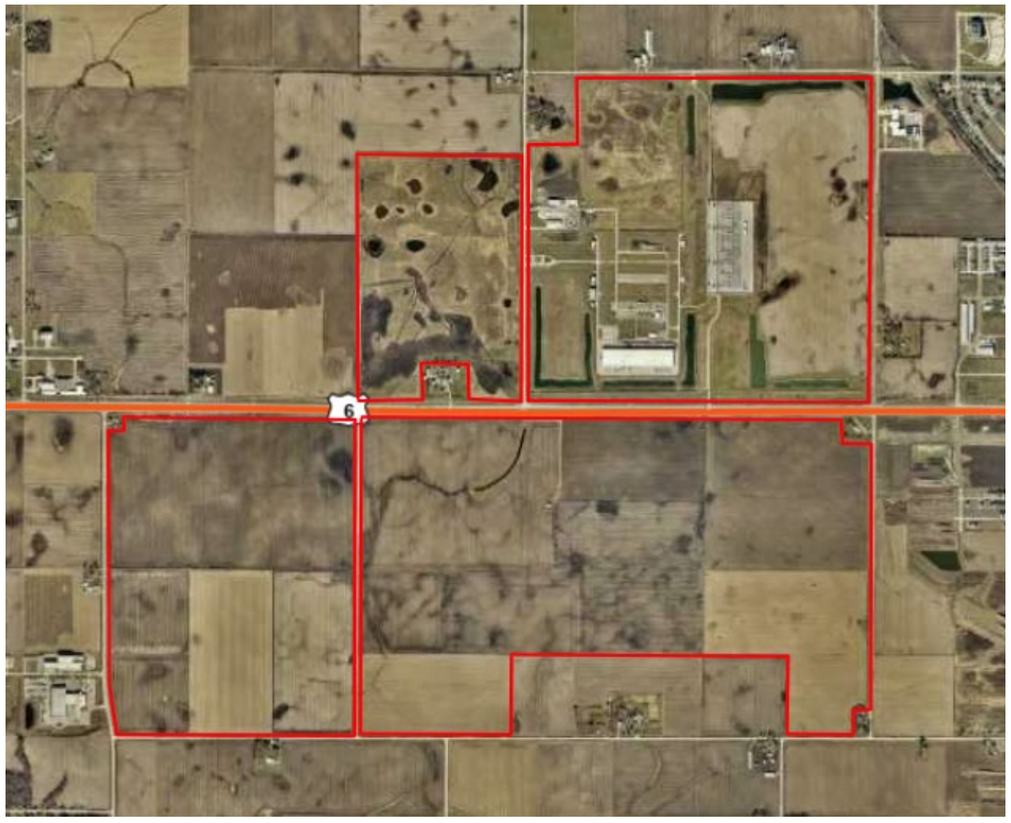
Individual Building Scale (Sq. Ft.)			Overall Development Scale	
Building #1	488,482		Aggregate Building Size (Sq. Ft.)	3,736,162
Building #2	599,926		# of buildings	9
Building #3	354,048		Average Building Size	415,129
Building #4	327,412		Smallest Building	135,000
Building #5	464,382		Largest Building	631,986
Building #6	631,986		Site Area (Acres)	613.314
Building #7	599,926			
Building #11 (Temporary)	135,000			
Building #12 (Temporary)	135,000			

Microsoft Campus #1 – Wes Des Moines, IA

Individual Building Scale			Overall Development Scale	
Building #1	243,810		Aggregate Building Size (SF)	1,209,862
Building #2	239,216		# of buildings	5
Building #3	239,216		Average Building Size	241,972
Building #4	243,810		Smallest Building	239,216
Building #5	243,810		Largest Building	243,810
			Site Area (Acres)	155.450

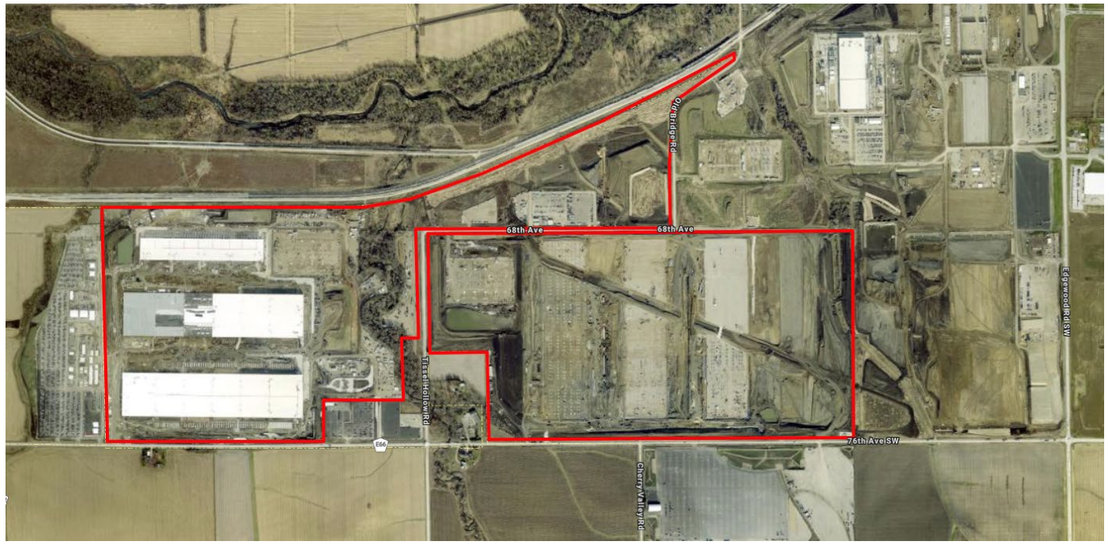
Microsoft Campus #2 – West Des Moines, IA

Individual Building Scale			Overall Development Scale	
Building #1	245,100		Aggregate Building Size (SF)	980,400
Building #2	245,100		# of buildings	4
Building #3	245,100		Average Building Size	245,100
Building #4	245,100		Smallest Building	245,100
			Largest Building	245,100
			Site Area (Acres)	164.730



Apple Campus – Waukee, IA

Individual Building Scale			Overall Development Scale	
Building #1	315,188		Aggregate Building Size (SF)	327,624
Building #2	3,109		# of buildings	5
Building #3	3,109		Average Building Size	65,525
Building #4	3,109		Smallest Building	3,109
Building #5	3,109		Largest Building	315,188
			Site Area (Acres)	2,077.720



QTS Campus – Cedar Rapids, IA

Individual Building Scale			Overall Development Scale	
Building #1	1,190,505		Aggregate Building Size (SF)	2,788,719
Building #2	1,190,505		# of buildings	3
Building #3	407,709		Average Building Size	929,573
Building #4	TBD		Smallest Building	407,709
Building #5	TBD		Largest Building	1,190,505
Building #6	TBD		Site Area (Acres)	615.740
Building #7	TBD			

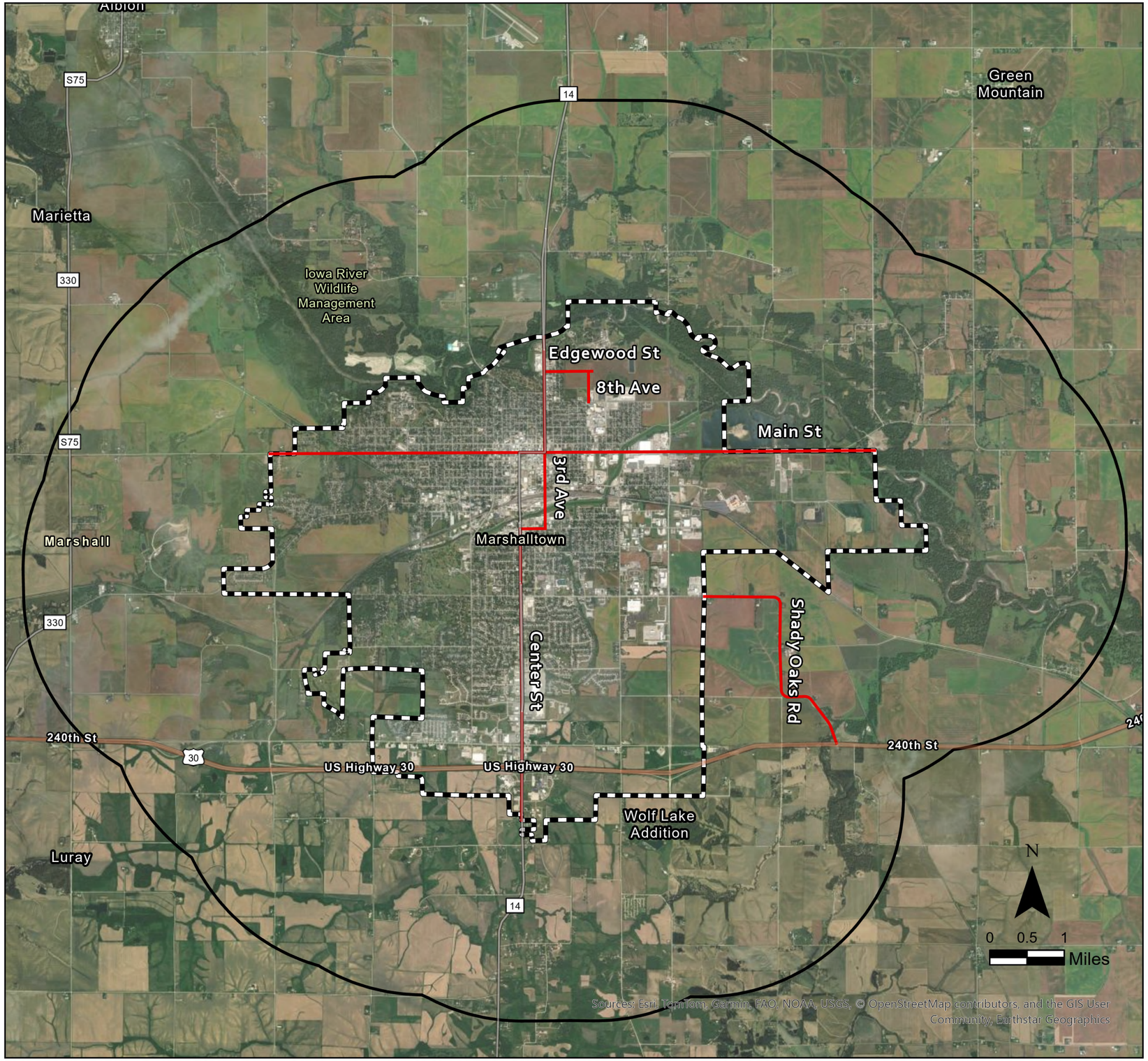


Table No. _____

Instructions: Use this space to record location-specific thoughts, observations, or questions that arise during the discussion. Participants may also mark directly on the map.

This map is provided for discussion purposes only. It is intended to help participants consider general community context and physical development patterns. It does not identify proposed data center sites or preferred development locations.