

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

June 17, 2026

Call to Order:

The workshop of the Board of County Commissioners was called to order at 1:00 PM on June 17, 2026.

PRESENT: Commissioner Myles Getto
Commissioner Eric Blakey
Commissioner Matt Hyde
Asst. County Manager/HR Director Joe Sanford
Comptroller Sherry Wideman
Chief Civil Deputy District Attorney Wade Carner
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Tara Adams
Deputy Clerk Amber Edwards

ABSENT: N/A

Pledge of Allegiance:

The Pledge of Allegiance was recited by the board and public.

Chair Getto read a statement he prepared:

It is okay for people to disagree on issues like this, in fact, I would be surprised if everyone agreed on them. Data centers bring up a lot of questions, and people are going to weigh in the benefits and concerns differently. Some people see jobs, tax revenues, investments in the future of our county, and others are worried about water, power consumption, land use and what these projects can mean for the community they have spent their whole entire lives in. Those are all legitimate things to think and worry about. What concerns me is somehow quickly, we can assume that someone who disagrees with us must have bad motives; I don't think that is true. Most people who have spoken on this issue care deeply about this county, they just have different ideas about what is best for it. We don't have to agree with one thing or the other, but we should be able to respect one another. That is how these decisions are supposed to work; people should be able to come in to this podium, state their opinion, and know they are being heard, whether they are for a project, against it, or somewhere in the middle. At the end of the day, our responsibility is to listen, consider all the information in front of us, and make the decision of what we believe is right. Not everybody is going to agree with that decision, and that is okay. What I hope we can do is continue this conversation respectfully and remember that having a different opinion doesn't mean someone is the enemy; it just means that they are looking at the issue through a different lense.

Public Comment:

Chair Getto asked if there was public comment and there was no public comment that was not related to the Agenda.

Verification of the Posting of the Agenda:

It was verified by Tara Adams, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 11th day of June 2026 between the hours of 2:00 and 5:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

Appointments:

A.- Consideration and possible action re: Discussion regarding Data Centers.

At the June 4, 2026 Board of County Commissioners meeting, it was suggested that this board have discussion Data Centers.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Interim County Manager Sanford said thank you everyone for coming. I wanted to start by outlining the purpose of today's workshop. As Commissioner Getto mentioned, we do not currently have any active applications for the construction of a data center here in Churchill County. Instead, Churchill County has always endeavored to ensure development is well planned and suitable to our community. Last year, the county completed a thorough zoning and land use planning review with the intention of moving industrial activity further outside of the Fallon residential center, toward the I-80 corridor, the 40-mile desert, and then along Hwy 95 near Kennametal. Today we are here to perform information gathering on the potential for data centers in Churchill County. This is a question that is critical for our local community, the state, and our national infrastructure. To help ensure the commission received accurate information, while we have invited Tom Burns with the Governor's Office of Economic Development to provide information to the commission, as well as, to all of the public members here today. Again, there are no current applications, so I ask that we listen to this information as it is intended to be presented from an informational standpoint, and we will then take that information to provide to the commission and staff, a way to move forward for Churchill County.

Tom Burns, Director of the Governor's Office of Economic Development, said I have been asked to come and comment on data centers. I want to start off by saying that this is not the state coming forward and imposing it's will upon anybody; this is a local decision. This is the decision of the county and city and the decisions they want to make around their own economic outcome. I am just here to provide the experience I have had in the last three years operating in this space.

A couple of misconceptions that I would like to clarify: when data centers came out and they started being built in Nevada, probably 15-20 years ago, and at that time the technology that kept those places cool involved essentially, evaporative cooling type systems. They have evolved since then, so most data centers that are being brought forward now, have a closed loop system. I have data from Storey County, from their water authority, that says with the data centers they have right now use between a tenth of an acre foot and 100 acre feet per year. I

would like to reiterate to you that you have the authority to operate and allow the data centers, should you choose, that meet your needs and the environmental needs of your county to come forward. This body has the right to say, Mr. data center, you are using too much water, you are going to have to come back and find a different way to keep your cooling. Or, if you find it to be appropriate.

I understand that they are significant users of power, there is no doubt about that. We have not let rate payers in any of our communities share the power costs of any additional power required by the data centers. They have to contribute to your local power authority, to do construction around the necessary infrastructure to bring the power to the center and they are responsible up front for the cost of those centers, because it is not appropriate, we agree, that the residents of any community should have to pay for the construction or additional cost to power their product.

There are a lot of jobs that happen at the beginning. During the construction of these data centers, most of these buildings are about one billion dollars. They employ a lot of electricians, a lot of people that work in the HVAC world; those jobs are going to be around for around for about 24 months, that is about how long it takes, plus or minus, to build the data center. After that, depending on the data center, range from about 50-80 folks. Most of those jobs pay well over \$100,000.00 per year, and so you are not talking about people that would be seeking Medicaid or indigenous care, you are talking about people that have great health insurance, that have great wages within their job.

I respect the environment and the culture that you live in when you live in rural Nevada; I am a big fan. As I talk to my friends in economic development throughout the state in rural Nevada, I know they do not want me to bring them a manufacturing plant with 3,000 jobs in it. It changes where you grew up, it changes where you are going to be, and you live here because it is a great way of life, and a great community. I grew up in Nevada, and I also know that many of our rural counties are dependent a lot on agriculture and commodities. They tend to ebb and flow in price, and as they ebb and flow in price, the local communities either benefit or suffer, and if you have a data center, they are large property tax payers, and that adds ballast to your revenue rolls. When things are a little rough, as they sometimes are in the agricultural or mining community, you have somebody that adds constant ballast to your property tax revenue, because those generate a lot of property taxes, whether the price of commodities are up or down. Again, those are jobs that when commodities are down, and things slow down in the economy, those people can still afford to come into town and buy breakfast on Saturday and support your local community.

I am open to any conversation you want to have, and I want to be clear: I respect this community and whatever desire they come to; I am just here to share what I have experienced in the past.

Commissioner Hyde said I did a lot of research on this in the last couple weeks; I read an executive order that came out from President Trump to authorize federal lands for data centers. That is the last thing I want is our public lands going to data centers. My thought is, if we have

private citizens that own private property out in these I-3 zonings, and they have their own water and their own power, why would we stop that. Chair Getto said I couldn't agree more. Commissioner Hyde continued, saying data centers have been around for 20+ years, but from the seat I sit in, I agree, you show me a path back to 1990 technology, I would take it. There is no path backwards. My other thought is, when a private citizen... who loves government overreach in here? You love government overreach? [Someone from the audience said regulations are needed.] Commissioner Hyde said but as a private citizen, who owns a piece of property zoned in a zoning area for I-3, and they have their own water rights, and they are producing their own power, to me, that is government overreach when we tell them not to. I am not talking about "mega AI data centers". Whether they produce it solar, they have to get their own power.

[banter from audience] Chair Getto said I would just ask to keep the banter down, you will have your time for public comment, and you can address these issues at that time.

Commissioner Hyde said if I owned a piece a piece of property, which I don't, I don't like them either, but in the seat I sit in, I use data centers; we are using one right now to livestream this. [banter from audience] Chair Getto said there are no applications. What we are talking about is hypothetical. Commissioner Hyde said I can't tell you exactly how many acres are privately owned in I-3, but we are talking about private citizens owning private property. We are not talking about putting this on farmland, and as a matter of fact, I would fight against that tooth and nail. I want our irrigated fields still irrigated; if you have been here long enough and you remember when the federal government bought a bunch of water rights, and look what happened to swingle bench. I do not want that to happen, but we are talking about people in here who might not even know is Churchill County. There are probably, and I am not saying nobody knows it's Churchill County, but there are probably people that didn't know Churchill County runs past I-80. We have to protect the rights of the people to develop their land when it is zoned in that zoning area. If I owned a piece of land in that zoning area, and I met all the requirements of that zoning area, I will tell you who is going to pay me – the local government that told me I couldn't do what I wanted to do, even though I made all check marks on that, and I own my own water rights. It would be the same thing if this commission got up here and said, look, I have this agriculture ground and I want to put a dairy in, but people didn't want a dairy next to this residence, but it is zoned agriculture. It is a very fine line. [banter from audience] I have lived here my whole life, and I am telling you, I feel the same way about use of data. I was probably the last one of my friends to get a cell phone, I still don't use Facebook. But, we have to protect people's rights to develop their property, when they meet all the requirements. We are not telling you that we are going to give them county water. [banter from audience] Chair Getto said please just wait, you will have your time for public comment. Commissioner Hyde said it depends on where you get your research from, too. Some people can't do a lot of... it is hard when you look at the internet at what is fact and fiction.

Mr. Burns said this comment is really about governance as a whole and the sovereignty of the county and the community. You are dedicated public servants; you are smart people. Having the ability to bring a use permit forward and take project as its own value and understanding whether it fits in the community or not, I think is up to this body. I don't think things like

blanket restrictions serve anybody very well. I think the ability to look at each project for its merits- if it doesn't fit, it doesn't fit; this is your community and you won't hear from me probably on those things on telling you what to do and what to put in your community. I think this board is educated and is attune to the needs of its constituents and what it sees going forward, and I think that is good governance.

Commissioner Hyde said I agree with everyone out here. At some point this technology has got to stop. Chair Getto said when I was researching data and things like that, you just go to Google and type in your question, and it used to just be you click a link, and now it says, "AI overview", here you go, and that is just the way the world is moving, unfortunately. Again, I wish, and it is what I have always said, I wish I could have immigrated with my great-grandparents to Fallon in 1911, and I don't care if I don't have my fancy John Deere tractor, if I have a horse pulled plow, I would kill for that. But that is just not the world we live in anymore, unfortunately.

Chair Getto asked Commissioner Blakey if he had any thoughts. Commissioner Blakey said it is a little too early for thoughts, but we need to remember why we are here today, to discuss the possibility of entertaining data centers in our community. We always have to remember that every single property owner has property rights, and we have to keep that in respect. There are concerns, but if we determine that this is an avenue that we would like to go down, I think we should consider directing staff in a certain manner of what we would like to see regulation-wise, thought process-wise, development-wise, how big or small. We are not restricting a property owner, but we can say this size is too big or small, and these are the things I am thinking about; if it is going to be here, or if we have to... we can't tell someone they can't do something, because, then Churchill County would pay for it for the rest of our time, and when I say Churchill County, I mean every single citizen will have to pay for it, because, you pay us, and we would have to pay them. We want to do this the right way, we want to do this with a slow approach, and we want to make sure we have everything in order so should someone show up, we would be prepared... [banter from audience] ma'am I am speaking. Now is the time for us to take the slow approach, observe what is going on around the state, observe what is going on in other states, and make sure we have done everything we possibly can do to entertain this idea. Then, when we find regulation that is suitable for our county, then that would determine if a business opportunity arises in our county. It may not be their model, they may choose to go somewhere else, but we protected our community as much as we could protect it, for our citizens. Our number one goal is citizen protection, the number two goal is property rights and owner protection, and making sure that Churchill County is here long after each one of us is gone, and there is a place for our children to be. With that said, I am going to stop right there for a minute and see if there is other discussion, or maybe I will chime in later.

Chair Getto said I think that is the biggest thing; that is why we are having this meeting right now, is that we want to get ahead of this, so when the time does come, we can say yes, no, absolutely not, absolutely yes, and we know for a fact that we are making the best call for Churchill County. Again, there are no proposed data centers right now, and we will get to your public comment, and we will take that in; I always make a list of public comment and notes, and stuff that I can think about at a later date. We will get to that point, I promise you guys, but

that is why we are having this meeting, is we want to take a stance and we want to figure out and start gathering information so we can be prepared when the time comes and we do have to address this issue. It is coming, and I am also a firm believer with Commissioner Hyde- private property rights- if you own a piece of ground and you own the water and you own this, can I really step in and take that from you? Possibly, if it is a contamination, yes, if it is harmful to the environment, then yes. If it doesn't fit where we want to go, then yes, but we don't have all of those facts yet, and we are still trying to learn those facts.

Commissioner Hyde said we want to hear concerns and Ms. Hansen's comment about fires; those things need to be addressed. I am sure inside the buildings they will have halon, and those are things we need to talk about, and defensible space, and a lot of other things need to be talked about and that is what this meeting is for. That is why we are having a meeting prior to having an application for a data center; we are trying to get out in front of it. We have seen around the country, the backlash from not being out in front of it.

Mr. Burns said I will let you know that all the information that we have around this topic is available through our office should you reach out, we are happy to share what we have. I know that Commissioner Mitchell from Storey County is here, and I know they have a great deal of data as it relates to this subject, and I am sure that he would be happy to share with you their best practices, what they have learned, and what the environment is at this point in time.

Commissioner Hyde said I guess my other big concern with data centers is, when I do my research, it doesn't seem like there is a lot of regulation as yet, or... [banter from audience] Chair Getto said you will get your time for public comment. Commissioner Hyde said it is concerning to me, because I am already concerned with the little bit we do have. What is truth and what is false when you go the internet? You can't hardly tell who is telling the truth. It needs to be slowed down at the federal level until they get this figured out; that is the biggest concern I have. What are the regulations, who is regulating these? From above us, these questions have to be answered. AI scares the hell out of me. [banter from the audience] Chair Getto reminded someone from the audience that they will get their public comment time. Commissioner Hyde continued and said is there a timeframe? It doesn't seem like they want to tell the American people what these data centers are really going to be used for. So, now there is all this misinformation, and misinformation comes from speculation. I do not know where to get that information. Mr. Burns said I do not know how to answer that question.

Chair Getto said just to go back a little bit to what I have been thinking about, is that generally speaking, if you have the water rights, you own the ground. So, then you look at the concern of let's say, noise or light pollution, and I think we have really poised ourselves in a good position in Churchill County, on targeting I-3 zoning for data centers, which again, is all limited, very far away from urban and residential populations. It is mainly concentrated up along north of I80, so that takes care of that concern. Then you have the energy concern, and I have read articles that data centers are bringing their own power, whether it be natural gas, solar, battery sourced, geothermal, so that one is a little bit of a concern, but not nearly as much when I first started.

Commissioner Blakey asked if Commissioner Mitchell from Storey County would come forward and share knowledge, good or bad, and help to see if that would rectify some of the questions. Commissioner Mitchell, Storey County Commissioner said I was prepared to make a public comment like everyone else, but I am happy to share a little bit of that right now. I want to commend you for taking a thoughtful approach on emerging industries and figuring out the proper way to regulate them and make sure they fit into your community. My purpose in attending and commenting today is not to try to influence you to take any particular approach. I am a strong believer as Mr. Burns is in local economic and land use determination. Mostly, I am here to offer myself and our staff as a resource as you look at this topic and consider it. Our first major data center in Storey County was built in 2017 by Switch and the second one arrived in 2021 and was built by Google, and clearly, many more have come and are on their way since then. I will just share a few notions around data centers and again, I am happy to work with my staff to get you relevant and specific information. The first thing I want to share is that every data center is different and often we talk about them like they are a commodity, like you can just switch one for the other and the same is true for every single one, but, they vary greatly in size and power usage and cooling technology, and density of equipment and purpose, and what they are actually being used for. The second thing, Mr. Burns talked a little bit about employment, and it is true, a large data center is only creating 20, 50, maybe 100 permanent jobs. They pay well, they average six figures, and they are accessible without excessive investment and education. A lot of times, you can get an online certificate and be qualified as a Data Center Technician. The starting wages I am hearing are in the range of \$65,000.00 per year, plus benefits, then averaging in the six-figure range. Now, that same data center that is going to provide maybe 20-50 jobs, may take 500-800 to build for that timeframe, and that is what we are seeing, and it's kind of was a blind spot. When they started expressing interest in a big way about 2-3 years ago, I looked into it, and said what is this going to mean, and I said, we have Tesla with the gigafactory, and maybe it's not bad to have someone in the mix here that doesn't employ as many people; the roads are jammed up, we are trying to get a handle on that, we are trying to solve that. The blind spot, the thing that I didn't see, was all the construction jobs in the short term that pay premium wages, a lot of these build outs, even though the data center itself may only take 18 months to 2 years, they are building a campus where we are, and so, that may be 5-10 years of construction, and we are hearing and you will probably hear from the building trades, that provides some stability that typically construction workers don't have. Usually, they are chasing the work wherever it goes, so to be able to live in a community and put down roots and to be able to work on these projects, and also to be able to train apprentices on some pretty complicated, advanced technology, is a benefit to them.

From the water usage perspective, we serve as the board of the water utility that provides water to the data centers in our county. They are not allowed to drill their own well, they have to come with water rights, bank those with the utility, and hook up. We only have one facility that is actually using fresh water for cooling, that was built with an older technology, and they are looking at updating it. We have some that are, and are planning on using treated effluent water for cooling, and that gets reused multiple times. A \$300 million advanced treatment plant being paid for by the rate payers is being constructed as we speak, so other than that, all of our data centers are either dry cooling or they use a true closed loop, which is typically like a glycol water, like antifreeze in a car or truck. If that is monitored or maintained properly, it does not

consume any significant amount. You may need to make up a little here or there, you have to change out that fluid every however many years, but it is not consuming water.

For the local economic impact, I will give you broad numbers. Our established data centers provide us some good data on tax revenue from the local side, and even with the fairly generous abatements that the state gives out, our two longest tenured data centers are consistently generating just under \$3 and \$5 million dollars per year in property taxes. That is after being reduced significantly, that is what we are actually collecting at the county level. At the county, we get about 53% of property taxes, which means on top of that, then the schools are getting something, the fire district is getting something, and the state is getting a little piece as well. So, that is where we are sitting on those, we do not have a lot of long term data on the others that are being built right now, of course.

As far as noise goes, we have not observed excessive noise from any of our operating facilities, but this may be a consideration if they are placed near residential uses; we have our industrial pretty far from any residences. I imagine that you likely have tools like a decibel at a lot line, or something like that, you could put as a condition, that would put a reasonable limit, if that was a concern for a particular project that came to you. For us, that is fairly common with industrial installations of any kind, we have a limit at the lot line, it can't exceed a certain level, and we found that these companies are pretty responsive when we express a concern.

Our experience has been that overall, these companies have been pretty good corporate citizens, and what I mean by that is, they are engaged in community outreach, and seeking ways to fulfill company needs and I will give you two examples. One of the data centers built, they sought out- their executives are real passionate about veteran's care, and also about law enforcement- they funded some veteran's services for us, and they also donated a Search and Rescue truck for our Sheriff's department to get into the back country, and that was their way of participating in the community, and they are not even operating yet. Another one is, one of the data center companies looked at us and said look, your big ladder truck is about to reach the end of its service life, and so we would like to provide you with another one. When we got the first one, it was paid for by Tesla when they first came in, and it was \$750,000.00, the new one is around \$2.5 million dollars, so they are providing that for us because they want to be a partner in the community. I am not saying they are perfect and certainly there is a range of legitimacy, there are data center developers who yesterday were warehouse developers, and I don't know what kind of track record those guys have, but when you are talking about large, publicly traded companies, we have found for the most part, they keep their promises and try to do things right.

Chair Getto asked if there was public comment, and there was public comment made by multiple individuals.

Commissioner Hyde said a lot of concerns that the community has, I have as well. We talk about technology moving, I worked at CC Communications for a long time, and everyone knows the old dial-up internet, and then we had the really slow DSL and we thought was great, and it just keeps moving. Now, when I was doing research on this, they are talking about data centers in outer space, so I see those same concerns. I would say that I am not sure, but I think

they are here because of tax abatements; I don't think they are here for a cool climate, and that is why this commission wants to push to get rid of tax abatements. I want to clarify the power- there is a reason I want them to provide their own power- when you talk about what it takes to power one of those, it is pretty tough to do. That is why I am saying they need to have their own power, because it is pretty tough to power their own data centers. Same concerns with water use, and I just want to reiterate that this brainstorming, and I believe this can be for action, and I want to hear from the other commissions, but the uncertainty, which I mentioned earlier, I don't know what these data centers are going to be doing, and nobody can tell me. So I get that and I feel that. I am not uncertain about it, I am certain I don't like it, because nobody will tell you what they are going to be used for, it is an odd thing. You can go online, what is true and what isn't, and you can check the source. I understand everybody's concerns, and I think we have a lot of work to do before we make any decision, whether we want them or not. I wanted to clarify one thing: I-3 I believe is already zoned for data, so it didn't get added.

Chair Getto said we are your neighbors. Estelle here, lives two doors down from me and frequently has to get my goats out of the road and stuff like that, but we are your neighbors and we care about Fallon just as much as you guys do. I love Fallon, I have my best interest for Fallon, and that is why we are having this. To answer your questions, and counsel can correct me if I am wrong, we cannot take action on this, this is information only, both of the Agenda Items, to get feedback from you guys, to get your thoughts on the record; that is what this meeting is about. We've heard you, I have this giant list, my hand is cramped up on all these different issues, and when I get home I want to go through it and make a tally system of: noise, water, environmental, cultural. When we have another meeting to talk about this, and that's my thoughts about this. Commissioner Hyde said I want to make sure we have plenty of time, and Chair Getto said we have to get the ball rolling on this, because as we all know, it's been around for a long time, but we haven't seen this huge influx and rapid pace growth of data centers, hypothetically speaking, these past two years.

Commissioner Blakey said I don't think there is much left to be said. I want to make sure that the public knows that this commission is definitely concerned with what data centers would bring to our community, the livelihood of our community, the risk it brings, the abuse of our land, water and drought concerns; this commission is definitely worried about that, and wildlife concerns. We have heard that today. On a county level, I think this is a starting point for us to guide staff to find out the details that we need if we did have to move forward or if we did have to do something, and that staff is ahead of the game and finding out what is the best process, and maybe collaborating with our regional partners as much as possible. We have to protect the property rights of every owner in this county; that is part of our duty. Speaking on the data center, energy dependent is definitely there, closed loop systems if there is water involved, maybe they're all refrigerated which means no water except for bathroom or sink. We have heard today. What stood out to me the most on my list, is sustainable development. There was a concern about vacating the property, and I believe the county would put something in place to abate that property should someone leave, and not leave it standing there if it is not usable. There is a certain amount of uncertainty. Another question that stood out to me, and I think would settle a lot of thoughts to our community, is the purpose of the data center. Maybe we need to know that and maybe that would put ease to our citizens if we knew that. Today is a fact

finding mission, and I hope that staff is listening and I hope they are taking away what we are taking away. I don't think we can give direction today, we are just talking about it, but our wheels are turning, the community's wheels are definitely turning, and we appreciate you being here today and voicing your concerns, for or against. I just think that there is a lot more work to be done and I don't think any quick decisions are warranted at this point. I don't think we need to be making any decisions on an emotion; we need to be making them on facts, and we need to get to the root of everything. I think we have started really well today with public engagement, and I am sure we will have future public engagement.

Chair Getto said I love that you guys are here; I have been a commissioner for 3 ½ years, and the one thing whenever I talk to the community and public about what is going on, the biggest thing I can say is, I really wish my community would be more involved. This is the biggest turnout I have seen since becoming a commissioner. I love hearing from you, and we got the letters in the Agenda Packet, but I received two phone calls from constituents, and neither one of them called me back, so I did not talk to anyone before this meeting. I would have loved to, but I didn't hear from you guys, so take my number, it is online.

A resident asked if one of the next meetings could be after working hours. Chair Getto said the reason we don't do that is because it takes a lot staffing-wise. It takes an army to put on one of these meetings, and so that is extra county dollars after hours we have to pay for.

Commissioner Hyde said I would like to look at scheduling another meeting for this at the next meeting so we can stay informed with progress. Commissioner Blakey said do we want a date on that or should we wait and let staff gather thoughts, and Commissioner Hyde said I would say wait and direct some staff and then maybe at the next Commission meeting set a date. Commissioner Blakey asked Mr. Sanford if he could estimate the cost of an after work hours meeting, and Commissioner Hyde said he was not concerned with the cost, but the people with children and getting people scheduled to work. Mr. Sanford said we have held after hours meetings before, and I know that the staff has been willing to do that to meet the needs of the community. It is a burden, so we don't typically do it on every meeting, but if the commission were to ask, absolutely, we would do so. I know this is an important issue, so it can be done at the commission's pleasure.

Mr. Sanford said an item was brought up related to a zone change for Basin and Range. That was a zone change application, they are a company that works on data related functions, but we have not received an application for an actual use on any of those properties, and that was what was being represented today.

Mr. Sanford said I would like to inform everybody so that we can be transparent, that data centers are in our use table right now. We heard discussion that these have been around for 30-40 years, and they have been considered and are within our use table. The difference is we can all see that this technology has changed, the type of use is changing, the scope of use is changing. Part of the discussion today, and the reason for today's meeting is to determine that maybe we should take action to review what we currently allow with the idea that maybe we should change the parameters of that. Based on today's conversation, I have a lot of notes

relating to what exactly do we mean by when we say data center, because obviously, storing data is something that every office that has computers stores data, but that is not really what we mean by a data center, and what I believe our community is appropriately concerned about is the massive data centers that we are looking at with Box County that was brought up, but they range from a relatively small size, to massive sizes. Having a definition and term of what we mean when we are concerned and what we want to define a data center to be is maybe something that is different today then it was even just two years ago when we were looking at the industrial zoning. We may have answered this question related to data centers two years ago before the AI craze happened - I know that seems relatively short- we may have thought it was perfectly legitimate in the I-1 - I-3 zones, and we may look at that today, and say, we don't want that there, so that is the type of information we are receiving from the public as well as the board today, to bring back to you. Other than that, there is obviously a lot of notes related to water usage, environmental effects, onsite vs. offsite power, and reclamation of facilities. Those are all things that staff will be looking at and bringing back to you for a determination in terms of what type of regulations you may want to impose.

This item was discussed and was addressed for informational purposes only and no action was taken.

B.- Consideration and possible action re: Review and discussion regarding connection fees for new structures and permitting processes.

Review and discussion regarding connection fees for new structures and the permitting processes.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Interim County Manager Sanford said this commission has previously discussed their intent to have some consideration about handling of water connection fees, dedication fees, etc. as it relates to residential development in Churchill County. This item was added to have discussion, especially in relation to that. At our last conversations, we had determined that the county was going to seek input from the state engineer as to a reduction in the amount of water that is required to be dedicated for single and multi-family usage for residential development in Churchill County. At that time, the decision was made that we would wait until receiving information from the state engineer to decide whether we wanted to take action to reduce our connection fees or adjust the connection fees. That does add, potentially, two to three months after we receive word from the state engineer when we decide to take action if that is the continued plan; we would continue that way if the board wants to move a different direction, we can discuss that now.

Chair Getto said in my opinion, we should continue to move in that direction of working with the state engineer's office. Commissioner Blakey said I would like to give some direction to staff to start working on a couple different options to reduce the connection fees for structures, and to see where that is going to lie, and see if it is even plausible. If it is plausible, give us a

couple of options to choose from, the model we would like, to help spur development. Remember, that is why we are looking at the water dedication is to spur development. To Mr. Sanford, if we come back and we like the water dedication being lowered, and now we want to talk about the connection fees, then we would wait longer, because I think they should coincide with each other to implement at the same time, so when a developer comes to get a permit or a contractor comes to get a permit, then the county has done everything we can do and we don't have anything else to address to spur development. Chair Getto said I think you just want to do one thing at a time though, and just start off with the water dedication fee or how much water you have to bring to the table, see what that does – and I know we need affordable housing- but by just doing one step at a time and see what that effects, you are not just slashing a bunch of things in hopes that it takes off. Commissioner Blakey said first of all, we are talking about two different things and a point to that is, I am trying to get this moving forward to see if it is even an option. So now, when it comes back to the water dedication, we can make a decision on both of those at the same time. I am not saying that we are going to move forward and do it today, I am saying let's see what it looks like so we have the overall picture so we can make the best decision. Chair Getto said I see where you are coming from, so you can cherry-pick which one you want to do. Commissioner Blakey said maybe we do connection fees and not water, but maybe we want to do both because we need revenue. We identified that in our budget hearings. Commissioner Hyde said I get what you are saying and I agree with you, so I think we can direct staff to look at that and see what we can do with it. Chair Getto said if that is the case, are we just looking at... what about Parks & Rec fees? Are we evaluating everything? Commissioner Blakey said I would like to see connection fees to a new home for water and sewer, and most of the building permit fees are sort of just standard and they are what they are due to the size of the home, so we don't need to address any of that. Those are the three things that we can address to see if they are aligned with our goals to spur development.

This item was discussed and was addressed for informational purposes only and no action was taken.

Consider Future Agenda Items:

- * Data center meeting scheduling at 8/6 BOCC meeting.
- * Update on connection fees and permitting at 8/6 meeting.

Commissioner Hyde encouraged people to write legislators about tax abatements, as he believes that is why Nevada is being targeted. Chair Getto said that is something that we have been going after for years. We are a small rural county, and whether it be solar projects, wind projects, all of these things get tax abatements, and the actual rural community doesn't get to see any of the benefits of those taxes. So, we need to get out there and call them and write them.

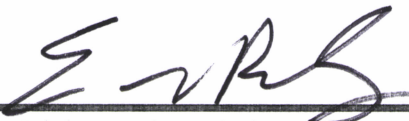
Public Comment:

Chair Getto asked if there was public comment and there was none.

Adjournment:

The meeting was adjourned at 3:10 PM.

Approved: 
Myles Getto, Chairman

Approved: 
Eric Blakey, Vice-Chairman

Approved: 
Matt Hyde, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Tara Adams, Deputy Clerk to the Board

