



Vilonia Planning Commission
Minutes from May 25, 2023 Meeting

Members Present:

Trey White, Chairman

Jeanna Branson, Secretary

Charles Coker

Todd Beene

Kimberly Williams

Ryan Sims

Brady Zweifel

Tyler Wofford

Jonathan Pyron

The minutes from the March 2023 meeting were read by Trey White. Motion to approve the minutes was made by Mr. Coker and seconded by Mr. Zweifel. The motion carried.

Old Business

None

New Business

John Cirillo-Preliminary Plat – Vilo AR LLC

Chairman White began by stating that the Preliminary Site Plan had not been submitted properly. Without the proper documentation, no decision, action, or requirements could be made by the Vilonia Planning Commission at this meeting.

John Cirillo and Jim Garland both spoke representing Vilo AR LLC. They stated that they expect an acoustical engineer's report from the Bono site within approximately 30 days. Their goal is to have the decibel level at the boundary of the property down to 55 decibels. They also noted that the Bono site contains 21 pods or units, which is more than proposed at the Vilonia site.

Ryan Sims noted the specific criteria for setback lines and for submitting the Preliminary Site Plan, including the need for an engineered set of site plans. Also stated that any acoustical engineer report would need to be specifically for the Vilonia site.

Jonathan Pyron asked if there were any other options for cooling and Mr. Cirillo replied that there is not.

Mr. Sims asked if the Bono site is fully operational now and Mr. Cirillo confirmed that it is.

Mr. White noted that the power usage for this site is estimated at 10 MW and asked if that may require adding on or upgrading the substation. He stated that there is a concern that there may not be enough power available for future development/customers.

Mr. White asked Mr. Garland to quantify the benefit to the City:

Answer: Approximately \$165,000/year franchise tax to the City of Vilonia, approximately \$71,000 in City sales tax, and approximately \$50,000/year in County sales tax. The site will not be exempt from sales tax.

Mr. Cirillo referred to the legislative bill passed in the Arkansas Legislature (Act 851) which was signed in April 2023 and slated to go into effect 90 days from signing.

Mr. White asked if the broadband usage of this site could be quantified. Mr. Cirillo said he would work on that and that he estimated it to be less than a typical household usage.

Mr. White noted that there would be 5 transformers on the site.

Mr. Pyron expressed concern about future noise concerns if the noise level changes.

Mr. Garland noted that the Morrilton site has the same type of boxes and operation, but is owned by a different company.

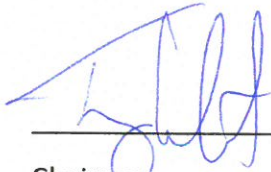
Mrs. Williams made asked Mr. Cirillo to clarify the process involving the algorithms and block-chain technology and asked if it would be possible to lower the decibel level outside the property even further, such as to that of a whisper.

Mr. Wofford asked would it be possible to decrease the sound level at certain times of the day and noted that the question of what protects residents going forward should be addressed.

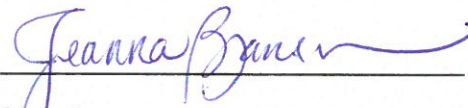
Mr. Sims then made a motion to table this item until the next regularly scheduled meeting of the Planning Commission. Mr. Coker seconded the motion and the motion carried unanimously with none opposing and none abstaining.

There were no general announcements to be made.

Ms. Branson made a motion to adjourn the meeting. The motion was seconded by Mr. Beene. The motion carried and the meeting was adjourned.



Chairman



Secretary

Date: 9/28/23