

Beltline Questions/Concerns

Based on input from members of the governing body and the public (from the June 17, 2026, Board of Trustees meeting), compiled by town staff.

Note: This is a summary of the thoughts of 400 people and may not be a complete and/or exhaustive list.

A. Water Supply and Cooling Systems

1. What is the anticipated daily water demand?
2. What is the anticipated annual water demand?
3. What source(s) will provide water?
4. How much water will be consumed versus recycled?
5. Can the facility utilize a closed-loop cooling system?
6. If a closed-loop system is not proposed, why not?
7. What percentage of water would be lost through evaporation?
8. What wastewater streams will be generated?
9. How will wastewater be treated or discharged?
10. What impact will the project have on future residential and commercial water availability?
11. How many gallons of water will be used for cooling? What is the initial uptake volume?

B. Electrical Infrastructure

1. What electrical demand is anticipated at full build-out?
2. What upgrades will be required to transmission infrastructure?
3. Will any costs be borne by taxpayers?
4. What backup power systems will be installed?
5. How often will backup generators be tested?

C. Emergency Services

1. What fire suppression systems will be utilized?

2. What specialized equipment may be required by local fire departments?
3. Will Beltline fully fund any necessary fire department upgrades?
4. Will Beltline fund a fire substation north of town?
5. Will Beltline fund a police substation north of town?
6. Will Beltline provide long-term funding assistance for emergency response capabilities?
7. Identify all chemicals used during operations that first responders will need to be aware of.
8. How will fire suppression on site be addressed? Will fire resistant or fire rated walls be utilized as part of the construction?

D. Water During Drought Conditions

1. What happens during severe drought?
2. Does Beltline have priority over residential customers?
3. Can the Town impose water restrictions on the facility?
4. Would operations be curtailed during water shortages?
5. Are there alternative water sources available?

E. Employment Claims

The agreement references approximately 420 Full-Time Equivalent (FTE) employees.

1. Please provide a detailed breakdown of the 420 FTE estimate.
2. How many jobs are construction-related?
3. How many permanent operational jobs are anticipated?
4. How many employees will be on site daily after full build-out?
5. How many positions are expected to be local hires?
6. Who is the end user if not Beltline?
7. What will this data center be used for?

F. Sales Tax Revenue

1. What annual sales tax revenue is projected for the Town of Luther?

2. What assumptions were used to generate this estimate?
3. What percentage is expected during construction versus operations?

G. Franchise Fee and Utility Revenue

1. What annual franchise fee revenue is projected?
2. What formula was used to calculate the estimate?
3. Can the annual franchise fee be contractually guaranteed?
4. What remedies exist if projected franchise fee revenue is not realized?
5. What annual water revenue is projected?
6. What annual wastewater revenue is projected?
7. What assumptions support these projections?

H. Permit and Inspection Fees

1. What building permit revenue is projected?
2. What inspection fee revenue is projected?
3. What revenue is anticipated after construction is complete?
4. Is Beltline prepared to provide a bond or cashier's check in advance to help pay for additional staff for plan review and/or inspections?

I. Ad Valorem Taxes

1. What assessed valuation is anticipated?
2. What annual ad valorem tax revenue is projected to:
 - A. Luther Public Schools
 - B. Oklahoma County
 - C. CareerTech
 - D. Other taxing entities
3. Is any ad valorem revenue expected to flow directly to the Town of Luther?
4. Are any state or federal incentives involved in this project? If so, what are they?
5. If local taxes payable to the Town of Luther are exempted (i.e. – sales taxes) will there be a Payment in Lieu of Taxes)?

J. Secondary Economic Impacts

1. How much economic activity is projected to remain in Luther?
2. How much is expected to occur in Edmond, Arcadia, Guthrie, and Oklahoma City? How much is expected to be related to remote work?
3. What local businesses are expected to benefit directly?
4. What methodology was used to calculate secondary economic benefits?

K. School Impacts

1. What student population increase is projected?
2. What impacts on Luther Public Schools are anticipated?
3. Have school officials reviewed the projections?
4. Has Beltline considered any type of impact fee for the school district

L. Economic Guarantees

1. Which projected benefits are estimates?
2. Which are contractual obligations?
3. Which revenues are guaranteed?
4. Which community commitments would be legally enforceable?

M. Creeks, Drainageways and Stormwater

1. Identify all creeks, drainageways, wetlands, and blue-line streams on the property.
2. Will any be altered, relocated, piped, filled, or otherwise impacted?
3. Will any Army Corps of Engineers permits be required?
4. How will stormwater runoff be managed?
5. What floodplain impacts are anticipated?
6. Any groundwater monitoring stations proposed? If so, where?

N. Cultural, Historical and Archaeological Resources

1. Has a cultural resources or archaeological survey been completed for the project site?

2. Are there any known Native American cultural, historical, archaeological, or sacred sites located on or near the property?
3. Has consultation occurred with any federally recognized tribes that may have historical ties to this area?
4. If archaeological artifacts, burial sites, or culturally significant resources are discovered during construction, what procedures will be followed?
5. Will construction be halted in affected areas pending review by appropriate state, federal, and tribal authorities if significant discoveries are made?
6. Are any portions of the site listed on, or eligible for, state or federal historic or cultural resource inventories?

O. Setbacks, Buildings, and Buffering

1. Can setbacks along the north, south, and east property lines be increased?
2. Can setback distances be doubled from those currently proposed?
3. Can existing trees and vegetation be preserved within buffer areas?
4. Can clearing be prohibited within setback areas?
5. Can mature landscaping and fast-growing screening vegetation be required?
6. Actual number of stories within the proposed 85 feet height? Will you consider two- or four-story maximum height?
7. What is the purpose of the towers on the site?

P. Visual Impact

1. Can portions of the facility be screened by a berm to reduce visual impacts?
2. Can earth berms be utilized on the north, east, and south sides?
3. Can building heights be reduced?
4. Can screening requirements be increased?

Q. Lighting

1. What lighting levels are anticipated at property lines?
2. What dark-sky protections are proposed?

3. Can lighting requirements be incorporated directly into the SUP?

R. Noise & Air Quality

1. The SUP references a 65 dBA noise limit. Is this maximum or average? Is that at the property line without any landscaping or other barriers? Are you accounting for season variations of tree cover or air temperatures?

2. Is the limit continuous or measured during specific intervals?

3. How will compliance be monitored?

4. Can stricter nighttime standards be imposed?

5. What emissions will be produced by backup generators?

6. What emissions may result from battery storage systems?

7. How frequently will generators operate?

8. What mitigation measures are proposed?

9. Have air quality monitoring stations been proposed? If so, where?

10. Will HVO be used in the generators to reduce emissions from generator use?

11. How often and for how long will generators be tested?

12. Will lead-cell or lithium batteries be used?

13. What types of EMF and acoustic frequencies do a data center of this scale typically emit into the local environment.

T. Long-Term Health Impacts

1. What peer-reviewed studies have been reviewed regarding health impacts of large-scale data centers?

2. What long-term health risks, if any, have been identified?

3. Can Beltline guarantee there are no known long-term health risks associated with this facility?

4. If future impacts are identified, what mitigation measures would be available to affected residents?

U. Traffic

1. Why is the proposed parking capacity necessary?

2. How many vehicles are expected daily during operations?
3. What traffic volumes are anticipated during construction?
4. Can site access be routed through Redbud Power Plant property?
5. Can Covell Road impacts be minimized or eliminated?
6. Is Beltline prepared to pay for improvements to the roads next to the proposed site as well as the roads to access the site?

V. Security

1. What physical security measures are proposed?
2. Will there be fencing, cameras, guards, drones?
3. How will security affect neighboring properties?
4. What coordination will occur with local law enforcement?

W. Hazardous Materials

1. What chemicals, fuels, coolants, batteries, or hazardous materials will be stored on site?
2. In what quantities?
3. What spill response plans exist?
4. Who bears cleanup responsibility? How is that monitored?

X. Decommissioning

1. Why does the current decommissioning plan not require demolition or site restoration?
2. Should financial assurance or bonding be required?
3. Should restoration requirements be incorporated into the SUP?
4. What protections exist against abandoned infrastructure?
5. What is the anticipated operational lifespan of the facility?

Y. Phasing and Build-Out

1. Is this project being approved as a single development or in phases?
2. What triggers each phase?

3. Can the Town review later phases before they proceed?
4. What happens if only part of the project is built?
5. What infrastructure commitments occur before Phase 1 versus later phases?

Z. Future Expansion

1. Does the SUP approval allow only the currently proposed square footage? What is the base square footage of each building proposed?
2. What future expansions would require additional review?
3. What increases in power, water, buildings, parking, generators, or substations would trigger a new SUP?

AA. Enforcement

1. Who monitors compliance with SUP conditions?
2. How often?
3. Who pays for inspections?
4. What happens if violations occur?
5. What penalties exist?
6. Can the SUP be revoked?
7. Is the end user prepared to accept the conditions of the Specific Use Permit if approved?

BB. Community Impact and Benefits

1. Are voluntary property buyout programs available for nearby residents who do not wish to remain adjacent to the development?
2. What direct community investments are proposed?
3. Would Beltline consider contributing funding toward:
 - A. Booker T. Washington Community Center
 - B. Walking trails
 - C. Splash pad
 - D. Public swimming pool
 - E. Long-term maintenance and operations of these facilities

4. Will Beltline pay for all infrastructure improvements required by the project?
5. What public amenities or community benefits are being offered in exchange for impacts associated with the project?

TESTING/STUDIES SUGGESTED

TRAFFIC IMPACT STUDY

ELECTRIC AVAILABILITY – IMPACT OVERALL GRID LOAD

ELECTROMAGNETIC IMPACT

ENVIRONMENTAL IMPACT STUDY