

Hallam Planning Commission
August 19, 2026
Hallam Auditorium

The meeting was called to order by Chairperson, Tara Hanke at 7:00 p.m.

MEMBERS PRESENT: Tara Hanke, Tony Oberely, Jeanne Egger, Annie Wilhite, Cindy Heier

ATTORNEY: Becky Anderson

GUESTS: Melissa Behnk, Vicky Polak, Michael Runner, Rebecca Pomajzl, Dana Bennett, Bryce Richie, Delmar Wells, Corbin Wells, Alice Senseney, Andrew and Kim Lewds, Scott Wobig, Monte Haugen, Steve Zoukn, Paul Frerichs, Dawn Morris, Mary Boden, Aldean and Rose Blome, Andrew Holsing, Anna Wishart, Russ Webb, Austin Burk, PJ Hummelt, Hannes Z., Scott Hollman, Ron Meyer, Tom and Sara Hanna, Kim Dilley, Steve Clausen, Sadie Horacek, John MacKichen, Dusty Schelbitzki, Dennie and Sandy Hermes, Joetta Schwaninger, Shellie Chrastil, Brad Pomajzl, Cory Whitemore, Steve Buster, Calvin and Kristi Yelm, Suzanna Steele, Ryan Skillet, Bonnie Tigel, Chuck F., Lori Rejcha, Cole Jonz, Taylor and Carrie Bartels, Dale and Kris Taylor, Dan and Lauree Ebbers, Ann Post, Donna Rejcha, Micki Hall, Wayne S., Cory H (410 Lou Dr.), Jeremy Pierce, John Seacrest, Gretta Dilley, Roger Ridley, Heather Russell, Judy Daugherty, Emma Boden, Karen Meyer, Dennis Hermes, Sheri Holsing, Darin Schwaninger, Dani Nichols, Anne H., Arlen Fass, Norm and Sandy Harms, Keith Cark, Jasmin Corona, Gary Vocasek, Robin Likens.

ALL PROCEEDINGS HEREAFTER SHOWN WERE TAKEN WHILE THE CONVENED MEETING WAS OPEN TO THE ATTENDANCE OF THE PUBLIC.

1. PETITIONS-COMMUNICATIONS-CITIZENS CONCERNS:

No Comments

2. SPECIAL ORDER OF BUSINESS:

A. Public Hearing: To hear testimony in favor of and in opposition to and to answer questions in relation to Special Use Permit and Site Plan requested by Monolith Corporation. Monolith seeks to add a data center (the "Project") to its existing Olive Creek Campus (the "Property"). The Project will contain modular processing units for a total of up to 35 megawatts of electrical load. The Project will occupy approximately 10 acres within Monolith's existing property, which is the Village zones I-2 Heavy Industrial. The described property to wit:

Site Address: 27077 SW 42nd Street, Hallam, Nebraska, 68368.

The property is located on the southwest corner of intersection W. Pella Road and SW 42nd Street.

Monolith/Crusoe. Will have 10 minutes to talk about The Project.

The Public. The Chair will recognize and call forward those wishing to speak. Each speaker is limited to one appearance of up to five minutes.

Monolith/Crusoe. Will have 10 minutes for final words and/or Questions and Answers.

Russ Webb spoke for Monolith first. Webb discussed how Monolith has found a much more cost-efficient way so that they can bring some manufacturing jobs back to the United States back to Nebraska. What is carbon black Webb asks? Carbon black is in just about everything people have, that's black, like the shirt Webb was wearing. Webb went on to explain that carbon black is also in tires, belts, hoses, cars, electronics, computers, cell phones, wiring and it is in all kinds of stuff, so it is a basic material that Monolith makes to make everybody's life better. If a person looked at the traditional way of making carbon black it can be pretty messy and it makes a lot of carbon dioxide, a lot of emissions and makes a big mess. This is an important material to us really for the country Webb goes on to explain, for our national defense, even because it goes into all the components they use and we need to find a way to do it smarter and cleaner and that is what Monolith's mission is to make carbon black and also make hydrogen and make it in a more environmentally friendly way and be a really good neighbor for you guys (Hallam community).

Webb goes on to explain that he knows Monolith has changed their plans several times and they are trying to find a way to make it, they are a startup company and this is a new technology they are trying to bring to a commercial success so they have been able to demonstrate it successfully. Monolith has been able to get customers major tire companies to buy them. He continues to say that Monolith needs to grow to make it a sustainable business and create more jobs, so they have had to find a way to expand. A couple of years ago, Webb discussed how Monolith tried doing a large expansion using gas as their feedstock on natural gas. It was exciting it looked good, but Webb said it was just too big for them and what they could afford, so Monolith did a lot of work, and did a lot of evaluations. Webb went on to explain that they found they could reconfigure the process and develop it where you can make the same amount of carbon black with a much lower footprint, much less equipment, and less energy involved in making it and in the same environmentally friendly way. Monolith re-engineered the project; it uses significantly less electricity and water than Monolith's original plans. We are always trying to become a company that makes not only carbon black and hydrogen, but also other products or other things we can do with the material we make. Webb talked about ammonia that they were going to do but explained he knew there were a lot of concerns

in the community about ammonia and the amount of truck traffic we would have in the area. Monolith reevaluated the new project and with our switching different types of feedstock Monolith discovered they can make a lot of carbon black without a lot of hydrogen so that positions Monolith to do something else instead of building an ammonia production facility.

Webb continues to tell us that instead of using the hydrogen to make ammonia they are going to use it to make clean power and then also partner with someone that can help Monolith utilize the excess power. Monolith started looking at options and decided to go with a developer to put in a data center, the small data center, the compact units. It will utilize the excess electricity that Monolith has available and do it in a way that is environmentally friendly, doesn't use a lot of water and just a smarter way Webb says of doing it. There are some companies coming in that build large mega plants, use a lot of water and electricity and are very expensive. Webb says Monolith wants to do something more manageable, smaller. This will allow Monolith to utilize hydrogen and excess electricity but also it will give Monolith some funding back to help support their expansion plans. Webb states they need some funding to help keep growing and build and bring jobs into Nebraska. By partnering with somebody that can utilize that excess Webb well. Webb goes on to say that they have submitted an application that gives the details. This will help Monolith grow on their journey and help support their expansion plans. Webb says we are a startup company, and we need some funding to help us keep growing and build and bring jobs into Nebraska. By partnering with somebody that can utilize excess electricity and do in a smart and clean way it will help us to grow our business as well. Tonight, we are here to talk to you about that. We have submitted an application that also is going to give you more details about helping us to grow on our journey and support our expansion plans.

Steve Buster, who is the managing director of Crusoe, speaks next. Buster gives a quick project overview. Crusoe is a vertically integrated digital infrastructure company. Buster explains that means Crusoe is at the bottom of the stack. The company manufactures electrical components; they make switch gears and transformers. Crusoe also makes spark units which is what we are talking about for this project. Crusoe's software company manages GPU (Graphics Processing Unit) clusters or AI (Artificial Intelligence) companies and other clients across the United States. These companies and clients have us operate these GPU clusters for them and in the middle of the stack is the infrastructure group where we build the infrastructure that holds these GPUs and operates them. What is a data center? Buster explains it as a cluster of computers. He continues

that when you are at home working on your computer you can hear the fans come on to keep the computer cool. A data center is a cluster of computers, and it needs to stay cool. He continues there are a wide spectrum of descriptions for data centers. It is used by lots of people in a wide range. What you hear about in the news is the huge hyperscale 1000, 2000 or 3000 megawatts and thousands of acres. Buster continues to tell the group that they are often associated with big energy cooking or vacuum cooling their big projects. Then on the opposite side of the spectrum there is us and spark units. Buster continues they are modular and we make them in Colorado. Crusoe is an American company. The headquarters are in Denver, Colorado.

Buster then lets everyone know that he does know that noise is an important issue and that Crusoe has commissioned a noise study. Hallam has an ordinance that says there is a limit of 55 dBA (A-weighted decibel) to the nearest home. He continues to tell us that Crusoe will be compliant with the noise ordinance. The noise study will show that Crusoe is 39 dBA so significantly below the limit. Buster says then operating normally, there will be times when they will have to run generators. If the grid does down the sound will bump up to 52 but that is still below the requirement of the Hallam ordinances. Buster continues to say that Crusoe is very water efficient, they use a closed loop or air-cooled system. They use 770,000 gallons of water a year, which is like one to two restaurants, so very low official water use. Tax revenue, also a big area. Buster said Crusoe will generate significant tax revenue. The company thinks at least four or five million dollars per year, on average for the next twenty or thirty years. Sixty (60) to Seventy (70) percent go to school districts. On top of that Crusoe will agree to a community benefits agreement before the board determination to make sure that Hallam gets to participate in the project and there will be funds set aside for the village. Buster tells everyone that Crusoe wants to hear from us, the community about what is important, what is important to each of us. Crusoe will come up with that agreement before the board. They will prioritize local employment, construction jobs, permanent jobs.

Next we opened for public comments. Each person is to state their name and where they live. Each person has 5 (five) minutes.

Tom Hanna lives in the planning jurisdiction, not actual village itself. Tom and his wife bought the property in 2020 and built their house in 2022. Hanna says they are really committed to the Hallam area. That is where they want to be and their kind of lifestyle. Hanna says they live out on an acreage. He believes the concern a lot of people have is just that there has been an explosion of data centers. When we look at Hallam Hanna said

that Hallam did a comprehensive plan last year and data centers were not contemplated at that point even a year ago. Hanna goes on to say there are not really rules in place to regulate data centers specifically within the community and there has been really no community outreach other than driven by Monolith. He goes on to state that he thinks we all know there is going to be a phase two application as well. Hanna says that we all know that there is Stark power on the other side of Hallam that is looking to construct a larger data center, so we know we are going to have to come up with the rules for this. Hanna says we (Hallam Says No) are looking to you all to hit the pause button on this and come together as a community and take eight (8) to twelve (12) months to come up with the right rules to regulate this kind of construction and make a decision that is right for the community. Hanna says that there is that aspect of things but then the other thing he would like to say is that the group, Hallam says No, provided the board and the planning committee with a document outlining our concerns and research on this topic. Some of the main points of concern: property value is probably going to go down to a residential property by around 8%; noise levels are going to be on my property and how livable that is going to be going forward; light pollution, living next to the substation of the power plant and Monolith Hanna's house gets a lot of light and at different times in construction with the substation. Hanna said the lights woke him up in the middle of the night because that whole area is lit up like a Christmas tree. Hanna worries that a data center can be similar. Overall, Hanna says that he thinks the concern is that Monolith has switched what they are doing multiple times. Hanna goes on to say he understands that Monolith is trying to do something new and that is a challenge but that they (Monolith) keep switching gears and things feel less and less green consistently and Hanna does not think data centers are a great kind of thing that we want in our community. Just knowing that this is going to continue to expand is Hanna's concern and he is sure others share that similar concern.

Dusty Schelbitzki speaks next and he lives in Hallam. Schelbitzki goes on to say he has been a resident here for fifteen years. He says the big reason he chose to come to Hallam is to be in a small rural community. Nice, calm and peaceful and a place to raise a family. I planned on spending my life here and retiring here. At this point he says that if data centers start moving in they are going to continue to come in encroach and keep pushing more and more here, once you open that door it is open. Schelbitzki says if the data center comes in and anybody who wants to work at that data center will have a place to live, that will also be my place.

Sandy Hermes, who lives outside of Hallam on Princeton Road speaks next. S. Hermes has concerns about the approval of this proposed data center. A 35-megawatt data center on approximately ten (10) acres and the possibilities to be east of that facility with roughly another 135 acres is not a small development. S. Hermes says when you put a 24-hour industrial facility near people's homes, the village has a responsibility to be certain that the people who already live here are protected. She is asking the village to get the answers and the protections in place before we approve any zoning change. She continues to say that we keep hearing about phase one, but we know that that is not the same thing as the ultimate development. S. Hermes asks to please put a hard 35-megawatt limit on Monolith's proposal if additional megawatts or another phase, additional building generators or storage is needed they should be required to have another public hearing and another vote by the village board. We should not approve a 35-megawatt project and then discover that the zoning effectively allows something much bigger. S. Hermes said they have heard that Monolith/Crusoe have said they would commit to 100 closed loop cooling system, but the filed application reportedly says closed loop or cool air where practical? That is very different from an enforceable commitment to a close loop system. Monolith also said they would use approximately 770,000 gallons of water per year or less plus the initial bill of 500,000. The 770,000 gallons figure is not in the application. If the projected water use is 770,000 gallons water that should be an enforceable condition of approval. S. Hermes continues to say that another thing that stands out in this proposal is the application apparently identifies the side as test fit, subject to change. This application language allows preliminary plans with final build drawings submitted late, she feels the village should have the final engineered plan before approval. She explained that Custer County's committee are recommending stronger data center standards, Nebraska law now says that data center owner operators must bear all decommissioning costs. Lincoln has their data centers limited to one project. Their water and energy supplies are at risk. S. Hermes continues to say we need to protect our communities; we live here, we are the ones who are going to be hearing the equipment, seeing the light. We will be living with the traffic and the dust. We will live with the consequences if something goes wrong. We will be the ones looking at that facility every day. Please don't ask us to trust their promises, set the promises, make them enforceable and protect the residents of our community. I respectfully ask the board to require a hard position, separate public approval for every future phase or expansion, a final engineering client before a building permit and a noise study before approval. She also asks to request financial assurance or bond to cover the actual cost of decommission and I would also ask for an 18-month pause for time to get the appropriate regulations in place. Otto County has 12 months, and Seward County sits

on 12 month waiting period as well. Gage County is just now doing an 18 month. S. Hermesch says we should make sure everything is in place before anything is approved.

Vicky Polak from Hallam speaks next. Her family has been here for 38 years, raised kids here and now have 2 (two) grandchildren here in town. Polak says she is very concerned about the noise and does not feel there is enough known about data centers to know what kind of effect it will have on our children, grandchildren or our pets. Noise some noise I find and others find disturbing. Polak also says that the village has the one mile extra territorial area and feels that we, the village should protect that area. Polak states that she feels very strongly about this. Polak says she knows Monolith is a very good company and she thinks we could come up with a better plan.

Alice Senseney speaks next and she lives in Hallam on the North side, she says very close to Monolith and all that is going on. Senseney feels we do not have enough of a buffer zone and states that she does echo what has already been said by the previous speakers. She asks that the village rejects this amendment. Senseney says what she has read was very poorly written, has no details and then when we met and had cookies and coffee all we heard was Crusoe knows the answers to that, but they are not here tonight. She urges the members of the committees to make their decision based on what is written, not what has been said or promised or talked about, but what is in writing, otherwise the village will have nothing to stand. Senseney continues to say that we live in a democracy and we depend upon our elected officials and others to represent us. She has passed out invitations to attend the one meeting that was very huge on TV and everyone I passed an invitation to said I didn't know about this and thank you for bringing it and they were very much against any data center. She continues so please as you make your decisions please represent us who are saying no.

Andrew Lewis and his wife are present, they live off Pella Road and Andrew decides to speak. He does say he thinks everybody's pretty much covered what he was going to say. His concern is power. If they cannot abide by these laws, what does the town have for power for them and if they don't abide by our regulations. What does the town have for power fighting? Can we shut them down or make them pay a fine?

The next to speak is Kristi Yelm, who does live in Hallam. She says they have all said what I wanted to say, which is fine, I just want to add a couple of things. She says when you folks, everybody can think about and when you do your research and your AI searches, if you do your group research that company the company that we are talking

about working with is not in the United States, they originated supposedly according to the research that has been done is Israel, and they are still working in Israel. It is important to know the facts along with everything that everybody else has said. It is also important for folks to ask the question, when you look at countries outside of the United States, why do they not need as many data centers as the United States has? Just something to think about. Yelm continues to say that it is like when you look at China and you compare it to the United States, (go home and research it, you will find it) and you look at the two and compare the two why do we have such, it is a fact that it is significantly different. Why do we need more data centers? That is what people need to do. She continues to say that the impact is huge, but you also need to ask the question why? What? What are people doing with this data and what they are expecting to obtain and why they want to obtain it.

Heather Russell from Hallam speaks next. She states that she is not for data centers, she doesn't want people to think that, but she also says that we have got big issues coming to our area. Russell continues to say that we have Monolith and their data center, or we have got all these farmers outside of our jurisdiction where we are going to have zero control, zero. The village is at least going to get some say in what happens with the Monolith and Crusoe. The other fifteen that are being opted in as we speak, we're not goanna git it, that we are going to leave in the hands of Lancaster County. They have already messed up so do we leave it to our board to try to protect us as much as they can or do we leave it to the Lancaster County Commissioners who are like, screw you, we don't have to deal with you do. Russell stresses that it is not a good situation that any of us are in but at least with this one our board has some type of say. She agrees there should be consequences if they are not in compliance, she fully agrees with that. Russell wants the village to be protected, the resources to be protected. She asks what is the lesser of the two evils coming at us right now? Again, she says I am not for any of it, whatever happens is not going to be good, but at least we may have some control with our board versus no control with what's coming. Russell says we have friends who are going to lose farm ground if they are farming because they are renting right now with other things coming in and they don't have control, we don't have control, it is going to be awful. Again Russell says she is not for it but the lesser of the two, what is going to happen, there should be consequences, there should be regulations. So, all she can say to our elected officials is good luck, we appreciate you all.

Dennis Hermesch lives on Princeton Road outside of Hallam, close to where NPPD has expanded. He continues to comment that has made a major difference on where they moved out here into the country and now live on a highway with rock trucks and dirt trucks and everything but that is personal and the data center may make that worse. The general consensus here that Heather, Andrew and Sandy have all talked about is making sure that we have control over this. When the first gentlemen got up he used the word small data center three (3) times. He says let's make sure it stays small unless you guys approve that it can get larger. D. Hermesch continues to point out that this "gal" is recording everything. He suggests going through the recording and making sure everything they use to sell this place is in writing, signed and enforceable. D. Hermesch referred to what Andrew said when he talked about the decibels of sound. Most of the time Sound is measured in decimals over an average of a minute, two minutes, ten minutes. That leaves a lot of room for a huge spike in the middle of that, which will be very annoying if it happens. The sound decimals should be an absolute limit, none over that or there is a huge fine. Everybody's concerned about the sound. We have heard a lot of talk about the noise, make the decimal on the sound of 55 an absolute value not an average value. It reinforces the things you know. D. Hermesch recommends going through the recording of what they did to sell this to us and making sure that every single one of them are in writing and then he agrees with Russell, at least you guys have some control over it.

D. Hermesch asks if anybody knows how many people the finished data center will employ? Someone, (I believe Crusoe) said fifteen (15). Some grumbling and giggling around the room. D. Hermesch said 15, 15 that is pretty minor even for Hallam. He continues to comment about the solar panel people and when they were in front of the County Commissioners, they talked about how they're going to get the community involved and there would be all kinds of construction jobs. He asks if anybody drives around the back of those pickups parked over in that parking lot? There isn't a single in state pickup over there. (you can hear comments of states, mainly Texas) D. Hermesch continues just make sure that things are enforceable and that locals are offered the jobs first, just make sure that everything they use to sell this is in writing and enforceable.

The next speaker is Micki Hall who has lived in Hallam since 1999. Hall starts out saying she agrees pretty much with everything that has been said, some great comments, but she does want to add to it. Without the sound study I am surprised that this is going to go to a vote, so if you vote you will prove it, it is going to be subject to getting a sound study that you don't even know what it's entailed, is that correct? Also, are the

ordinances for industrial, Hall thought was 75 decibels, and somebody said 55 when it is close to residential. She asks if this is correct? What do the ordinances say?

Tara Hanke from the Planning Commission reads. It is 55 decibels for residential, 65 decibels at commercial buildings and 75 decibels at other industrial uses.

Some confusion on how and where decibels are measured. There is some small conversation on how this is done. The 55 decibels at your house and you measure it there. When Crusoe measures it will be to the nearest house.

Hall continues that with all the research that she has been reading from other places, cities that have data centers they have separate conditions about the noise. She is concerned that they are subject to the noise setting when our ordinances don't even include specifics that should be in there. Hall says there should be changes to the ordinances to address you (data centers) before it even goes through to a vote. Hall also agrees with the gentleman about what do we do if they don't follow through if you did approve it? Well our tax money and Hallam would have to pay an attorney to fight this or do you think they would just follow through just telling them you can't do that? You need to change it, you think that would happen, we don't know. You probably must get a lawyer to call.

Delmar Wells, who lives outside of Hallam, speaks and says there would be money set aside coming from Monolith to paying a lawyer, somebody you know there are multiple people that would have to control and take care and make sure everybody advised by everything in the contract. It is not just throwing \$150,000 into the Village of Hallam on one thing, this is so much deeper than that. This man continues to ask Who is going to watch all of this? He says because we're only going to hear about it when things get bad if we even hear about it as it'll stay behind the closed wall. How they fix this comes official lawyers and representatives that know a lot more than we do to back all this to make sure stay per contract.

Likens asks Hall if she would like to finish her time.

Hall said she would like to. She wanted to say we moved from Lincoln to Hallam for a reason because we didn't want to live in Lincoln with all the noise and she says others she feel the same whether it be in Hallam or rural. Hallam is off Highway 77, we are not like Cortland that is right on Highway 77 and they can hear all the noise of the highway. Hall continues to say that everyone knows what it is like when you walk outside in the

evening, you see the beautiful stars, it is quiet in the day, you hear the birds, it is peaceful here in Hallam. Hall is very concerned about the noise of the constant hum that we're going to hear and it's unknown. No one knows what it's going to be like even the people at Monolith. Hall asks if maybe the Crusoe people know because they have data centers, she asks if there are data centers near other cities? Do they have information from these cities? How do these cities like it? Hall does say she is very, very sad and it makes her very, very sad every time she drives down Highway 77, but this, this is just over the top. Hall asks about the one-mile radius and then the ones west of that one mile that will be outside our jurisdiction. To voice about those everybody would need to go to the Lancaster County commissioners.

Anderson, the village attorney asks Delmar Wells to identify himself, he spoke earlier without doing so. She asked him to for the record since we were recording the proceedings. Wells did say he lived Northwest of town just a little bit and he did want to mention one more thing. Wells says he brought up earlier that the village will need some officials to take care of people who make your contracts. He says When somebody purchases something and builds something and they join with somebody else, isn't there usually a third party? Who is going to pay for this? Don't we need a lawyer involved? Is the Village of Hallam going to pay for this lawyer? The guys that are cashing in they don't even live around here, right? Seen a lot happen in heating and air and electrical mechanical stuff. Everything's a contract. Start putting people that are doing the sound reading has to be a third party. Wells continues to add that to the list that everything that needs to be tested needs to be a third party, has nothing to do with Monolith and nothing to do with the other company.

Jeremy Pierce is from Hallam and said he moved here about ten (10) years ago, and like everyone else moved here for a quiet community. Moved here from Crete because it got too busy couldn't invite my kids, their friends around them because you couldn't go out into the streets and be kids. Pierce continues to say unfortunately now they can't do that now in Hallam either because nobody wants to abide by the street signs and speed limit and other things like that. Here is the thing, Pierce says, I have heard many people complain about our infrastructure, our water pressure, our poor park conditions and our roads all the time. Pierce says we complain about this all the time and nobody wants to do anything about it, just want to complain. Right now you, Hallam has an opportunity to take advantage of something that Nebraska doesn't always have a chance of and that is income. Income within the mile. All those other data centers positioned right outside the mile, he asks if anyone has seen the map? All of those are right outside the mile and they

are not Crusoe. They have nothing to do with Monolith and full transparency. Pierce works at Monolith as well, he says he did not move here to work there, he got the lucky privilege after the fact, but they do support his family, and he appreciates it and says it is very nice. Pierce goes on to say but here is the thing we need to understand if we do not get this here it is going to be right outside the door. He adds that the way he understands it Lancaster does not have 12 to 18 months, they do not have a moratory of the 12 to 18 months. How long do we think NPPD (Norris Public Power District) is going to hold the substation with that power for us to figure out what we need to be 100% sure. Pierce goes on to say that he knows technology is scary, it is terribly scary but that we went through the same thing with the internet. When the internet first came out, everybody thought it was going to destroy everything. Yeah in 20, 30 years it might happen. Pierce continues we have to adjust; we have to give them a chance to make it right. When we had the issue with the sound when it first started up I was the one with Austin and we worked hand in hand and sure as hell we figured it out. It took a little bit, but we figured it out. We did not give up and don't let this; they will not give up if there is something wrong their studying as they figured it out. Now you know what is loud as 39 decibels when I am talking right now. A normal conversation for 35 minutes, that's the fun thing about this. I was on this board, I remember that was three, four years ago, it is not a popularity contest and I am glad I am off because you guys have a hard choice but you got to understand your decision is about what better makes the village inside the mind not the voices outside. Those that live outside, I understand you're curious but guess what those days are going to be gone when knocking at your door is we don't use the power it will go to the centers right outside your doors right outside our mile, with no benefit. Taking advantage of this we have potential for better streets, significant investment in our school systems, maybe our water pressure could be better for certain houses. You got to take advantage when it comes to your doorstep otherwise a year from now we are going to be looking out and seeing this ugly Walmart fitting model outside. That is literally what it will be and they won't care. What about the solar farm, do you all like the solar farm? Guess where all that money is going? To the farmers and the Lincoln community. Take advantage, you got the chance to negotiate with Crusoe. Tell them what you want, you want better sidewalks, you want better trees? Pierce continues that they will put that money up, would work together to pay taxes.

Someone from audience says it sounds like we are being bought. Another asks if anyone is here to represent them. Pierce replies yes there are 2 or 3 people here unfortunately they only have 10 minutes to talk.

Random conversation includes. The other ones want to build their own power, like it seems like they will have the power in a way. The stark one where they're getting options on the west side of town. So, you are saying let's do both, I understand that. Unknown person says I am saying hey we got a lot of data centers, we got a lot of concerns to think about.

Piece says he is worried about what is inside the mile, outside the mile that money does somewhere else, it does not benefit Hallam.

Man wants to speak, lives out west of Hallam. Says he came here for new information. He feels the bigger problems if he feels like was born to buy a car and on the sale it says it's a good car; it will never break down. So we're focused on the decimals. But what are the herds? What's the wavelength? What's the frequency that matters too? All that stuff needs to be brought into the studies. There are about four (4) to five(5) different things just to sound and how it can impact you and we have had none of that information. There is a lot more to dig into here. Honestly there should be a probably 20–30-minute presentation if they want to address it all. I know two people that worked at Monolith before they got laid off, one was from Lincoln and the other was from Wilber. Now you can hear them say that they will give Hallam the first hit for employment. I don't think you can do that, like that's federally mandated. You can't say all these people are the ones that we are going to hire, it is not going to happen and if they make a decision based on that it is illegal.

Likens says, people are right we won't learn everything here. That is why there have been open houses, town hall meetings and other stuff to attend.

Man asks if there will be an opportunity to ask Monolith and Crusoe direct questions? Likens answers that will be up to them. Anderson says let's give them ten (10) minutes and then we can open it at the end to some questions. Likens does say there will be another town hall on the 27th in this room, double checks the starting time of 7:00. So it has been announced that everyone is welcome to attend the town hall on the 27th at 7:00. Frerichs asks when we are going to vote on this. Likens said it depends when the Planning Commission decides because the board votes after their recommendation. It is scheduled for September 14th because Labor Day is the 7th and our meeting will be the 14th of September. However if the committee does not decide and waits a month the board will be also pushed back a month.

Crusoe and Monolith have their ten (10) minutes.

Steve Buster speaks for Crusoe. We hear you, I think all your questions are totally fair. Buster refers to S. Hermes and says your comments were totally fair, and I think we should implement a lot. Should we put in a 35-megawatt max, like that is fine, we are good with that. Let's get the resolution that we agree to in place that all of you are comfortable with and put them with the conditions. We're going to take these with us and they are super valuable; we will agree to them for required entryway on state level. We will make sure everybody has a copy of the noise study; we can put that in the resolution. Water limits, we are fine with setting water limits. There is a lot of work that needs to be on the engineering and design side we haven't done yet. Let's do it, let's put a resolution in place that answers a lot of your concerns. Buster says they are really happy to do that. He also wants to address a couple of other things noise and lighting. So noise I think we have addressed, but lighting will be very low light, soft lights, downward facing on motion sensors. You have to have some lights for security and safety, but they are going to be a lot lower than what you see at the power plant. We can put that in the solutions and put that we will have acceptable lighting stacks, or however you want to write that.

Buster continues to say as far as the expansion of phase two. There is no phase two right now. There is only phase one. If we ever want to do a phase two, we will come back and go through this process again. Somebody made a comment about air cool versus closed loop. Air cooled uses no water so it's less than a closed loop, but let's say no evaporative system. The closed loop or air cooled which you can go with, or humidifier sometimes can be way less in closed loop. All these approvals run with the land. You cannot just sell them suddenly and it changes for the next round. We are not going to sell this data center but if we did the approvals are for the land so there should not be a concern about trading to somebody else and those approvals go away.

D. Hermes asks if that will be in the contract.

Buster along with some other voices say it doesn't need to be, I think it is raw. It is part of a special use permit. That is why we went with the special use permit it is a permit that only runs with this site and runs with what we are doing.

Steele, who works for Crusoe, would like to answer some of the questions about who we are as a company. We are an American based company. Our founders were born and raised in Denver, Colorado. You know, we do have a partnership with Israel, it is not our start, but you can go to our website, and you can read about it. Steele continues to say that Crusoe also manufactures in the United State, that they are one of the new data

center companies that manufactures here. In the United States are manufacturers are Louisiana, Tulsa, Bright and Arvada Colorado. The modular data centers and the small data centers are manufactured here in the United States that is why we are really excited to come to Nebraska; it can be manufactured in Colorado and just brought over to Nebraska. Steele said they just announced that they are opening a facility in Brighton, Colorado. There we will have 250 new jobs and a 200-million-dollar investment in that community. Unlike some of our competitors we are viewed from global events, which means that were reliant when were in the community, but we are an American company and I do want to make that very clear, if there are any other questions before we open for some questions.

Anne Post, attorney that works with Crusoe would like to say a few words. She says first I hear a lot of comments, and I am a little excited because I can wrap around all of them so that is great. Post continues I do want to talk about opening jobs up. It is because the advertisement for looking at some point is something we can put up in the community. We have already talked about working to get that in place with this project. I

Buster says if you need or find that the village needs an attorney, we (Crusoe) can fund that village attorney. If you have an attorney and need additional outside resources we can do that too.

Webb speaks to say you know one of the reasons we partnered with Crusoe is because their willingness to be transparent, their commitment to using technology that doesn't use a lot of water, because that is one of our big concerns, making sure we partner with somebody that they are the right type of company and the systems that they are dedicated to putting in are you know use very little water at all, which is an important thing to us (Monolith). We talked and met some of the other companies out there. We did not choose any of them because we like what Crusoe stood for. They build their equipment in America; it is America made. We are trying to create a plan for us to grow manufacturing in Nebraska. Webb continues to say we will also have jobs, so Crusoe said about 15 they will have and once we get our full expansion, we will be looking somewhere in the neighborhood of about 150 jobs here at the Hallam plant. We're interested in trying to grow manufacturing in the U.S. which is rapidly declining and help us to be able to provide critical supply of carbon black to the domestic users here in the United States. So, we partnered with and we think they are a real good partner that are going to be transparent, they are very interested in the community as we are too. That is why we are having meetings. This meeting is very important. We've had a lot of other

meetings leading up to this, so we actually opened our doors in Hallam and had a lot of individual meetings and a lot of you guys coming in and out, and we want to continue to do that because we want to make this journey that benefits all of us. Do a good job free economic development in the area, give you control over the data centers versus some of the others that are out there. That is why we are here; we're trying to work together.

Women ask if Crusoe is the for sure company you are going with because it does not say that in the application, it says we think, is there a possibility of you changing, why isn't that in the application?

Buster answers saying that is a great question, we don't control the land, so they have to be the applicant, but we are their partner. Women come back again and say but it's not in the application. Buster says I think we can change that and we can edit that resolution for the board meeting. Webb says our agreement is with them, and we are not going to work with anybody else.

D. Hermes asks if the fuel from the carbon black and the data center will allow you (Monolith) to expand your carbon black? Webb answers basically partnering with them gives us the revenue to invest in our expansions.

Man asks question of Crusoe. What is your average campus acre size right now of your data centers, just the average size, an estimate? Buster said they would have to get back because we look at 10-acre sites like this and we have some sites that are much, much.

Man interrupts and asks so what is the benefit of the 10 acres? How is a 10-acre data center valued you because we keep hearing stage two. But that's way, that's not going to happen, but let's be honest the man says we are all grown-ups here that is the ultimate goal right? Buster answers by saying that is not necessarily, no we don't need phase 2. That is one of the things that make Crusoe different is we have those monster units. We can do 35, 45, 55 megawatt and put together, we can then send AI companies or companies around the United States can use them. They are a lot bigger in Texas. Buster states but this one, we do not need phase two to do phase one.

Ebbers comments a modular is probably 14 x 14 x 16, so you are going to put probably 10 on the area. Buster says there are 36 modulars on the 10 acres.

Man speaks up and says you must admit when you see the news everyday you see hundreds around the nation its always towns getting sued by data centers because they

don't allow us on disasters. So if you put yourself in these residents' shoes I hope you understand the lack of trust. Yeah maybe you are the most trustworthy people in the world but there's a big lack of trust.

A lot of voices talking at once.

Webb speaks up and says from our side we would like to do phase two because it gives up more revenue to support our expansion, but I think the point that they are making, and we agree is you get approval on phase one we are not asking for approval on phase 2. We must go back through the same review process and you guys can say no. You can say yes to phase one you can say no to phase two, or you can give your approval to both. It would give us more money to be able to expand but you do have a chance to say yes or no to both of them.

Man says but we're not getting the opportunity to say yes or no, that being decided by somebody else, right? I was at the town hall, it was said through the whole town hall meeting the community gets to decide the community gets to decide. We don't get to decide anything. All we can do is show up and voice our opinion and whether they want to listen to us or not is up to them.

Seacrest asks can Monolith survive ongoing without failure to a period.

Webb responds yes, we can but it really would allow us to be able to change faster capabilities.

Seacrest says he is not here to promote Crusoe, but I do have a personal family member who is very familiar with Crusoe and the Denver area. That person said they are a very reputable company, and they do what they say they are going to do. That makes sense because they're being asked to do exactly what they normally do running a data center, that is what they know how to do. Monolith, however can't survive without getting some kind of outside revenue and apparently can't recruit enough venture capital which is very strange to Seacrest because that same asset management group said that if you have a customer for your product and you have the process to make it people should be lining up in droves to get to you to invest in your company because it's a very highly sought after product carbon black. That part makes no sense to me and how you can generate enough money to survive ongoing on one 10-acre site where you are selling land to Crusoe, you shouldn't have an ongoing stream of revenue from that, and you don't have any access megawatts of power. Seacrest continues to say you may have a contract that says I can use this much and when I am using this much, but you haven't generated the bulk of it.

The Hallam station generates it and if that is not going into a data center, it is going to be used somewhere else. That is why they are having to build a second Sheldon station plant because they don't have enough grid. So, there isn't an excess power, there isn't a lot of extra things sitting around. This is very much a finite reserve that you have a scoop that you can dip into the puddle. As I said Crusoe I have nothing against you, you're doing what data center companies do. Seacrest continues to say the container idea, he is sure you drive them in, set them up and they are probably up in a short amount of time. What Seacrest is more concerned about is what happens if Monolith doesn't get phase two Monolith can't continue on because they've got to pivot again. Now what are we up against if Monolith does go out? Now you've got a 10-acre data center sitting there in the middle of a big field. That is pretty tempting, that is awfully tempting to go for bigger and more servers, more units and that is what your job is to make money off business. He continues to say that is partly what we are saying is once that door gets open it is very hard to shut it again. We make a mistake a year from now and we save no more. You can always build it in a year. Your bill didn't find out you made a mistake you're in it for 30 to 50. Seacrest mentions he doesn't reside in Hallam but in the block of properties with Bartel and the others.

Webb says we are a startup company, we have been trying to grow, and we do have to grow to be able to survive. The data center money that comes in does help us with that expansion plan. We're also looking at other investment sources as well to help us move forward. It's been tough as a startup company, you're trying to get money to help move forward, so I understand your concerns. Yeah this data center really does give us the capability to be able to expand, but we're not just stopping there, we're looking at other sources as well, but you know that is where we are at, we have got to be able to grow.

Man says he is just a citizen, but when he was told about Monolith, it was going to be this great thing that happened, it was going to be like a marriage with the power company and you guys were going to sell, or they were going to give them hydrogen and it was going to be great. Then was told that this is just hearsay and that you guys pulled the plug on that. So my friend did work there, and he got laid off a whole bunch of people got laid off and I was like wow, but I don't know, nobody knows what happened there. So what happened there?

Webb answers we do have a great product. We were not running at a level or a scale so we got to grow to get there. What happened before we were planning on a large attachment using gas as the beat spot. We put together the project we did the

engineering, processing and everything and it was just too big for us to be able to be able to do it. Competitive started looking at ways to keep the company going and instead of using the gas and the heat stock and technology could be an expensive footprint. There is another way for us to go, which is to change the heat stock, much more efficient gives us the same amount of carbon black with a lot less equipment and less energy. So yes Webb said we did have big plans to expand on gas capacity, but the price tag was too big, and it was just too big for us at the time. Now the plan we have is a way for us to grow with less equipment, you know, and lower cost. We get some money from the data center partnership and other investors and help us rise from the level of operation where we can survive and then continue to expand.

Person asks, since Monolith is not going to own the ground that phase one is going to be on so is Crusoe going to pay them anything or is it a sublease?

Webb tells the group they (Monolith) do have an option to buy and have control of that land; the land phase one would be on.

D. Hermes commented to Webb that he is the one that used the word small three times and admitted that phase one is just one step to phase two and you're the one that said we have excess energy sitting around just to be used up and that was pretty well disproven right there. The energy always goes somewhere. He continues how fast does energy travel 186,000 miles per second, okay so that's right, are you giving us a big used car sales pitch?

Webb replies basically we were going to do the expansion, the gas expansion and put up on the new substation out there 370 watts, NPPD designed it for us, that was reserved capacity for us. When we converted to oil, the amount of electricity we need to use to support the oil is significantly less and there is excess power in that substation that we paid for. That is what I mean by power being available.

Lots of talking by a few people.

D. Hermes says again you have said the word small, but your attention really isn't to stay small. Webb replies so phase one we're talking about is 35 megawatts which is pretty small. Another lady says but 135 acres is not small.

Webb says we would like to do a phase two, but we are not asking for anything with phase 2 today. If we do want to go to phase 2 we will be coming back to you guys to look again into the future.

Seacrest asks if they (Monolith) currently have an option on that property to purchase as well, the property to put phase 2. Webb did say they did or do have an option.

Man asks if any studies have been done on EMFs (electromagnetic force). I (Likens) believe is Steele who says no because it is not a concern with data centers. The man says anytime you use power you have EMFs that are given off. You need to have a study to know what the EMF is. EMF is radiation and go back and see how far they fly. The man says he has seen data where they can move up to four miles. If this is true nobody in Hallam wants to live where the EMFs are coming off and they are getting exposed.

Lots of conversation. People talking randomly.

Likens says one at a time. Okay since we are off the routine of one at a time I think we will bring this to a close. If you guys have more questions you can come to the open house on the 27th.

Steele (I believe) says she just wants to invite everyone to the open house next Thursday. Wants to make it clear that it is not going to be a whole setup like this. It is because we are going to bring staff who can talk to you directly and answer your questions directly. We will have food if you want to bring your kids we just want you to come ask questions, going to be more science fare style you will come, engage and learn from our staff on some of these questions.

Another lady asks what happens next? They (Monolith) are going to revise what they are submitting then, will there be time for the public to look at it before the board get it or is the board going to make a decision the next meeting day.

Lady (I believe Post) explains that their vote here (planning commission) is a recommendation to the board. We are asking for a recommendation of approval, but you have heard us say that we are willing to make those changes, so we ask that it be a recommendation of approval and let it go to hearing. Once those changes we have committed to here are in writing and come to life, it gets to the board then there is another public hearing at the board level where those commitments are in writing and part of the special permit and you have another chance to review those and to make your opinion.

Cindy makes a motion to close the public hearing, seconded by Jeannie. Heier – yes, Egger – yes, Oberley – yes, Wilhite – yes, Hanke – yes.

Annie makes a motion to pause so we can get a little more information and see the sound study that was talked about, seconded by Cindy. Heier – yes, Egger – yes, Oberley – yes, Wilhite – yes, Hanke – yes.

Monolith’s attorney asked if we could issue a recommendation or at least advance the site plan. Anderson explains we will do this all together.

Anderson said we are going to go into executive session to discuss legal strategy that may pertain to negotiation or legal disputes in the future.

3. ADJOURNMENT:

Motion by Wilhite, seconded by Heier to adjourn at 8:22 p.m. Heier – yes, Egger – yes, Oberley – yes, Wilhite – yes, Hanke – yes.

Next Regular Meeting: Wednesday, September 16, 2026

ATTEST:

Village Clerk