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**From:** Gregory Camp  
**Sent:** Monday, September 22, 2025 12:38 PM  
**To:** Chris McKee  
**Subject:** Accepted: Festus ordinance

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**From:** Gregory Camp  
**Sent:** Wednesday, September 10, 2025 9:20 AM  
**To:** Chris McKee  
**Subject:** Accepted: Festus Touch Base

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**From:** Brandon T. Moonier <moonier@thurmanlaw.com>  
**Sent:** Monday, November 3, 2025 11:59 AM  
**To:** Malone, Brian J.; Gregory Camp; Mark Harris  
**Subject:** Annexation/Rezoning Packet  
**Attachments:** 20250815135002336.pdf

**Categories:** CRG

Gents:

Would appreciate your eyes on the attached. It's the proposed annexation/rezoning documentation for the 5 parcels outside of the City limits.

If acceptable as to form, I will arrange for signatures.

Thanks,

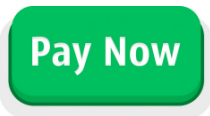
BTM



**Brandon T. Moonier**  
**Thurman, Howald, Weber, Senkel & Norrick, LLC**  
**One Thurman Court – 301 Main Street**  
**Hillsboro, MO 63050**  
**Phone: (636) 789-2601 Ext. 140**  
**Fax: (636) 797-2904**  
[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)



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**From:** Gregory Camp  
**Sent:** Thursday, September 4, 2025 7:25 AM  
**To:** Samuel Richards  
**Cc:** Bobby Venz; Bobby Venz - personal; Brian Wehner; Brian Wehner - personal; David Boyer; David Boyer - personal; Jim Collier; Jim Tinnin; Jim Tinnin - personal; Kevin Dennis; Kevin Dennis - personal; Mike Cook; mikecs@att.net; Staci Templeton  
**Subject:** Data Center Development

All,

The City has been in talks with CRG Development regarding a Data Center project at US67 and CC Highway. The project is substantial not just for Festus but for Jefferson County. We are setting up stakeholder meetings with the development team to discuss the project and answer questions - would like to see if you are available on September 15<sup>th</sup> or 17<sup>th</sup>? If you could give me a couple of date/times, since we have to limit how many Councilmembers can attend at the same time.

Have a great day!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Tuesday, November 4, 2025 1:49 PM  
**To:** Tara Strain  
**Subject:** Data Center Zoning  
**Attachments:** Ordinance - Data Centers (with PZ proposed amendments).docx

Tara,

So good to see you today – please see attached.

Have a great day!

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Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Friday, August 8, 2025 4:40 PM  
**To:** Samuel Richards; Sam Richards  
**Cc:** Leah Smith; Michelle Vaughn; Michael Christopher; Jeffrey Broombaugh; Doug Wendel; Malone, Brian J.; Gregory Camp; Bobby Venz; Bobby Venz - personal; Brian Wehner; Brian Wehner - personal; David Boyer; David Boyer - personal; Jim Collier; Jim Tinnin; Jim Tinnin - personal; Kevin Dennis; Kevin Dennis - personal; Mike Cook; mikecs@att.net; Staci Templeton  
**Subject:** Friday Update 08072025  
**Attachments:** 2025 08 05 Jefferson County Transient Bed Tax QA Proposed Language.pdf; CRG Location 08072025.pdf; Council Weekly Report August 8, 2025.docx; Brooks Williams - Blame is easy.pdf; Water Weekly Report - 8.8.2025.docx; Street Weekly Report 8.8.25.docx

Happy Friday!

Our next City Council meeting is Monday, August 11<sup>th</sup>. **Work Session at 5pm (for budget), City Council meeting at 6pm.**

**Please, please, please** – Take a moment to read the attachment I have included from Brooks Williams, thank you.

**2025-26 Budget Overview** – Next week’s work session is our first look together at the upcoming fiscal year. The proposed budget reflects a structurally balanced General Fund operating position but shows significant capital investment activity across departments. Despite a projected net deficit from combined operations and capital, the city maintains prudent use of reserves and maintains positive cash flow in key operating areas.

Best Practices Reflected:

- Conservative revenue projections are paired with cautious capital expenditure planning.
- Clear delineation of operational versus capital funding streams.
- Strategic use of transfers and reserve balances to support departmental needs.
- Preservation of departmental service levels despite inflationary cost pressures.
- Ongoing investment in personnel, critical infrastructure, and equipment.

Data-Driven Insights:

- Operating Revenues: \$23.7 million
- Transfers In (Support from Other Funds): \$7.7 million
- Payroll & Benefits: \$11.6 million
- Operating Expenses: \$7.4 million

Projected General Fund Balance: \$7.9 million

This fund maintains nearly **9 months** of operating reserves—far above the standard **3–6-month** guideline set by GFOA. The small net gain projected for 2025-26 and healthy reserve position indicate potential for:

- Internal loaning to capital funds
- Expanded programmatic investment
- Partial reallocation to support underfunded areas

**Turtle Cove at Lucas Field** – Poured in place surface is complete and splashpad testing is nearly complete.

 [Turtle Cove Test.mp4](#)

**Urban Planning** – Staff continues to meet with the i5 Design Group to discuss the Festus Growth Plan. Plan a draft review and discussion at the August 25<sup>th</sup> City Council meeting.

**Quad City Senior Center Grand Reopening** – Monday at 1030am, the Quad City Senior Center will be reopening in its new location at The Summit, 1511 Park Drive in Crystal City.

**Tourism/Bed Tax Discussion** – This week County Councilman Scott Seek floated an email (attached) to Arnold, Festus, Pevely (cities with Tourism Commissions) and Hillsboro discussing the County’s plan to place a Tourism Tax proposal on the April 2026 ballot. This would affect only unincorporated Jefferson County and could not be “stacked” on top of the existing tourism tax in place in the three communities. As part of this proposal Mr. Seek discussed the option of the existing tourism tax in the three communities could be rolled back – I believe any discussion of a roll back would have dramatic impact to regional tourism - Please see my response below. Additionally, I received a call from Mayor Bill Moritz of Arnold, who supports our response.

Scott, I cannot speak for Arnold or Pevely, but I think it should be noted that at the request of JCTC, Festus stepped up its support to a per capita amount that is contributed annually from our general fund, leaving our Tourism funds to support the more than 30 events in and outside of Festus, promotion, and our Recreation and Tourism staff position this year alone. A suggestion of repealing the Festus Tourism tax would have a dramatic impact on the community and regional tourism. Happy to discuss further at any time – Have a great day!

**CONFIDENTIAL – Data Center Discussion** – On Thursday Building and Planning Director Mark Haris, Public Works Director Michael Christopher and myself, along with Doug Bjornstad from Jefferson County Public Sewer District met with Chris McKee, Chief Development Officer-CRG, Natasha Das, Vice-President-CRG, and George Stock, President-Stock & Associates Consulting Engineers about their assembly of several large tracts off of CC Highway and US67 for the purpose of a data center. The location has large appeal due to the availability/proximity of high voltage from Ameren. Our discussion covered annexation, zoning, development, utilities and more. The proposed location may come before P&Z and City Council as soon as September/October. A map of the area is attached.

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Friday, September 19, 2025 3:03 PM  
**To:** Samuel Richards; Sam Richards  
**Cc:** Leah Smith; Michelle Vaughn; Michael Christopher; Jeffrey Broombaugh; Doug Wendel; Malone, Brian J.; Gregory Camp; Bobby Venz; Bobby Venz - personal; Brian Wehner; Brian Wehner - personal; David Boyer; David Boyer - personal; Jim Collier; Jim Tinnin; Jim Tinnin - personal; Kevin Dennis; Kevin Dennis - personal; Mike Cook; mikecs@att.net; Staci Templeton  
**Subject:** Friday Update 09192025  
**Attachments:** Street Weekly Report 9.19.25.docx; Water Weekly Report - 9.19.2025.docx

Happy Friday!

**Our next City Council meeting is Monday, September 22<sup>nd</sup>. Work Session at 530pm, Public Hearing at 550pm, Council Meeting at 6pm.**

**Buck Creek Development** - As discussion continues surrounding the proposed Buck Creek development, it is important to reaffirm that the **City of Festus has fully complied with all legal and procedural requirements** for public engagement and transparency throughout both the annexation and development review process:

- The **annexation hearing** was properly noticed in the *Leader* newspaper on **June 19th**.
- **Certified mail notifications** were issued to all **adjacent property owners**.
- A **public hearing was held on July 14th**, during which **no public comments** were submitted either for or against the proposal.
- The associated **Planned Unit Development (PUD)** request was properly noticed and reviewed by the **Planning & Zoning Commission on September 11th**, and is scheduled to be considered by the **City Council on September 22nd**.

**⚠ Heads-up:** Staff anticipates additional public comment or opposition at the September 22 Council meeting. Councilmembers should be prepared to clarify jurisdictional responsibilities and public process compliance.

The subject property is zoned **R-3 Residential**, and the PUD includes two specific variance requests:

- **Reduced street width of 28 feet** with parking on one side (within a 40-foot right-of-way);
- **Side yard setbacks reduced to 5 feet**, compared to the **7 feet** required under standard R-3 zoning.

#### **⚠ Roadway Oversight and FSRD Accountability**

More critical than the zoning request itself are the **ongoing concerns raised about roadway safety** on Buck Creek Road, particularly related to slope, visibility, shoulder width, and emergency vehicle access. It is essential to clarify that **Buck Creek Road is not maintained by the City of Festus**, but falls **entirely within the jurisdiction of the Festus Special Road District (FSRD)**.

While the City is often the focal point of resident frustration, it is the **FSRD that bears full legal and operational responsibility** for roadway conditions, safety improvements, and infrastructure investment along Buck Creek Road.

This is not simply a jurisdictional distinction—it is a matter of **fairness and accountability**. The FSRD collects property taxes from:

- **All current residents of the Westhill subdivision;**
- **All future homeowners in the 129-lot Buck Creek development;**
- And most significantly, **every resident of Festus, Crystal City, Herculaneum, and parts of Pevely—** despite providing **no direct street maintenance within these cities.**

Yet the FSRD maintains **only approximately 35 miles of roadway**, calling into question how equitably its tax revenues are allocated and whether the needs of contributing communities are being met.

### **⚠ Equity and Service Concerns**

This imbalance between **who funds the district** and **who receives service** has become increasingly problematic, especially as new development places additional strain on aging rural roadways. Key questions include:

- Are urban and suburban residents receiving any infrastructure return on their tax contributions to FSRD?
- Has the district adequately assessed or responded to the known safety deficiencies of Buck Creek Road?
- Is there any strategic framework guiding how the FSRD prioritizes road improvements or allocates tax dollars?

At present, there is **little transparency or public engagement** from the road district—despite its growing tax base and critical safety responsibilities. As growth continues and resident expectations increase, the **disconnect between funding and service delivery** within the Festus Special Road District warrants close attention. Council may wish to consider how best to communicate these facts to residents as part of ongoing public discussion.

**Missouri Municipal League (MML)** – City Clerk Leah Smith and I attended the 2025 MML Conference in St. Charles (in between commitments here with the City). Each year, nearly 700 municipal officials and staff from across Missouri come together for the Missouri Municipal League (MML) Annual Conference — the premier gathering for local government leaders in the state. The event features expert-led presentations, interactive workshops, and policy discussions on the most pressing issues facing Missouri’s cities and towns, including infrastructure, public safety, economic development, and governance. In addition to educational sessions, the conference provides unparalleled opportunities for networking and collaboration among mayors, councilmembers, city administrators, clerks, and department heads. A key highlight of this year’s program included a panel discussion featuring Brent Bureck, City Administrator of Perryville and myself, sharing practical insights and strategies on addressing and modernizing aging infrastructure.

**Stakeholder Meetings – Data Center Project Exploration** - This week, I joined Chris McKee and Natasha Das of CRG in a series of stakeholder meetings to discuss a potential data center development near the intersection of CC Highway and US 67. These meetings were part of our ongoing due diligence and community engagement efforts to ensure that all perspectives are considered early in the planning process. In addition to the Mayor and City Council, we were pleased to have strong regional representation at the table. Attendees included:

- County Executive Dennis Gannon
- County Administrator David Courtway
- Donna Litton and Ben Brown – Jefferson County Economic Development Corporation
- Dr. Dena McCaffrey – President, Jefferson College
- Dr. Nicki Ruess – Superintendent, Festus R-VI School District

- Tracy Howell – Joachim-Plattin Ambulance District

The primary concerns raised during the discussions centered around the potential impacts to Faith Baptist Church and the Ashford Place subdivision, particularly in terms of sound and traffic. These are valid and important considerations, and we appreciate the candid feedback from all participants. Preliminary site concepts have already taken these concerns into account, and we are committed to being good neighbors. Following the stakeholder meetings, Chris and Natasha expressed confidence that additional measures can be explored to further mitigate noise and traffic impacts. These may include enhanced buffering, traffic flow adjustments, and community engagement strategies as the project evolves. We will continue to keep stakeholders informed as the project progresses. Stay tuned for more updates as we work to balance economic development with community well-being.

**The Pit** – Do we have any interest in this? It was considered as a parking/greenspace area in the M2M plan.

[https://us-](https://us-east.prospects.com/prospects/outside/inscription.do?tok=Z5kbYbSXOUncnHYEUW%2BcBmj6w2UKi%2FgtVBUr1Bd465E2SNuje1wQK9AXeOCQNFvbriJRWm%2BjBwFomTJUy%2FcvHVp6jght5507B462YwhlclKfd%2BrDZkbDo3ECSnyHVjX1gj5U3Kt7BVQu0Rd44JA0SNq%2BbQgbl5wXbeedJ1LQvnAISGCDVjX1gjt0fd6D1pviQ9U%2B5ExU9P3LVMVJ9hcNvWCPL7vuHAHT3%2BwCnbskCMHjfgsVR4k0Rd44ZolB48%3D)

[east.prospects.com/prospects/outside/inscription.do?tok=Z5kbYbSXOUncnHYEUW%2BcBmj6w2UKi%2FgtVBUr1Bd465E2SNuje1wQK9AXeOCQNFvbriJRWm%2BjBwFomTJUy%2FcvHVp6jght5507B462YwhlclKfd%2BrDZkbDo3ECSnyHVjX1gj5U3Kt7BVQu0Rd44JA0SNq%2BbQgbl5wXbeedJ1LQvnAISGCDVjX1gjt0fd6D1pviQ9U%2B5ExU9P3LVMVJ9hcNvWCPL7vuHAHT3%2BwCnbskCMHjfgsVR4k0Rd44ZolB48%3D](https://us-east.prospects.com/prospects/outside/inscription.do?tok=Z5kbYbSXOUncnHYEUW%2BcBmj6w2UKi%2FgtVBUr1Bd465E2SNuje1wQK9AXeOCQNFvbriJRWm%2BjBwFomTJUy%2FcvHVp6jght5507B462YwhlclKfd%2BrDZkbDo3ECSnyHVjX1gj5U3Kt7BVQu0Rd44JA0SNq%2BbQgbl5wXbeedJ1LQvnAISGCDVjX1gjt0fd6D1pviQ9U%2B5ExU9P3LVMVJ9hcNvWCPL7vuHAHT3%2BwCnbskCMHjfgsVR4k0Rd44ZolB48%3D)

### PD Report

A former officer, Charles Murphy, who had to resign last year due to medical reasons, has recovered from his issues and has been released by his doctor to return to duty. We have offered him a position with our department again and he will start on September 28<sup>th</sup>. He should fall right back into patrol after a week or two refresher, which will help with the patrol.

Our testing and interviews for the two remaining positions will be Wednesday September 24<sup>th</sup>.

We were scheduled to have night firearms qualifications on September 17<sup>th</sup> and October 1<sup>st</sup> at the Desoto Range. I was contacted by Chief McCreary from Desoto on Tuesday September 16<sup>th</sup> and was advised he had to cancel my range dates for night qualifications. Desoto City Council voted on Monday night, September 15<sup>th</sup>, that there would not be any shooting after 5 pm effective immediately. We will be reaching out to try and arrange a location to conduct our night qualifications in the coming weeks.

South Bound I-55 will be shifting back to the new South Bound lanes this weekend. Please proceed cautiously if travelling that area.

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM

City Administrator

City of Festus

Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Monday, November 17, 2025 8:22 AM  
**To:** Brandon T. Moonier  
**Subject:** FW: Data Center presentation  
**Attachments:** Economic Impact Analysis\_DED Program (20251030)(3421006.1).pdf

Brandon I have the three page info from Steadfast City – would CRG be interested in providing more information?

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City Administrator  
City of Festus  
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**From:** Dena McCaffrey <dmccaffr@jeffco.edu>  
**Sent:** Monday, November 17, 2025 8:20 AM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Data Center presentation

Greg - Could you send me a copy of the presentation that was given when I met with the folks from Clayco at City Hall a couple of months ago? The County Executive reached out to me to see if I could get one of the College Board members to come speak in favor of the data center at your meeting on 11/20. If I can share that presentation with them, I think I could get someone to come speak. Call me if you have questions or want to talk about this. My cell is 636-287-2000.

**Dena McCaffrey, EdD**

*President*

[dmccaffr@jeffco.edu](mailto:dmccaffr@jeffco.edu)

(636) 481-3100

TTY users dial 711

Cell: (636) 287-2000

Mailing Address:

1000 Viking Drive, Hillsboro MO 63050



*Thanks for supporting Jefferson College's mission to deliver quality learning opportunities that empower individuals to achieve their goals.*

*-This message may include content refined with AI support.*

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**From:** Staci Templeton  
**Sent:** Wednesday, November 19, 2025 3:38 PM  
**To:** Gregory Camp  
**Subject:** Fw: Proposed Rezoning - Data Center  
**Attachments:** stpp-data-centers-2025 (1).pdf

Did you get this one?

I've not replied to any others, as I didn't know if they were just to me or if everyone had received them.

I have strong concerns over this entire situation and the continued expressed feeling by the community, that there is/has been no transparency on the City's part.

Staci Templeton

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**From:** Monte Merriman <montemerriman@gmail.com>  
**Sent:** Monday, November 17, 2025 4:38:39 PM  
**To:** Mike Cook <councilmancook@festusmo.gov>  
**Cc:** Lori Merriman <lmerriman@mg-risk.com>; David Boyer <councilmanboyer@festusmo.gov>; Samuel Richards <mayorrichards@festusmo.gov>; Bobby Venz <councilmanvenz@festusmo.gov>; Jim Tinnin <councilmantinnin@festusmo.gov>; Jim Collier <councilmancollier@festusmo.gov>; Staci Templeton <councilwomantempleton@festusmo.gov>; Brian Wehner <councilmanwehner@festusmo.gov>; Kevin Dennis <councilmandennis@festusmo.gov>  
**Subject:** Re: Proposed Rezoning - Data Center

Mike, I appreciate your time and actually responding to us. The only one so far.

Are you taking all reports/studies into consideration or your minds already set?

Attached is a study from the University of Michigan, so it's not a rumor mill of sort media report. It's current as it was done this year. 2025.

Hopefully we / you and the board don't rush into anything that we will regret.

Speaking of rushing, what is the rush? Can't we collect all possible information and make a informed decision/ judgement?

Again thank you for your time.

Monte Merriman

On Mon, Nov 17, 2025 at 4:21 PM Mike Cook <[councilmancook@festusmo.gov](mailto:councilmancook@festusmo.gov)> wrote:

My answers are based on my experience, including touring several AI sites and meeting with residents to discuss these issues in detail. It seems you may not agree with my responses, and that's fine, but I do want to clarify a few things.

There is no way to know if there are “issues” with this project because **nothing has been submitted**. There are no building plans, no electrical plans, no site layout, no environmental reports—nothing. At this stage, we are voting **only on zoning**, and zoning simply establishes what types of uses *could* be considered in the future. Many different types of businesses fit within the same zoning category.

I do not make decisions based on assumptions or speculation, and I will not oppose zoning when there is no actual project in front of us. As I stated before, I work in the environmental field and have firsthand experience touring AI facilities—both good and bad. My vote will be based on legality, factual information, and the actual content of any future submission.

If a user eventually submits plans and they are harmful, incomplete, or environmentally unsound, I will not support the development. But until there is something real to evaluate, I will not oppose zoning based on hypotheticals



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**From:** Lori Merriman <[lmerriman@mgi-risk.com](mailto:lmerriman@mgi-risk.com)>  
**Sent:** Monday, November 17, 2025 3:41:05 PM  
**To:** Mike Cook <[councilmancook@festusmo.gov](mailto:councilmancook@festusmo.gov)>  
**Cc:** David Boyer <[councilmanboyer@festusmo.gov](mailto:councilmanboyer@festusmo.gov)>; Samuel Richards <[mayorrichards@festusmo.gov](mailto:mayorrichards@festusmo.gov)>; Bobby Venz <[councilmanvenz@festusmo.gov](mailto:councilmanvenz@festusmo.gov)>; Jim Tinnin <[councilmantinnin@festusmo.gov](mailto:councilmantinnin@festusmo.gov)>; Jim Collier <[councilmancollier@festusmo.gov](mailto:councilmancollier@festusmo.gov)>; Staci Templeton <[councilwomantempleton@festusmo.gov](mailto:councilwomantempleton@festusmo.gov)>; Brian Wehner <[councilmanwehner@festusmo.gov](mailto:councilmanwehner@festusmo.gov)>; Kevin Dennis <[councilmandennis@festusmo.gov](mailto:councilmandennis@festusmo.gov)>; Monte Merriman <[montemerriman@gmail.com](mailto:montemerriman@gmail.com)>  
**Subject:** Re: Proposed Rezoning - Data Center

Mike,

While I appreciate the response, this is clearly a canned response. This is part of the problem. None of the questions I asked were addressed. Hence the problem with issues.

	<p><b>Lori Merriman</b> VP of Operations Direct: 314-983-2364   Office: 314-432-6464 <a href="mailto:lmerriman@mgi-risk.com">lmerriman@mgi-risk.com</a>   <a href="http://www.MGI-Risk.com">www.MGI-Risk.com</a></p> <p></p>
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On Nov 17, 2025, at 3:36 PM, Mike Cook <[councilmancook@festusmo.gov](mailto:councilmancook@festusmo.gov)> wrote:

**Good evening, and thank you for reaching out and sharing your concerns.** I truly appreciate it. I don't often hear from residents until very late in the process, so I value the

opportunity to explain what is actually happening and to give you more detail based on my experience.

## 1. Zoning does *not* approve construction

This hearing is **only for zoning**.

Zoning simply establishes what a parcel *could* be used for—similar to when land is zoned for a subdivision.

Even if zoning passes, the developer still must:

- Secure a user (none exists yet)
- Submit full building plans
- Submit electrical, parking, stormwater, retention/detention basin plans
- Meet noise regulations
- Meet fire suppression requirements
- Meet all environmental codes
- Pass multiple reviews from city staff and outside agencies

If a user eventually submits a poor or unsafe development plan, **it would not be approved**.

## 2. My professional background

I serve as the **Stormwater Manager for Jefferson County**, overseeing:

- The County's MS4 Permit
- All co-permittee municipalities
- Clean Water Act compliance
- Water quality and watershed protection
- Wetlands, rivers, streams, and channel impacts

I've also been preparing for these types of facilities for over a year. I've attended conferences, taken state environmental courses, and toured several sites—**excellent ones in Altoona and Des Moines, and problematic ones in Virginia**.

## 3. Social media is spreading a lot of misinformation

Most of what I've seen circulating online is inaccurate. I wish more people would take a breath and reach out to talk—like you did.

## 4. The four major public concerns are already addressed

Typically, the biggest concerns with AI centers are:

1. **Noise**
2. **Water use**
3. **Discharge**

#### 4. **Electricity demand**

All four are already addressed by new zoning requirements the City passed—and similar requirements the County is now adopting because multiple AI users are interested in the region.

#### **Noise**

We are following the Altoona, Iowa standard of **50 decibels** at the property line. When I toured Altoona, I stood across the street from a center and **could not hear it at all** because it was fully enclosed and insulated.

This is nothing like the poorly designed sites you see in Arizona.

#### **Water Use**

Any approved AI center **must buy water from the City**. I will not vote for any facility that taps into the aquifer. Festus receives water from the **Mississippi River**, so supply is not an issue—even with the Hardie project in Crystal City using over a million gallons per day.

#### **Discharge**

All discharge must go into the **sanitary sewer system**, which is treated by the wastewater plant under **MDNR regulations**. No untreated water is allowed to enter state waterways.

#### **Electricity**

Senate Bill 4 (and the Hardie precedent) makes it clear: **Large industrial users cannot cause resident electric rates to increase.**

AMU has already stated—multiple times—that they have more than enough capacity for this type of user, and any project requires a binding contract before it can be built.

#### **5. This is why community discussion matters**

To give an example of how social media can distort things: When I asked for two stop signs at Crites Park for pedestrian safety, especially near the splash pad and inclusive playground, **220 comments opposed them**—even though they were for safety.

This is why I don't rely on social media feedback.

#### **6. Please attend the Planning & Zoning hearing**

You will hear from:

- Engineers
- Hospitals
- Environmental professionals
- Residents who live near existing AI centers

Most people simply avoid social media arguments and speak at the hearing instead.

## 7. My position

Based on everything I know today:

**If the zoning comes before the Council, and there is no environmental flaw or public harm, I am not going to oppose the zoning.**

Once an actual user submits building and engineering plans, *that* is when we evaluate the real project.

## 8. One last point

The development in Crysta City over received over \$25 million in tax incentives paid millions to develop and destroy over 7 acres of wetlands. Got approval under the army Corps of Engineers 404 permit to move Plattin Creek a protected waterway and they will discharge charged water into water ways of the state. I've been involved in this development from day one with my position as the environmental manager it does baffle me not one social media post not one email no outrage for this. The Altoona Iowa data Center is his environmentally clean and actually protects, and they have very strict decimal levels as a city of Festus does now.

i'm terribly sorry for the long response. I has always like to explain my position and what research I've done. I'm not a politician. I have no interest in being a politician. I have thoroughly enjoyed being on the city council for the most part. Social media is kind of changing in a little bit for me now. Please reach out anytime. I can't stress that enough.

Thank you

Mike Cook

Get [Outlook for iOS](#)

---

**From:** Lori Merriman <[lmerriman@mgi-risk.com](mailto:lmerriman@mgi-risk.com)>

**Sent:** Monday, November 17, 2025 3:01:14 PM

**To:** David Boyer <[councilmanboyer@festusmo.gov](mailto:councilmanboyer@festusmo.gov)>; Samuel Richards <[mayorrichards@festusmo.gov](mailto:mayorrichards@festusmo.gov)>; Mike Cook <[councilmancook@festusmo.gov](mailto:councilmancook@festusmo.gov)>; Bobby Venz <[councilmanvenz@festusmo.gov](mailto:councilmanvenz@festusmo.gov)>; Jim Tinnin <[councilmantinnin@festusmo.gov](mailto:councilmantinnin@festusmo.gov)>; Jim Collier <[councilmancollier@festusmo.gov](mailto:councilmancollier@festusmo.gov)>; Staci Templeton <[councilwomantempleton@festusmo.gov](mailto:councilwomantempleton@festusmo.gov)>; Brian Wehner

<[councilmanwehner@festusmo.gov](mailto:councilmanwehner@festusmo.gov)>; Kevin Dennis <[councilmandennis@festusmo.gov](mailto:councilmandennis@festusmo.gov)>

Cc: Monte Merriman <[montemerriman@gmail.com](mailto:montemerriman@gmail.com)>

Subject: Proposed Rezoning - Data Center

Good afternoon,

I'm sure you are all aware by now that there is a very large opposition to rezoning the property owned by Dietrich Trust, Faddler and Hammond. The community put together a meeting within a day to organize to have our voices heard regarding the data center. Many of us, which just got the sub-division on Buck Creek shoved down our throats in our front yard and now within a couple of months a new data center in our back yard; can you see how the lack of transparency is concerning. The CEO of CRG was at the meeting and graciously took questions from the audience. Per Chris, the first meeting the developer had with Festus occurred in "August or September" per his recollection. How could we be advancing to the stage of rezoning to accommodate said data center development in such a short period of time with no feedback FROM THE PEOPLE? It surely makes it look as though Festus Council doesn't respect/listen to the voices of its concerned citizens. What's the rush? Where is the due diligence? How about hold Town Halls and actually take questions from the citizens who are concerned. I asked Chris of CRG point blank what the negatives are to living close to a data center...his answer...none, just change. I am calling flat out BS on that one. There are all of these benefits but ZERO negatives to the data center!? What about our property values? We are going to make up lost property value how??? The jobs that will come to Festus are temporary for construction. The data center itself will have no local (or few) employees, there will be 10-20 years of tax abatements for whomever buys/leases the data center and the only additional revenue to be brought into the city will be through the water.

People have some very valid concerns and questions. They all deserve to be heard. How can this be accomplished in 15 minutes during the P&Z meeting, which we all know what is going to be decided there. Take a few minutes and read this article. <https://www.datacenterwatch.org/report> How is there so much opposition across the United States when data centers bring nothing but good to the community. Why did St. Charles scrap their plans for a data center? Oh wait, they actually listened to the people. Are you going to tell me that all of the people who are concerned about the data center and its repercussions for the environment, health, and well-being of everyone in Festus are simply uneducated? Because I know a lot of very intelligent people who have been studying this (since it was finally leaked that the project was in consideration) and there are valid concerns.

Please hear the concerns of the citizens, not just line the pockets of the corporations and city. We would love to hear feedback and have an open and transparent dialogue and not just a bunch of deflection. This vote can be tabled until there has been time for Town Halls, due diligence, and transparency by this Council. The best way to get the backing of the community is to listen, involve, and be transparent with everything happening regarding this project. Simply telling us "Everything will be fine, and this will benefit the community" is not enough. It's time to listen. We are all open to progress but not progress at any cost.

Thank you,

<image001.png>

**Lori Merriman**

VP of Operations

Direct: 314-983-2364 | Office: 314-432-6464

[lmerriman@mgi-risk.com](mailto:lmerriman@mgi-risk.com) | [www.MGI-Risk.com](http://www.MGI-Risk.com)

<image002.png> <image003.png> <image004.png> <image005.png> <image006.png>

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**From:** Gregory Camp  
**Sent:** Thursday, September 4, 2025 7:31 AM  
**To:** Nicki Ruess  
**Subject:** RE: [External] RE: [External] Data Center Development

Yes ma'am – Thank you!

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Nicki Ruess <ruessnicki@festusedu.com>  
**Sent:** Thursday, September 4, 2025 7:30 AM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Re: [External] RE: [External] Data Center Development

Yes, that will work. Should I come to City Hall?

On Thu, Sep 4, 2025 at 7:26 AM Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)> wrote:

How about 9/15 @ 10am?

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM

City Administrator

City of Festus

Direct: 636-524-7007



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**From:** Nicki Ruess <[ruessnicki@festusedu.com](mailto:ruessnicki@festusedu.com)>  
**Sent:** Thursday, September 4, 2025 7:25 AM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Subject:** Re: [External] Data Center Development

Yes, I am available. Sept 15th anytime after 9:00 am and Sept 17th anytime except from 1:30-2:30

On Thu, Sep 4, 2025 at 7:15 AM Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)> wrote:

Nicki,

The City has been in talks with CRG Development regarding a Data Center project at US67 and CC Highway. The project is substantial not just for Festus but for Jefferson County. We are setting up stakeholder meetings with the development team to discuss the project and answer questions - would like to see if you are available on September 15<sup>th</sup> or 17<sup>th</sup>?

Have a great day!

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM

City Administrator

City of Festus

Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Monday, September 15, 2025 12:43 PM  
**To:** Tracy Howell  
**Subject:** RE: Data Center Development

Today

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Tracy Howell <[thowell@jpadems.com](mailto:thowell@jpadems.com)>  
**Sent:** Monday, September 15, 2025 12:05 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Subject:** Re: Data Center Development

Greg,

Is this today or Wednesday?

---

Thanks!

Tracy Howell  
Joachim-Plattin Ambulance District  
636-937-2224  
636-232-2493 - direct



On 2025-09-04 12:52, Gregory Camp wrote:

I'll put you down for 1pm – see you then!

**"Always do right. This will gratify some people, and astonish the rest" – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Tracy Howell <[thowell@jpadems.com](mailto:thowell@jpadems.com)>  
**Sent:** Thursday, September 4, 2025 1:51 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Subject:** Re: Data Center Development

Either one would work for me, Greg.

---  
Thanks!

Tracy Howell  
Joachim-Plattin Ambulance District  
636-937-2224  
636-232-2493 - direct



On 2025-09-04 11:39, Gregory Camp wrote:

How about 1pm or 2pm?

**"Always do right. This will gratify some people, and astonish the rest" – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Tracy Howell <[thowell@jpadems.com](mailto:thowell@jpadems.com)>  
**Sent:** Thursday, September 4, 2025 12:36 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Subject:** Re: Data Center Development

I'm sorry, Greg. I am only available after 1pm on the 17th. We have our public hearing for our tax rate and board meeting at 10 that day.

---

Thanks!

Tracy Howell  
Joachim-Plattin Ambulance District  
636-937-2224  
636-232-2493 - direct



On 2025-09-04 10:42, Gregory Camp wrote:

How's 10am on the 17<sup>th</sup> at City Hall?

"Always do right. This will gratify some people, and astonish the rest" – Mark Twain

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Tracy Howell <[thowell@jpadems.com](mailto:thowell@jpadems.com)>  
**Sent:** Thursday, September 4, 2025 8:14 AM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Subject:** Re: Data Center Development

Good morning, Greg,

I am available on Sept 15th pretty much anytime, and the 17th after 1pm.

Have a great day, too!

---

Thanks!

Tracy Howell  
Joachim-Plattin Ambulance District  
636-937-2224  
636-232-2493 - direct



On 2025-09-04 06:15, Gregory Camp wrote:

Tracy,

The City has been in talks with CRG Development regarding a Data Center project at US67 and CC Highway. The project is substantial not just for Festus but for Jefferson County. We are setting up stakeholder meetings with the

development team to discuss the project and answer questions - would like to see if you are available on September 15<sup>th</sup> or 17<sup>th</sup>?

Have a great day!

**"Always do right. This will gratify some people, and astonish the rest" – Mark Twain**

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City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Monday, September 8, 2025 4:44 PM  
**To:** Dena McCaffrey  
**Subject:** RE: Data Center Development

Bring your questions! They will cover the project and answer any questions.

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Dena McCaffrey <dmccaffr@jeffco.edu>  
**Sent:** Monday, September 8, 2025 4:41 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Re: Data Center Development

Greg - I forgot to ask if there is anything specific I should prepare for this meeting?

**Dena McCaffrey, EdD**

*President*

[dmccaffr@jeffco.edu](mailto:dmccaffr@jeffco.edu)

(636) 481-3100

TTY users dial 711

Cell: (636) 287-2000

Mailing Address:  
1000 Viking Drive, Hillsboro MO 63050



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On Thu, Sep 4, 2025 at 11:47 AM Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)> wrote:

Great! How's 11am on the 15<sup>th</sup> here at City Hall?

**"Always do right. This will gratify some people, and astonish the rest" – Mark Twain**

Greg Camp-ICMA-CM

City Administrator

City of Festus

Direct: 636-524-7007



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**From:** Dena McCaffrey <[dmccaffr@jeffco.edu](mailto:dmccaffr@jeffco.edu)>

**Sent:** Thursday, September 4, 2025 9:21 AM

To: Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>

Subject: Re: Data Center Development

Greg,

This is very exciting! I'm available the 15th but will be in meetings in Jefferson City on September 17. I can have someone else from the College attend in my place if needed. Thanks so much for including me!

**Dena McCaffrey, EdD**

*President*

[dmccaffr@jeffco.edu](mailto:dmccaffr@jeffco.edu)

(636) 481-3100

TTY users dial 711

Cell: (636) 287-2000

Mailing Address:

1000 Viking Drive, Hillsboro MO 63050



*Thanks for supporting Jefferson College's mission to deliver quality learning opportunities that empower individuals to achieve their goals.*

On Thu, Sep 4, 2025 at 7:15 AM Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)> wrote:

Dena,

The City has been in talks with CRG Development regarding a Data Center project at US67 and CC Highway. The project is substantial not just for Festus but for Jefferson County. We are setting up stakeholder meetings with the development team to discuss the project and answer questions - would like to see if you are available on September 15<sup>th</sup> or 17<sup>th</sup>?

Have a great day!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM

City Administrator

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**From:** Gregory Camp  
**Sent:** Friday, September 5, 2025 3:56 PM  
**To:** Staci Templeton  
**Subject:** RE: Data Center Development

10am at City Hall OK?

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
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**From:** Staci Templeton <councilwomantempleton@festusmo.gov>  
**Sent:** Thursday, September 4, 2025 5:55 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Re: Data Center Development

15th

Staci

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Thursday, September 4, 2025 7:24:56 AM  
**To:** Samuel Richards <[mayorrichards@festusmo.gov](mailto:mayorrichards@festusmo.gov)>  
**Cc:** Bobby Venz <[councilmanvenz@festusmo.gov](mailto:councilmanvenz@festusmo.gov)>; Bobby Venz - personal <[bvenz64@yahoo.com](mailto:bvenz64@yahoo.com)>; Brian Wehner <[councilmanwehner@festusmo.gov](mailto:councilmanwehner@festusmo.gov)>; Brian Wehner - personal <[BrianW7128@gmail.com](mailto:BrianW7128@gmail.com)>; David Boyer <[councilmanboyer@festusmo.gov](mailto:councilmanboyer@festusmo.gov)>; David Boyer - personal <[davideboyer@icloud.com](mailto:davideboyer@icloud.com)>; Jim Collier <[councilmancollier@festusmo.gov](mailto:councilmancollier@festusmo.gov)>; Jim Tinnin <[councilmantinnin@festusmo.gov](mailto:councilmantinnin@festusmo.gov)>; Jim Tinnin - personal <[tinninhomes@yahoo.com](mailto:tinninhomes@yahoo.com)>; Kevin Dennis <[councilmandennis@festusmo.gov](mailto:councilmandennis@festusmo.gov)>; Kevin Dennis - personal <[Medcaptkev1@sbcglobal.net](mailto:Medcaptkev1@sbcglobal.net)>; Mike Cook <[councilmancook@festusmo.gov](mailto:councilmancook@festusmo.gov)>; [mikecs@att.net](mailto:mikecs@att.net) <[mikecs@att.net](mailto:mikecs@att.net)>; Staci

Templeton <[councilwomantempleton@festusmo.gov](mailto:councilwomantempleton@festusmo.gov)>

**Subject:** Data Center Development

All,

The City has been in talks with CRG Development regarding a Data Center project at US67 and CC Highway. The project is substantial not just for Festus but for Jefferson County. We are setting up stakeholder meetings with the development team to discuss the project and answer questions - would like to see if you are available on September 15<sup>th</sup> or 17<sup>th</sup>? If you could give me a couple of date/times, since we have to limit how many Councilmembers can attend at the same time.

Have a great day!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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---

**From:** Gregory Camp  
**Sent:** Friday, September 5, 2025 3:55 PM  
**To:** Benjamin Brown; Donna Litton  
**Subject:** RE: Data Center Development

Ben,

How about 10am at City Hall?

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Benjamin Brown <BBrown@jeffcomo.org>  
**Sent:** Thursday, September 4, 2025 4:49 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>; Donna Litton <dlitton@jeffcomo.org>  
**Subject:** Re: Data Center Development

Greg,

Sorry for the delayed response. We could meet the 17th. Is time in the morning available?

**Benjamin Brown**  
Director of Small Business Development  
Economic Development Corp of Jefferson County

**Direct** 636-797-6048  
**Cell** 314-265-4848

Main 636-797-5336

Email [BBrown@jeffcomo.org](mailto:BBrown@jeffcomo.org)

P O Box 623 | 5217 Highway B  
Hillsboro, MO 63050

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---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Thursday, September 4, 2025 7:14:46 AM  
**To:** Donna Litton <[dlitton@jeffcomo.org](mailto:dlitton@jeffcomo.org)>; Benjamin Brown <[bbrown@jeffcomo.org](mailto:bbrown@jeffcomo.org)>  
**Subject:** Data Center Development

Donna – Ben,

The City has been in talks with CRG Development regarding a Data Center project at US67 and CC Highway. The project is substantial not just for Festus but for Jefferson County. We are setting up stakeholder meetings with the development team to discuss the project and answer questions - would like to see if you are available on September 15<sup>th</sup> or 17<sup>th</sup>?

Have a great day!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
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Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Thursday, September 4, 2025 12:21 PM  
**To:** mikecs@att.net  
**Subject:** RE: Data Center Development

How about the 15<sup>th</sup> at 1pm here at City Hall?

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
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**From:** mike cook <mikecs@att.net>  
**Sent:** Thursday, September 4, 2025 11:03 AM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** RE: Data Center Development

I can do the 15th all day and the 16th until 2:00pm then the rest of the week I will be at the Floodplain conference.

[Sent from AT&T Yahoo Mail on Android](#)

On Thu, Sep 4, 2025 at 10:14 AM, Gregory Camp <gcamp@festusmo.gov> wrote:

CRG would like to meet with all – it’s OK.

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM

City Administrator

City of Festus

Direct: 636-524-7007



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**From:** mike cook <[mikecs@att.net](mailto:mikecs@att.net)>  
**Sent:** Thursday, September 4, 2025 7:40 AM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Subject:** Re: Data Center Development

Greg,

I would imagine other council members will also have a number of questions regarding this project. I'll go ahead and email you my own questions and concerns so they can be addressed. That way, other council members can attend.

Thank you,

Mike

[Sent from AT&T Yahoo Mail on Android](#)

On Thu, Sep 4, 2025 at 7:25 AM, Gregory Camp

[<gcamp@festusmo.gov>](mailto:gcamp@festusmo.gov) wrote:

All,

The City has been in talks with CRG Development regarding a Data Center project at US67 and CC Highway. The project is substantial not just for Festus but for Jefferson County. We are setting up stakeholder meetings with the development team to discuss the project and answer questions - would like to see if you are available on September 15<sup>th</sup> or 17<sup>th</sup>? If you could give me a couple of date/times, since we have to limit how many Councilmembers can attend at the same time.

Have a great day!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Thursday, September 4, 2025 11:49 AM  
**To:** Dennis Gannon  
**Cc:** Tiffany Daniels  
**Subject:** RE: Data Center Development

Dennis – How’s 9am on the 15<sup>th</sup> here at City Hall?

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Dennis Gannon <[dgannon@jeffcomo.org](mailto:dgannon@jeffcomo.org)>  
**Sent:** Thursday, September 4, 2025 10:27 AM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Cc:** Tiffany Daniels <[TDaniels@jeffcomo.org](mailto:TDaniels@jeffcomo.org)>  
**Subject:** RE: Data Center Development

Greg,

I have budget meetings on 15<sup>th</sup> at 2 pm. But open the rest of the day, On the 17<sup>th</sup> I will make time.

Dennis

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Thursday, September 4, 2025 7:14 AM  
**To:** Dennis Gannon <[dgannon@jeffcomo.org](mailto:dgannon@jeffcomo.org)>  
**Subject:** Data Center Development

Dennis,

The City has been in talks with CRG Development regarding a Data Center project at US67 and CC Highway. The project is substantial not just for Festus but for Jefferson County. We are setting up stakeholder meetings with the development team to discuss the project and answer questions - would like to see if you are available on September 15<sup>th</sup> or 17<sup>th</sup>?

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

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**From:** Gregory Camp  
**Sent:** Thursday, September 4, 2025 11:43 AM  
**To:** BW  
**Subject:** RE: Data Center Development

How about the 15<sup>th</sup> at 11am here at City Hall?

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** BW <brianw7128@gmail.com>  
**Sent:** Thursday, September 4, 2025 8:29 AM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Cc:** Samuel Richards <mayorrichards@festusmo.gov>; Bobby Venz <councilmanvenz@festusmo.gov>; Bobby Venz - personal <bvenz64@yahoo.com>; Brian Wehner <councilmanwehner@festusmo.gov>; David Boyer <councilmanboyer@festusmo.gov>; David Boyer - personal <davideboyer@icloud.com>; Jim Collier <councilmancollier@festusmo.gov>; Jim Tinnin <councilmantinnin@festusmo.gov>; Jim Tinnin - personal <tinninhomes@yahoo.com>; Kevin Dennis <councilmandennis@festusmo.gov>; Kevin Dennis - personal <Medcaptkev1@sbcglobal.net>; Mike Cook <councilmancook@festusmo.gov>; mikecs@att.net; Staci Templeton <councilwomantempleton@festusmo.gov>  
**Subject:** Re: Data Center Development

Greg-

I will be in town on the 15th  
and out of town on the 17th.

Any time is good for me on the 15th.

~Brian

On Thu, Sep 4, 2025 at 06:25 Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)> wrote:

All,

The City has been in talks with CRG Development regarding a Data Center project at US67 and CC Highway. The project is substantial not just for Festus but for Jefferson County. We are setting up stakeholder meetings with the development team to discuss the project and answer questions - would like to see if you are available on September 15<sup>th</sup> or 17<sup>th</sup>? If you could give me a couple of date/times, since we have to limit how many Councilmembers can attend at the same time.

Have a great day!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM

City Administrator

City of Festus

Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Friday, November 14, 2025 8:32 AM  
**To:** 'Cyndi Buchheit-Courtway'  
**Subject:** RE: Data Center Information

Cyndi,

Rick Belleville, from our Planning and Zoning Commission is heading up at 1pm on Monday – would that be OK?

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Cyndi Buchheit-Courtway <cbuchheit-courtway@jeffersoncountyportauthority.com>  
**Sent:** Friday, November 14, 2025 8:31 AM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** RE: Data Center Information

Thank you, Greg. I hope all is well with you also.

I will be out at a conference on Tuesday and Wednesday next week, so Monday is the best option for me. If you know of anyone else going on Monday, the same time slot would be fine, so that they do not have to repeat themselves an additional time.

Thank you and have a great day!

**Cyndi Buchheit-Courtway**  
Executive Director

Jefferson County Port Authority  
114 Mississippi Ave - Crystal City, MO 63019  
Office phone: 636-232-0472 \* Cell phone: 636-232-4589  
[cbuchheit-courtway@jeffersoncountyporthauthority.com](mailto:cbuchheit-courtway@jeffersoncountyporthauthority.com)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Friday, November 14, 2025 7:20 AM  
**To:** Cyndi Buchheit-Courtway <[cbuchheit-courtway@jeffersoncountyporthauthority.com](mailto:cbuchheit-courtway@jeffersoncountyporthauthority.com)>  
**Subject:** Data Center Information

Cyndi,

Hope all is well. I wanted to share an opportunity to learn more about the possible data center project and its impact on our community/county.

CRG is hosting next week, November 17-19 at their St. Louis offices, 8640 Evans Avenue. If you are interested just let me know a date and time, and I will let them know. If another day/time works better, please advise.

Have a great day!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Thursday, November 20, 2025 7:36 AM  
**To:** 'Daniel Youth'; planning@cityoffestus.org; lrider@cityoffestus.org  
**Subject:** RE: Data Center Objections

Daniel,

The rezoning request is being considered by Planning & Zoning this evening at 630. City Council will consider the rezoning request Monday 11/24 at 6pm. Should the City receive an application for a data center, city code requires two community meetings to discuss the project.

Thank you.

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Daniel Youth <danielyouth@hotmail.com>  
**Sent:** Thursday, November 20, 2025 7:06 AM  
**To:** planning@cityoffestus.org; lrider@cityoffestus.org; Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Data Center Objections

Is the data center a done deal or are there still opportunities for community involvement and objection? The impact on the city of Festus will be negative and we should not prove ourselves to be the uneducated part of the St. Louis area that they assumed we were when they were kicked out of St. Charles.

---

**From:** Gregory Camp  
**Sent:** Wednesday, October 22, 2025 7:15 AM  
**To:** Leah Smith  
**Subject:** RE: Data Center Ordinance

MS. Smith? Geez... What's he nosing around for?

**"Always do right. This will gratify some people, and astonish the rest" – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Leah Smith <lsmith@festusmo.gov>  
**Sent:** Tuesday, October 21, 2025 4:02 PM  
**To:** Charles Groeteke <cgroeteke@jeffcomo.org>  
**Subject:** Re: Data Center Ordinance

Hi Mr. Groeteke,

No problem at all. I've attached the ordinance that is being presented at Monday's City Council Meeting that includes recommendations from P&Z from their meeting on October 16th.

Respectfully,



**Leah Smith, MBA**

City Clerk

**City of Festus, Missouri**

Direct 636-524-7001 Main 636-937-4694 Fax 636-937-2140

Web [www.festusmo.gov](http://www.festusmo.gov) Email [LSmith@festusmo.gov](mailto:LSmith@festusmo.gov)

711 West Main Street, Festus, MO 63028-1719

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**From:** Charles Groeteke <[cgroeteke@jeffcomo.org](mailto:cgroeteke@jeffcomo.org)>

**Sent:** Tuesday, October 21, 2025 3:01 PM

**To:** Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>

**Subject:** Data Center Ordinance

Ms. Smith,

Can your office provide me with the Data Center ordinance that was recently passed?

Thank you.



**Charles Groeteke**

County Council District 4

County Cell Phone 636-535-3352

Or 314-835-7685

[cgroeteke@jeffcomo.org](mailto:cgroeteke@jeffcomo.org)

729 Maple Street, Hillsboro,  
MO 63050

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**From:** Gregory Camp  
**Sent:** Wednesday, November 5, 2025 6:49 PM  
**To:** mikecs@att.net  
**Subject:** Re: Data Center Visit

Who is Billy Crowe?

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
636-937-4694

---

**From:** mike cook <mikecs@att.net>  
**Sent:** Wednesday, November 5, 2025 6:04:14 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Re: Data Center Visit

Greg,

For the Clayco meeting Wednesday afternoon works better for me. For the out-of-town trip, Friday, November 14th or Saturday, November 15th would work best on my end. That said, it's not crucial that I attend an AI Center visit personally—I'm supporting this effort until the voters decide otherwise.

Something to think about as I keep mulling this over: Scott Seek, our county council member, has said he's fully behind this, and Billy Crowe has echoed the same. If we can get both of them invited and actively involved, it could really help us manage the PR challenges that are coming.

Like the AI generated email? Automatically created this!!

Mike

[Sent from AT&T Yahoo Mail on Android](#)

On Wed, Nov 5, 2025 at 1:18 PM, Gregory Camp <gcamp@festusmo.gov> wrote:

All,

I have been talking with Jeff Mazur, Senior Vice President & Chief Strategy Officer with Greater St. Louis (Greater St. Louis, Inc. is dedicated to region's economic growth) to arrange a visit to a Hyper Scale Data Center in either Dallas or Houston. The purpose of this trip would be to give you an opportunity to see first-hand what sort of impact a data center would have in our community, so that you can make an informed decision about data center proposals that you may be asked to consider. The trip would be underwritten by the Hawthorn Foundation (Hawthorn Foundation supports the Missouri Partnership and its mission to attract new businesses to our state)

and would be no expense to the City (or you). The timetable is tight; we are looking at a day next week between November 12<sup>th</sup> and 15<sup>th</sup>. The opportunity is also being extended to our Planning and Zoning Commission.

Please advise on your availability (or lack thereof) as soon as possible.

**Mark/Jim, please share this with P&Z to gauge their interest as well.**

Additionally, Mayor/Council and stakeholders are invited to Clayco's (CRG) St. Louis office to learn more about Data Center development on **Wednesday, Nov. 12<sup>th</sup> and 13<sup>th</sup> 8- 10 a.m. or 1-5 p.m.** Planning and Zoning Commission members are invited **Nov. 17<sup>th</sup> – 19<sup>th</sup> anytime.** The address is 8640 Evans Road, St. Louis, Missouri, 63134.

Please advise on your desire to visit Clayco's offices on the dates/times listed.

Thank you.

***"Always do right. This will gratify some people, and astonish the rest" – Mark Twain***

Greg Camp-ICMA-CM

City Administrator

City of Festus

Direct: 636-524-7007



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**From:** Gregory Camp  
**Sent:** Tuesday, September 9, 2025 7:35 AM  
**To:** Natasha Das; Mark Harris  
**Cc:** Chris McKee  
**Subject:** RE: Festus - Zoning Questions  
**Attachments:** Stakeholders 09152025.xlsx

Natasha,

Here's a lineup for the 15<sup>th</sup> – unfortunately, I had two, Councilman Boyer and Jefferson County EDC that we had to schedule for the 17<sup>th</sup>.

Have a great day!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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---

**From:** Natasha Das <DasN@realcrg.com>  
**Sent:** Monday, September 8, 2025 5:07 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>; Mark Harris <mark@festusmo.gov>  
**Cc:** Chris McKee <mckeec@realcrg.com>  
**Subject:** RE: Festus - Zoning Questions

Thanks for the quick response!

**Natasha Das**  
*Vice President*

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Monday, September 8, 2025 4:57 PM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** [EXTERNAL] RE: Festus - Zoning Questions

Natahsa,

Hopefully, all the answers...

Checking to see how the schedule is looking for next Monday? Is there anyone who was on the list that you were unable to get ahold of? **Right now, I have groups of 3 starting at 9am and done by 3p (break for lunch) hope to have it finalized tomorrow.**

Preparing for Monday, can you provide clarity around the gross receipts tax? Does that stay entirely with the City or is it split among various groups (City, school, fire, etc.)? **The City's 4.5% gross receipts tax is not redistributed.**

Additionally, can you please outline the permits/approvals needed after zoning/annexation, and whether they are administrative or need to go through P&Z and/or CC? Based on my notes from our meeting and what I see online, I'm tracking the below; please let me know if anything is incorrect or should be added.

- 1) Building Permit - administrative processes, so does not go through P&Z/CC - **Admin**
- 2) Land Disturbance Permit - administrative processes, so does not go through P&Z/CC - **Admin**
- 3) Site Improvement Package (Construction Plan Set) - administrative processes, so does not go through P&Z/CC - **Admin**

a. What reports/plans are needed for this? We discussed SWPPP, and I see the ordinance revision proposes sound and lighting studies. Are there others? – **I will defer to Mark.**

With respect to zoning requirements for I-1, are there any other requirements besides the following that we need to consider: – **I will defer to Mark.**

- 1) 25ft setback
- 2) 6'x6' planting screens for areas abutting residential or B-1
- 3) Within 200' of residential, a 50' max height; otherwise the max height shall not exceed the distance to the centerline of the nearest adjoining street
- 4) The maximum maintained vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at three feet (3') above the grade.
- 5) Sound pressure level not to exceed 80 decibels

a. Note: the proposed Ordinance revision states that a Pre-build Sound Study be performed and that the project should be designed and built to prevent exceeding the levels observed in such baseline study. What happens if that baseline study is below 80 decibels, which appears to be the max decibels for noise lasting more than 60 minutes, if I'm reading the code correctly.

Finally, confirming that all ancillary components of the project would be included in the by-right zoning and would not require a CUP. – **I will defer to Mark.**

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Monday, September 8, 2025 4:24 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** Festus - Zoning Questions

Greg, Mark – hope you both had a wonderful weekend!

I'm following up on a few items:

- Checking to see how the schedule is looking for next Monday? Is there anyone who was on the list that you were unable to get ahold of?
- Preparing for Monday, can you provide clarity around the gross receipts tax? Does that stay entirely with the City or is it split among various groups (City, school, fire, etc.)?

Additionally, can you please outline the permits/approvals needed after zoning/annexation, and whether they are administrative or need to go through P&Z and/or CC? Based on my notes from our meeting and what I see online, I'm tracking the below; please let me know if anything is incorrect or should be added.

- 1) Building Permit - administrative processes, so does not go through P&Z/CC
- 2) Land Disturbance Permit - administrative processes, so does not go through P&Z/CC
- 3) Site Improvement Package (Construction Plan Set) - administrative processes, so does not go through P&Z/CC
  - a. What reports/plans are needed for this? We discussed SWPPP, and I see the ordinance revision proposes sound and lighting studies. Are there others?

With respect to zoning requirements for I-1, are there any other requirements besides the following that we need to consider:

- 1) 25ft setback
- 2) 6'x6' planting screens for areas abutting residential or B-1
- 3) Within 200' of residential, a 50' max height; otherwise the max height shall not exceed the distance to the centerline of the nearest adjoining street
- 4) The maximum maintained vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at three feet (3') above the grade.
- 5) Sound pressure level not to exceed 80 decibels

- a. Note: the proposed Ordinance revision states that a Pre-build Sound Study be performed and that the project should be designed and built to prevent exceeding the levels observed in such baseline study. What happens if that baseline study is below 80 decibels, which appears to be the max decibels for noise lasting more than 60 minutes, if I'm reading the code correctly.

Finally, confirming that all ancillary components of the project would be included in the by-right zoning and would not require a CUP.

Thank you both.

**Natasha Das**  
*Vice President*

**CRG** // office direct 314.592.5688 // mobile 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Natasha Das <DasN@realcrg.com>  
**Sent:** Tuesday, September 9, 2025 4:00 PM  
**To:** Mark Harris; Gregory Camp  
**Cc:** Chris McKee  
**Subject:** RE: Festus - Zoning Questions

Great, thank you. Yes, just wanted to make sure we understood whether the 50' could increase.

Thanks, Mark!

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Mark Harris <mark@festusmo.gov>  
**Sent:** Tuesday, September 9, 2025 3:57 PM  
**To:** Natasha Das <DasN@realcrg.com>; Gregory Camp <gcamp@festusmo.gov>  
**Cc:** Chris McKee <mckeec@realcrg.com>  
**Subject:** [EXTERNAL] RE: Festus - Zoning Questions

First time for everything but I believe that is exactly how I'd interpret it. If planning a building over 50' I'd suggest submitting a concept the we could deep review.

**Mark Harris**  
Director of Building & Planning  
City of Festus  
[mark@festusmo.gov](mailto:mark@festusmo.gov)  
636-937-6646



---

**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Tuesday, September 9, 2025 3:40 PM  
**To:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>

Cc: Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>

Subject: RE: Festus - Zoning Questions

Thanks, Mark. With respect to the height limitation, our layout could result in the closest building being around 500 feet from the closest street. Strictly interpreting the code, it seems that our max height would be 500'. We will obviously be well below that, but please let me know if we should be viewing that requirement differently.

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Sent:** Tuesday, September 9, 2025 8:38 AM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** [EXTERNAL] RE: Festus - Zoning Questions

I response to your questions,:

Additionally, can you please outline the permits/approvals needed after zoning/annexation, and whether they are administrative or need to go through P&Z and/or CC? Based on my notes from our meeting and what I see online, I'm tracking the below; please let me know if anything is incorrect or should be added.

- 1) Building Permit - administrative processes, so does not go through P&Z/CC - **Admin**
- 2) Land Disturbance Permit - administrative processes, so does not go through P&Z/CC - **Admin**
- 3) Site Improvement Package (Construction Plan Set) - administrative processes, so does not go through P&Z/CC - **Admin**
  - a. What reports/plans are needed for this? We discussed SWPPP, and I see the ordinance revision proposes sound and lighting studies. Are there others? – **I will defer to Mark.**

*Once the ordinance and zoning are approved and passed:*

*Land Disturbance application (including SWPPP and Stormwater Plan)*  
*Building Permit application*  
*Site Plan, Civil & Construction Drawings*

*Preliminary or Sketch plan goes through P & Z/City Council*

With respect to zoning requirements for I-1, are there any other requirements besides the following that we need to consider: - **I will defer to Mark.**

- 1) 25ft setback  
*25' Front, 20' rear, zero side setbacks*
- 2) 6'x6' planting screens for areas abutting residential or B-1  
*B-1 when used for dwelling purposes*
- 3) Within 200' of residential, a 50' max height; otherwise the max height shall not exceed the distance to the centerline of the nearest adjoining street
- 4) The maximum maintained vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at three feet (3') above the grade.

5) Sound pressure level not to exceed 80 decibels

a. Note: the proposed Ordinance revision states that a Pre-build Sound Study be performed and that the project should be designed and built to prevent exceeding the levels observed in such baseline study. What happens if that baseline study is below 80 decibels, which appears to be the max decibels for noise lasting more than 60 minutes, if I'm reading the code correctly.

*I believe anything below 60-70 decibels is considered normal for extended periods. I would interpret decibel levels above 70 but below 80 not to exceed 60 minutes max continuous.*

Finally, confirming that all ancillary components of the project would be included in the by-right zoning and would not require a CUP. – I will defer to Mark.

*My understanding of the proposed ordinance is that Data Centers would be by-right, no conditional use permit required.*

Let me know if you need anything else.

## Mark Harris

Director of Building & Planning  
City of Festus  
[mark@festusmo.gov](mailto:mark@festusmo.gov)  
636-937-6646



---

**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Monday, September 8, 2025 5:07 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** RE: Festus - Zoning Questions

Thanks for the quick response!

**Natasha Das**  
*Vice President*

**CRG** // office direct 314.592.5688 // mobile 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Monday, September 8, 2025 4:57 PM

To: Natasha Das <DasN@realcrg.com>; Mark Harris <mark@festusmo.gov>

Cc: Chris McKee <mckeec@realcrg.com>

Subject: [EXTERNAL] RE: Festus - Zoning Questions

Natahsa,

Hopefully, all the answers...

Checking to see how the schedule is looking for next Monday? Is there anyone who was on the list that you were unable to get ahold of? **Right now, I have groups of 3 starting at 9am and done by 3p (break for lunch) hope to have it finalized tomorrow.**

Preparing for Monday, can you provide clarity around the gross receipts tax? Does that stay entirely with the City or is it split among various groups (City, school, fire, etc.)? **The City's 4.5% gross receipts tax is not redistributed.**

Additionally, can you please outline the permits/approvals needed after zoning/annexation, and whether they are administrative or need to go through P&Z and/or CC? Based on my notes from our meeting and what I see online, I'm tracking the below; please let me know if anything is incorrect or should be added.

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- 2) Land Disturbance Permit - administrative processes, so does not go through P&Z/CC - **Admin**
- 3) Site Improvement Package (Construction Plan Set) - administrative processes, so does not go through P&Z/CC - **Admin**

a. What reports/plans are needed for this? We discussed SWPPP, and I see the ordinance revision proposes sound and lighting studies. Are there others? – **I will defer to Mark.**

With respect to zoning requirements for I-1, are there any other requirements besides the following that we need to consider: - **I will defer to Mark.**

- 1) 25ft setback
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**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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---

**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Monday, September 8, 2025 4:24 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** Festus - Zoning Questions

Greg, Mark – hope you both had a wonderful weekend!

I'm following up on a few items:

- Checking to see how the schedule is looking for next Monday? Is there anyone who was on the list that you were unable to get ahold of?
- Preparing for Monday, can you provide clarity around the gross receipts tax? Does that stay entirely with the City or is it split among various groups (City, school, fire, etc.)?

Additionally, can you please outline the permits/approvals needed after zoning/annexation, and whether they are administrative or need to go through P&Z and/or CC? Based on my notes from our meeting and what I see online, I'm tracking the below; please let me know if anything is incorrect or should be added.

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Finally, confirming that all ancillary components of the project would be included in the by-right zoning and would not require a CUP.

Thank you both.

**Natasha Das**  
*Vice President*

**CRG** // office direct 314.592.5688 // mobile 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

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**From:** Natasha Das <DasN@realcrg.com>  
**Sent:** Thursday, September 11, 2025 10:12 AM  
**To:** Gregory Camp; Mark Harris  
**Cc:** Chris McKee  
**Subject:** RE: Festus - Zoning Questions

Thank you very much, Greg – that sounds great.

Talk to both tomorrow!

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

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**From:** Gregory Camp <gcamp@festusmo.gov>  
**Sent:** Thursday, September 11, 2025 7:37 AM  
**To:** Natasha Das <DasN@realcrg.com>; Mark Harris <mark@festusmo.gov>  
**Cc:** Chris McKee <mckeec@realcrg.com>  
**Subject:** [EXTERNAL] RE: Festus - Zoning Questions

Natasha,

Updated stakeholders list – County Administrator Dave Courtway will be joining with County Executive Gannon. Councilman Dennis is at 1pm.

Talk to you tomorrow!

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Wednesday, September 10, 2025 9:10 AM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** Re: Festus - Zoning Questions

Good morning. That makes sense, thank you. Friday at 10:00 works on our end. We will send an invitation. Thanks!

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

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**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Wednesday, September 10, 2025 7:28:49 AM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** [EXTERNAL] RE: Festus - Zoning Questions

Natasha,

Kevin was unsure of his availability, and he would hope to update me soon. The fire department is a City department, and our Chief is up to date with most of what you have shared with Mark and I.

Would 10am on Friday work for a call?

Have a great day!

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**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Tuesday, September 9, 2025 3:53 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** RE: Festus - Zoning Questions

Thank you, Greg, this looks great!

It appears that out of the initial list, Kevin Dennis from Ward III and someone from fire department are the only people missing from the list. Looks like you are waiting to hear back from Kevin, but should we reach out to someone at the fire department?

Separately, we were thinking it'd be good to run through logistics ahead of Monday. Could we schedule a call for Thursday or Friday? We can run through our talking points and also confirm whether we'll have the ability to present on a screen, etc.

Thanks, again, for all of your help! We are looking forward to Monday!

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

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**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Tuesday, September 9, 2025 7:35 AM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** [EXTERNAL] RE: Festus - Zoning Questions

Natasha,

Here's a lineup for the 15<sup>th</sup> – unfortunately, I had two, Councilman Boyer and Jefferson County EDC that we had to schedule for the 17<sup>th</sup>.

Have a great day!

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**Sent:** Monday, September 8, 2025 5:07 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
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Thanks for the quick response!

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**Sent:** Monday, September 8, 2025 4:57 PM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
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**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Monday, September 8, 2025 4:24 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** Festus - Zoning Questions

Greg, Mark – hope you both had a wonderful weekend!

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Thank you both.

**Natasha Das**  
*Vice President*

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email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp  
**Sent:** Saturday, November 15, 2025 9:15 PM  
**To:** Kevin Dennis  
**Subject:** Re: Festus Data Center - VOTE NO on Proposed Rezoning

He's meeting with the Mayor on Monday and he already hit us up with a sunshine law request. Personally I think he's jockeying for business on the incentive side of things.

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
636-937-4694

---

**From:** Kevin Dennis <councilmandennis@festusmo.gov>  
**Sent:** Saturday, November 15, 2025 4:45:24 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Fw: Festus Data Center - VOTE NO on Proposed Rezoning

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---

**From:** Matt Drinen <matt@impactmarketplace.com>  
**Sent:** Saturday, November 15, 2025 1:02:52 PM  
**To:** Kevin Dennis <councilmandennis@festusmo.gov>  
**Subject:** Festus Data Center - VOTE NO on Proposed Rezoning

Good Afternoon Councilman Dennis,

My name is Matt Drinen and I am a resident in Festus and live in your Ward (Ward 3 – Alexander Heights Neighborhood). I grew up in Crystal City and have lived in Festus since 2010 after moving back from St. Louis to raise my family. I wanted to reach out to let you know that **I am in absolute opposition of the proposed rezoning of the parcel in question for a data center.**

I have been involved in Development and Economic Development for 16+ years where I represent companies across the country, securing incentives for their new projects. I have been approached by no less than 25+ data centers in my career to represent them and have turned them ALL down. I have taken the position to not represent data centers because from my experience and private conversations with the data center developers, they generate millions in revenue but for the developers and add not benefit to the community. Ask yourself, why are we (Festus) not competing with anyone for this project? Why has St. Charles, St. Louis and other municipalities who have a way better infrastructure turned down these developments?

**Jobs:**

They are not significant job creators. There is a zero likelihood this proposed data center will create 200-300 permanent jobs. It will be more like 35-50 jobs. Just step back and think what does a data center entail. It's a large box with self sufficient computers that need monitoring by IT professionals and Maintenance people. Most of the IT Jobs are outsourced to the operator's HQ (i.e. Google's California HQ). The primary onsite need is security (5-10 jobs), maintenance (5-10 jobs), and maybe a small staff of IT people (5-10). There is not an ongoing significant need for onsite workforce.

**Tax Revenue:**

The tax revenue being sold to you by the developer is drastically exaggerated. Yes, the gross potential estimate might be \$26MM (Not \$30-40MM, I have already done the math) BUT what the developer is not telling you is that is before the incentive package comes to them. They will receive a chapter 100 incentive package with real and personal property tax abatement for 15-20 years at 80%-100%. The only real source of tax revenue is Festus 4.5% share of Amerens usage tax which will likely generate \$4-6MM. You might say \$4-6MM is still great, but at what cost? Further, I have seen county and city comments already on how they will spend this \$30-40MM in revenue and where it will go. This is going to be a massive issue that a town in Iowa is currently experiencing. Apple promised the town of Waukee Iowa \$190+ MM in tax revenue over a number of years. The city bought what the developer was selling but once reality set in and the development received all of its incentives/tax abatement, the tax revenue number was adjusted to \$60MM over that same time period. The result was that the school district was already counting on that money as they began projects / programming and are now \$2+MM in the hole for their 2025 budget. The city is \$3+MM in the hole (see article below). This will absolutely happen to Festus. Happy to send you a breakdown showing why the city of Festus WILL NOT receive \$30-40MM in tax revenue.

<https://www.kcci.com/article/waukee-community-school-district-property-tax-error-budget/69177411>

**The Costs to Festus:**

**Power:**

SB4 bill that everyone points to is nebulous without any teeth. Ameren is proposing now a \$0.06/kwh for potential Missouri Data Centers vs. what the public pays of \$0.16/kwh. This is no different than many utility companies across the country that are now seeing issues where the residents energy bills are now rising post data center coming to their town. Why? Because Ameren has to recoup their loss for the reduced rate AND ongoing infrastructure needs to supply the power to the data center. Just think about the many residents who can barely get by month to month with their bills. Now imagine Ameren begins sending them a bill with a 22% increase and an annual increase following. People are going to struggle. Ameren will increase the rates / hike additional fees to spread the cost to the community. Just google this, it happens everywhere with utility companies. I just got off the phone the Tennessee Valley Authority and that is what is being done in TN.

**Real Estate Taxes:** Real estate taxes will climb because the school and city will be counting on this \$30-\$40MM in tax revenue that will never come. I already heard on the Jefferson County Council Data Center video yesterday members planning how to spend the revenue (Airports, roads, etc.). When the tax revenue doesn't come, taxes will have to be increased to pay for commitments. It is happening in Iowa now as mentioned above: <https://www.kcci.com/article/waukee-community-school-district-property-tax-error-budget/69177411>.

**Water:** Do you really believe that Festus' water infrastructure can handle a Hyperscale data center? Festus currently uses about a 1 million gallons / day. A hyperscale data center will consume anywhere from 550,000 gallons to 5 million gallons per day for large data centers. This will crush the infrastructure. No can guarantee that the data center will look for other options (i.e. drill into the water table/aquifer) when the city can't provide enough water. You can have requirements on the onset but there will be variances requested once there is an issue and there is no way the City will allow the project to go belly up because they can't access sufficient water supply. If not the water table, the city will have to invest in their water infrastructure (water towers, water lines, etc.) which will cause an increase of taxes to the community. It is a slippery slope. We can have all of the ordinances and regs in place on the onset but once the issues start happening, its a downward spiral, it is happening currently, even with ordinances in place. This will be a massive issue with Festus. These data centers consume massive amounts of water even with updated technology to circulate the water. Festus has ONE water tower. Below is an article from a Georgia community that has a data center consuming so much water that they needed 5 water towers and the community is still struggling with water pressure / demand. I am sure you will say that you will have studies done, so did they.

**Here are real world examples:**

<https://www.bbc.com/news/articles/cy8gy7lv448o>

<https://www.nytimes.com/2025/07/14/technology/meta-data-center-water.html>

<https://www.wsbtv.com/news/local/data-centers-water-secrets-companies-using-ndas-hide-water-usage-georgia/ESYQS4GRDVAM7A6EJUQKGXTPWY/>

Documentary: <https://www.youtube.com/watch?v=DGjj7wDYail> - 400 yards from a new data center and impact on their water and quality of life.

**Water Studys:**

EESI Study (June 2025): <https://www.eesi.org/articles/view/data-centers-and-water-consumption>

GRESB (May 2025): <https://www.gresb.com/nl-en/cooling-data-centers-managing-water-use-in-the-age-of-ai-and-esg/>

\*Standford Study (April 2025): <https://andthewest.stanford.edu/2025/thirsty-for-power-and-water-ai-crunching-data-centers-sprout-across-the-west/>

I appreciate you serving on the city council and the extra work you have to put in for your role. I urge you to say NO to the proposed rezoning. You just approved a residential development for KAB, Festus needs more housing. This would be a great site and highest and best use for housing demand. I am a life long resident of Festus and the reason I moved back to Festus is because Jefferson County and Festus have been smart in development compared to areas like St. Louis and this is a place I wanted to raise a family. A data center will put us all in jeopardy with respect to higher utilities (water/power), taxes, lower than promised tax revenue, and a strain on the community. There is good development and bad development. Data Centers are absolutely bad developments. Let me know if you have time to meet prior to the zoning meeting as this is critical.



**Matt Drinen**

Principal & Co-Founder

[matt@impactmarketplace.com](mailto:matt@impactmarketplace.com)

Direct: 314-795-9533

[www.impactmarketplace.com](http://www.impactmarketplace.com)

2200 Washington Ave., St. Louis, MO 63103 | 314-795-9533

---

**From:** Gregory Camp  
**Sent:** Saturday, November 22, 2025 2:41 PM  
**To:** Staci Templeton  
**Subject:** Re: Festus Data Center Concerns

Staci,

I have met one on one with some of the folks that are spreading the bad information, shared financial estimates, possible site logistics, and utility details - it didn't make a difference - in fact in Matt Drinen's case he twisted the numbers even more. Which I found disappointing.

I believe we have a very vocal minority of our population that will not change their narrative regardless.

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
636-937-4694

---

**From:** Staci Templeton <councilwomantempleton@festusmo.gov>  
**Sent:** Saturday, November 22, 2025 2:35:13 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Re: Festus Data Center Concerns

Greg,

It does and doesn't. I don't feel that one and done, before our vote may be enough. Would more effort by the City to dispel inaccurate or outdated information be of value? Pumping the brakes to ensure we, as a council and a city are asking the right questions and providing an adequate avenue to give access the information could be of benefit.

Staci

Staci Templeton  
City of Festus  
Councilwoman Ward 2

---

**From:** Gregory Camp <gcamp@festusmo.gov>  
**Sent:** Saturday, November 22, 2025 2:30:55 PM  
**To:** Staci Templeton <councilwomantempleton@festusmo.gov>  
**Subject:** Re: Festus Data Center Concerns

Staci,

The open house (x2) and studies are an integral part of the pre-application process, section C of the rules/regulations we established.

<https://ecode360.com/FE3299/laws/LF2511943.pdf>

Chris from CRG shared any data they have collected to date (sound and light estimates) with P&Z which they found beneficial.

Hope this helps.

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
636-937-4694

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**From:** Staci Templeton <councilwomantempleton@festusmo.gov>  
**Sent:** Saturday, November 22, 2025 2:24:51 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Re: Festus Data Center Concerns

Greg,

I realize we can't conduct studies, as we don't have an actual proposal, but is there value to having an open house to openly discuss the data we have, the research conducted and the potential facility that could be built? I realize this would delay the process, but is it worth the time and effort to help with community opposition? I'm concerned the speed of this process is causing things to spiral.

Thank you,  
Staci Templeton

Staci Templeton  
City of Festus  
Councilwoman Ward 2

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**From:** Gregory Camp <gcamp@festusmo.gov>  
**Sent:** Saturday, November 22, 2025 11:09:48 AM  
**To:** Staci Templeton <councilwomantempleton@festusmo.gov>  
**Subject:** Re: Festus Data Center Concerns

Staci,

This is an important moment for Festus. Better to ask than assume!

Anytime - have a great weekend.

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
636-937-4694

**From:** Staci Templeton <councilwomantempleton@festusmo.gov>  
**Sent:** Saturday, November 22, 2025 10:26:05 AM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Re: Festus Data Center Concerns

Greg,

Again, thanks for reaffirming what I believe I know

Enjoy the weekend-  
Staci Templeton

Staci Templeton  
City of Festus  
Councilwoman Ward 2

---

**From:** Gregory Camp <gcamp@festusmo.gov>  
**Sent:** Saturday, November 22, 2025 8:53:20 AM  
**To:** Staci Templeton <councilwomantempleton@festusmo.gov>  
**Subject:** Re: Festus Data Center Concerns

Good morning.

Testing (per our rules/regs) has to be coordinated with the City - time and day specific. Regardless - the total sound cannot exceed 60 dba. That would be full operations and all of the generators running simultaneously.

Setback and height distance are governed by code (<https://ecode360.com/28130261>) however due to the topography of the site (100' high ridge to the east, Buck Creek to the west) the setback will be more. Basically, unless you are on US67 you will not be able to see it.

Have a great day!

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
636-937-4694

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**From:** Staci Templeton <councilwomantempleton@festusmo.gov>  
**Sent:** Saturday, November 22, 2025 6:27:22 AM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Subject:** Fw: Festus Data Center Concerns

Good morning,

Can you speak to the consistent noise level vs the level when generators are being tested? Also, I know we've discussed the general location of the actual plant, as well as the minimum offset from residences, but is the developer planning to exceed that minimum distance?

Staci Templeton  
City of Festus  
Councilwoman Ward 2

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**From:** Kasey McGeehan <kaseymcgeehan@gmail.com>  
**Sent:** Friday, November 21, 2025 11:06:18 PM  
**To:** Staci Templeton <councilwomantempleton@festusmo.gov>  
**Subject:** Festus Data Center Concerns

Dear Councilwoman Templeton,

My name is Kasey McGeehan, the homeowner of 48 Ashford Place, and very recently have learned of the intent to rezone the area very near to my residence into light industrial with the plans of developing a data center right outside my neighborhood and many adjoining neighborhoods.

I lived in Hazelwood for nearly a decade near Coldwater creek and moved away from that location for the safety of my newborn daughter and as a father could not forgive myself if I overlook the abundant amount of issues and future problems this data center nested next to many of our residents will cause.

I cannot express enough my dissatisfaction if this area will be rezoned especially at the speed of which it has been decided without any proper studies as to the longstanding impacts of the environmental issues, health hazards, light pollution, sound pollution, the impact of home values, insurance rates, utility rates, electricity and water usage, and impact to local wildlife.

Though I understand the main argument for this is the potential for increased tax revenue but per Chris McKees own admittance all of that is speculative. The construction jobs quoted are a temporary amount of work and realistically the "permanent" job outlook in many data centers is not the 200-300 union workers as falsely stated.

The regulations put in place this last month to "protect" the citizenry from potential data centers feels like a deliberate ploy to say "hey we gave it an attempt but we're doing it anyways" regulating the sound to a 50db range is not good enough when it is factually a constant 50db noise day and night and not the given example of a casual conversation level of sound these vibrations are proven to cause mental and physical health issues as well there is no guidance on how far this noise will be heard, no setback restrictions to prevent the encroachment of the data center from being at the footsteps of the nearest neighboring resident and no buffer to allow the Festus citizens the privacy and respect they deserve from their community.

I urge you to vote against the rezoning of this zone and put the time in to do the proper research and studies necessary to find where this data center could fit naturally in our township without disrupting the very essence of what makes this town great.

---

**From:** Natasha Das <DasN@realcrg.com>  
**Sent:** Monday, September 8, 2025 2:57 PM  
**To:** Leah Smith; Gregory Camp; Mark Harris  
**Cc:** Chris McKee  
**Subject:** RE: Festus MO

Thanks, Leah.

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

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**From:** Leah Smith <lsmith@festusmo.gov>  
**Sent:** Monday, September 8, 2025 8:24 AM  
**To:** Natasha Das <DasN@realcrg.com>; Gregory Camp <gcamp@festusmo.gov>; Mark Harris <mark@festusmo.gov>  
**Cc:** Chris McKee <mckeec@realcrg.com>  
**Subject:** [EXTERNAL] Re: Festus MO

Yes, I submitted the notice to the Countian to run 10/17 for Zoning Code.

Respectfully,



**Leah Smith, MBA**  
City Clerk

**City of Festus, Missouri**  
Direct 636-524-7001 Main 636-937-4694 Fax 636-937-2140  
Web [www.festusmo.gov](http://www.festusmo.gov) Email [LSmith@festusmo.gov](mailto:LSmith@festusmo.gov)  
711 West Main Street, Festus, MO 63028-1719

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**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Friday, September 5, 2025 4:31 PM  
**To:** Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>; Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** RE: Festus MO

Thanks, Leah and Greg. Will this run again in the Leader ahead of 10/27? I'm assuming it'll go out in the Countian, as well – when is that anticipated?

I appreciate it. Have a great weekend!

**Natasha Das**  
*Vice President*

**CRG** // office direct 314.592.5688 // mobile 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>  
**Sent:** Friday, September 5, 2025 4:00 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** [EXTERNAL] Re: Festus MO

Natasha,

I can confirm Notice of Public Hearing for Zoning Code in yesterday's Leader:  
[https://www.myleaderpaper.com/eedition/jefferson\\_county\\_leader/page-36/page\\_274e128c-551d-5403-83a6-d677c501157b.html](https://www.myleaderpaper.com/eedition/jefferson_county_leader/page-36/page_274e128c-551d-5403-83a6-d677c501157b.html)

**NOTICE OF PUBLIC HEARING**

The City of Festus, Missouri, will hold a public hearing on October 27, 2025, at 5:50 p.m. at Festus City Hall to consider revisions to the Zoning Code. Copies of the proposed amendments are available at City Hall, 711 West Main Street, Festus, MO 63028, and on the City's website at [www.FestusMO.gov](http://www.FestusMO.gov). All interested persons may attend and be heard.

Leah Smith, City Clerk

Respectfully,



**Leah Smith, MBA**

City Clerk

**City of Festus, Missouri**

Direct 636-524-7001 Main 636-937-4694 Fax 636-937-2140

Web [www.festusmo.gov](http://www.festusmo.gov) Email [LSmith@festusmo.gov](mailto:LSmith@festusmo.gov)

711 West Main Street, Festus, MO 63028-1719

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>

**Sent:** Friday, September 5, 2025 3:53 PM

**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>

**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>

**Subject:** RE: Festus MO

Natasha,

Copying our City Clerk Leah Smith on this – she is in charge of all of our notice/postings and she can confirm.

Have a great weekend!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM

City Administrator

City of Festus

Direct: 636-524-7007



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**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>

**Sent:** Friday, September 5, 2025 3:14 PM

**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>

**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>

**Subject:** RE: Festus MO

Greg,

On our call, you mentioned that the 9/11 advertisement “might run” and that the City Clerk was checking on status. Do you have an update on whether that will run? Thank you.

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Thursday, September 4, 2025 11:40 AM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** [EXTERNAL] RE: Festus MO

I should be good for the 15<sup>th</sup>, the other 2 dates presented some conflicts – I sent invites out this morning and I’ll see what kind of response we get.

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Thursday, September 4, 2025 8:06 AM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** Re: Festus MO

Good morning. Thanks for letting us know. It would be beneficial to have you in the meetings with the mayor and council. Does your availability allow for you to join those?

The time blocking is great on our end.

Appreciate your help coordinating!

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

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**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Thursday, September 4, 2025 7:11:21 AM  
**To:** Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** [EXTERNAL] RE: Festus MO

Natahsa,

One minor concern – the annual Missouri Municipal League Conference is September 14-17, and my availability will be limited, not sure that matters.

In an effort to consolidate your time, I would suggest we block the 15<sup>th</sup> into 45-minute segments (with 15-minute breaks). I will check everyone’s availability and put together a schedule.

Have a great day!

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>  
**Sent:** Wednesday, September 3, 2025 10:50 AM  
**To:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Subject:** RE: Festus MO

Greg and Mark,

Thanks for your time this morning. Please see below agreed upon entitlement timeframe and notice details. Please let me know of any corrections.

10/16 - P&Z for revision of Zoning Code  
10/27 – Council for revision of Zoning Code  
11/20 – P&Z for Rezoning  
11/24 –Council for Rezoning & Annexation

Timing of publication for agendas

- 11/20 P&Z: not posted online until after meetings
- 11/24 CC: published on Friday prior (11/21)

Notice timeframe

- 11/20 P&Z: 15 days 11/5 → 10/24 for Leader/Countian. Notice will include P&Z and CC.
- 11/24 CC: Annexation is a separate notice that would also run on 10/24.
- Signage is still 15 days before (only for parcels in City that are being rezoned)

Additionally, we are available to meet all day on the 15<sup>th</sup>, the afternoon of the 16<sup>th</sup>, and all day on the 17<sup>th</sup>. I've also included the list of potential meetings below; please let us know if you prefer that we reach out directly to any of the parties. We appreciate your help coordinating.

Meeting with Mayor

Meeting with Ward 4 CC Members

Meeting with Ward 1 CC Members

Meeting with Ward 2 CC Members

Meeting with Ward 3 CC Members

Meeting with County Exec

Meeting with EDC – Donna Litton and Ben Brown

Include Dr. Dina McCaffrey from Jefferson College? Anyone else?

Taxing Districts: school district (Dr. Nicki Ruess), ambulance, fire

Thank you!

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Sent:** Tuesday, September 2, 2025 9:09 AM  
**To:** Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>  
**Cc:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** [EXTERNAL] RE: Festus MO

Good morning, Natasha

I've touched base with Greg and no problem bumping everything forward to October/November. Greg is confirming advertisement status.

Let me know if you need anything else and have a great week !

## Mark Harris

Director of Building & Planning  
City of Festus  
[mark@festusmo.gov](mailto:mark@festusmo.gov)  
636-937-6646



---

**From:** Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>  
**Sent:** Friday, August 29, 2025 3:05 PM  
**To:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Subject:** RE: Festus MO

Mark,

Thanks for the call. As discussed, we'd appreciate it if we could pursue the below timeline, instead.

Can you please confirm that works from your end? Also, please confirm the publication deadline and whether any notices have gone out or been requested with respect to the original 9/22 Council meeting. Thanks, again, for all of your help.

10/16 - P&Z for revision of Zoning Code

10/27 – Council for revision of zoning code  
11/10 – Annexation Council  
11/20 – P&Z for Zoning on all property  
11/24 – Rezoning Council

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

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**From:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Sent:** Friday, August 29, 2025 2:15 PM  
**To:** Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>  
**Cc:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Subject:** [EXTERNAL] RE: Festus MO

Correct, A public hearing will be held for the annexations 10/14 and rezoning 10/27, it normally begins at 5:50 followed immediately by the regular meeting at 6:00 p.m.

**Mark Harris**  
Director of Building & Planning  
City of Festus  
[mark@festusmo.gov](mailto:mark@festusmo.gov)  
636-937-6646



---

**From:** Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>  
**Sent:** Friday, August 29, 2025 1:48 PM  
**To:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Cc:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Subject:** RE: Festus MO

Thank you, Mark. When you say that the hearings are normally 10 minutes before, does that mean that the public hearings start before the 6pm CC start time? Apologies if I'm not following that correctly.

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

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**From:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Sent:** Friday, August 29, 2025 11:58 AM  
**To:** Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>  
**Cc:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Subject:** [EXTERNAL] Festus MO

Natasha

Here is the timetable I have:

**09/11 - P&Z for revision of Zoning Code**  
**09/22 – Council for revision of zoning code**  
**10/14 (Tuesday) – Annexation Council**  
**10/16 – P&Z for Zoning on all property**  
**10/27 – Rezoning Council**

All meetings are held at City Hall (P &Z 6:30 p.m.; Council 6:00 p.m. w/ hearings normally 10 mins before at 5:50 p.m.)

I've attached the ordinance as well.

Have a great weekend.

**Mark Harris**

Director of Building & Planning  
City of Festus  
[mark@festusmo.gov](mailto:mark@festusmo.gov)  
636-937-6646



---

**From:** Gregory Camp  
**Sent:** Thursday, September 25, 2025 10:01 AM  
**To:** Mark Harris; 'Natasha Das'  
**Cc:** Chris McKee; Leah Smith  
**Subject:** RE: Follow Up

Related to this – the City would handle notice to property owners in the affected radius (TBD).

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Mark Harris <mark@festusmo.gov>  
**Sent:** Thursday, September 25, 2025 9:39 AM  
**To:** 'Natasha Das' <DasN@realcrg.com>; Gregory Camp <gcamp@festusmo.gov>  
**Cc:** Chris McKee <mckeec@realcrg.com>; Leah Smith <lsmith@festusmo.gov>  
**Subject:** RE: Follow Up

Thank you.

I am simply preparing my report with this information. My report isn't public until we post the agenda approx. November 17<sup>th</sup>.

**Mark Harris**  
Director of Building & Planning  
City of Festus  
[mark@festusmo.gov](mailto:mark@festusmo.gov)  
636-937-6646



---

**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Thursday, September 25, 2025 9:29 AM  
**To:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>  
**Subject:** RE: Follow Up

Mark, please see below. This will not go public until the notices that we handle ourselves related to the rezoning, correct? Thanks.

**Stockham**

18-6.0-13.0-0-002-026 (in Festus)

**Dietrich**

18-6.0-14.0-0-000-001 (to be annexed)

18-6.0-23.0-0-000-004 (to be annexed)

**Hammon**

18-6.0-13.0-0-002-019.01 (in Festus)

18-6.0-13.0-0-002-019 (to be annexed)

**Fadler**

18-6.0-23.0-0-000-003 (to be annexed)

18-6.0-14.0-0-000-006 (to be annexed)

**Natasha Das**

*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Sent:** Thursday, September 25, 2025 9:19 AM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>; Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>  
**Subject:** [EXTERNAL] RE: Follow Up

Natasha

Can I please get a copy of the map or list of parcels involved, either in or out of the city?

Thank you !

## Mark Harris

Director of Building & Planning

City of Festus

[mark@festusmo.gov](mailto:mark@festusmo.gov)

636-937-6646



---

**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>

**Sent:** Wednesday, September 24, 2025 8:53 AM

**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>

**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>

**Subject:** RE: Follow Up

Got it, thank you.

Let us think this through a bit and we'll get back to you shortly.

Appreciate it!

## Natasha Das

*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081

**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>

**Sent:** Wednesday, September 24, 2025 8:52 AM

**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>

**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>

**Subject:** [EXTERNAL] RE: Follow Up

The dates are still good – the need to notice the annexation in the paper will not be necessary.

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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---

**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Wednesday, September 24, 2025 8:50 AM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>  
**Subject:** RE: Follow Up

Good morning, Greg.

Thank you very much, all of this info is very helpful. We'll discuss internally and get back to you on all of these items.

Based on the below annexation steps, would you want to stick to the same date (11/24) so that the annexation is occurring concurrently with the rezoning approval?

Thank you.

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
**email** [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Wednesday, September 24, 2025 8:43 AM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; Leah Smith <[lsmith@festusmo.gov](mailto:lsmith@festusmo.gov)>  
**Subject:** [EXTERNAL] RE: Follow Up

Natasha – Chris,

A few things –

- Retired Police Chief Tim Lewis lives at 63 Ashford Place. He is also a trustee for Jefferson College – would be a good person to include in any upcoming Ashford Place meetings. 636-208-5310.
- The City has been reviewing our existing steps annexation – cities in first class counties (Jefferson County) are permitted “simplified annexation” under state statute 71.014. The process is just three steps;
  - a. All record owners of land to be annexed submit petition for voluntary annexation to the City;
  - b. The Council adopts ordinance finding annexed area to be contiguous and compact (no public hearing or publication of notice required); and
  - c. Submit three certified copies to County Clerk.

Also, I spoke with County Administrator David Courtway yesterday, he was asking about coordinating on local newspaper coverage (best, trusted reporter) and who would comprise a presentation panel – I wanted to be sure that this is something you were working on.

Have a great day!

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Thursday, September 18, 2025 2:40 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** RE: Follow Up

Sounds good. Appreciate it!

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Thursday, September 18, 2025 12:15 PM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** [EXTERNAL] RE: Follow Up

I would defer to them as far as how many they would want to include.

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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---

**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Thursday, September 18, 2025 11:24 AM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** RE: Follow Up

Thank you! Do you suggest we meet initially with only those three (we'd still hold separate meetings for the church and the HOA) or are there others from the church and HOA that we should include?

**Natasha Das**  
*Vice President*

**CRG // office direct** 314.592.5688 // **mobile** 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Thursday, September 18, 2025 11:10 AM  
**To:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>

Cc: Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>

Subject: [EXTERNAL] RE: Follow Up

Natasha,

Matthew Culbertson is the Senior Pastor at Faith Baptist Church - [mattc@faithfestus.com](mailto:mattc@faithfestus.com)

Ashford Place HOA - Darrell Faerber [darrell.fauber@gmail.com](mailto:darrell.fauber@gmail.com)

Ashford Place HOA - Michael Pashia [michael.pashia@yahoo.com](mailto:michael.pashia@yahoo.com)

If you need anything else, just let me know.

Have a great day!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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---

**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>

**Sent:** Thursday, September 18, 2025 10:25 AM

**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>

**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>

**Subject:** Follow Up

Greg,

Thank you again for all your guidance and coordination. As we think through next steps, are you able to share the list of HOA board members and Faith Baptist representatives you suggest we invite to the meetings?

Thank you.

**Natasha Das**  
*Vice President*

**CRG** // office direct 314.592.5688 // mobile 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Chris McKee <mckeec@realcrg.com>  
**Sent:** Monday, September 22, 2025 11:01 AM  
**To:** Gregory Camp  
**Cc:** Natasha Das  
**Subject:** Re: Ordinance Revisions

10 tomorrow is great. I will send an invite.

C

**Christopher P. McKee**  
*President, CRG*

**CRG // mobile** 314.223.6818  
email [mckeec@realcrg.com](mailto:mckeec@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <gcamp@festusmo.gov>  
**Date:** Monday, September 22, 2025 at 10:53 AM  
**To:** Chris McKee <mckeec@realcrg.com>  
**Cc:** Natasha Das <DasN@realcrg.com>  
**Subject:** [EXTERNAL] RE: Ordinance Revisions

Chris,

I am swamped today with a council meeting tonight – Brandon gave me a heads up on the ordinance concerns Friday, would you have some time tomorrow around 10am?

Here's the contact information for the group last week:

Dennis Gannon - [dgannon@jeffcomo.org](mailto:dgannon@jeffcomo.org)  
David Courtway - [dcourtway@jeffcomo.org](mailto:dcourtway@jeffcomo.org)  
Dr. Dena McCaffrey - [dmccaffr@jeffco.edu](mailto:dmccaffr@jeffco.edu)  
Dr. Nicki Ruess - [ruessnicki@festusedu.com](mailto:ruessnicki@festusedu.com)  
Tracy Howell - [thowell@jpadems.com](mailto:thowell@jpadems.com)  
Donna Litton - [dlitton@jeffcomo.org](mailto:dlitton@jeffcomo.org)  
Ben Brown - [bbrown@jeffcomo.org](mailto:bbrown@jeffcomo.org)

Mayor Sam Richards - [mayorrichards@festusmo.gov](mailto:mayorrichards@festusmo.gov)  
Dave Boyer - [councilmanboyer@festusmo.gov](mailto:councilmanboyer@festusmo.gov)  
Jim Collier - [councilmancollier@festusmo.gov](mailto:councilmancollier@festusmo.gov)  
Brian Wehner - [councilmanwehner@festusmo.gov](mailto:councilmanwehner@festusmo.gov)  
Stacy Templeton - [councilwomantempleton@festusmo.gov](mailto:councilwomantempleton@festusmo.gov)  
Bobby Venz - [councilmanvenz@festusmo.gov](mailto:councilmanvenz@festusmo.gov)  
Kevin Dennis - [councilmandennis@festusmo.gov](mailto:councilmandennis@festusmo.gov)  
Jim Tinnin - [councilmantinnin@festusmo.gov](mailto:councilmantinnin@festusmo.gov)  
Mike Cook - [councilmancook@festusmo.gov](mailto:councilmancook@festusmo.gov)

Have a great day!

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Chris McKee <mckeec@realcrg.com>  
**Sent:** Monday, September 22, 2025 8:55 AM  
**To:** Gregory Camp <gcamp@festusmo.gov>  
**Cc:** Natasha Das <DasN@realcrg.com>  
**Subject:** Ordinance Revisions

Good morning, Greg,

I hope you had a pleasant weekend. Could we find some time today to discuss the proposed ordinance revisions? We reviewed them in detail on Friday and have a few comments we'd like to share.

Additionally, could you please send us the contact information for the individuals we met with last week? We would like to follow up with them on any further questions they might have.

Thank you.

Chris

**Christopher P. McKee**  
*President, CRG*

**CRG** // mobile 314.223.6818  
email [mckeec@realcrg.com](mailto:mckeec@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Mark Harris  
**Sent:** Friday, August 8, 2025 9:54 AM  
**To:** 'Chris McKee'; Gregory Camp; Michael Christopher; Doug Bjornstad  
**Cc:** Natasha Das; Stock George  
**Subject:** RE: Thank you

You as well.

If any questions arise, feel free to email or call.

## Mark Harris

Director of Building & Planning  
City of Festus  
[mark@festusmo.gov](mailto:mark@festusmo.gov)  
636-937-6646



---

**From:** Chris McKee <mckeec@realcrg.com>  
**Sent:** Friday, August 8, 2025 9:36 AM  
**To:** Gregory Camp <gcamp@festusmo.gov>; Mark Harris <mark@festusmo.gov>; Michael Christopher <mchristopher@festusmo.gov>; Doug Bjornstad <dbjornstad@jeffcopsd.org>  
**Cc:** Natasha Das <DasN@realcrg.com>; Stock George <george.stock@stockassoc.com>  
**Subject:** Thank you

Team:

Thank you for meeting with us yesterday. We look forward to working with your team. Have a great weekend.

Chris

**Christopher P. McKee**  
*President, CRG*

**CRG // mobile** 314.223.6818  
email [mckeec@realcrg.com](mailto:mckeec@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Mark Harris  
**Sent:** Friday, November 7, 2025 9:24 AM  
**To:** Gregory Camp; Chris McKee; Malone, Brian J.; Brandon T. Moonier; Natasha Das  
**Subject:** Re: Thurman Law Firm's Zoom Meeting

My appologies but I will be unable to attend the Zoom. I would very much appreciate the synopsis or video I could view later.

Also, the agenda for Thursday the 20th P&Z would normally be published Monday the 17th. The only item is the rezoning of the parcels from N-1/R-1 to I-1. And would be described as such on the agenda.

I've had 2 committals for travel to view an active data center (chairman Danny Lipina & Richard Belleville). I have not heard from any of the others but will encourage them again. Quoting Belleville "BIG revenue option for Festus, residents are not sure of it will be worth the published issues". Lipina supports the future development.

Let me know if I can provide anything else and have a great weekend !

- Mark

---

**From:** Gregory Camp <gcamp@festusmo.gov>  
**Sent:** Friday, November 7, 2025 9:57:29 AM  
**To:** Chris McKee <mckeec@realcrg.com>; Malone, Brian J. <bmalone@lashlybaer.com>; Brandon T. Moonier <moonier@thurmanlaw.com>; Natasha Das <dasn@realcrg.com>; Mark Harris <mark@festusmo.gov>  
**Subject:** RE: Thurman Law Firm's Zoom Meeting

All,

With the agenda/annexation posted – the direct question posted to me by Ben Menendez (Facebook page [JeffCo Voters Voices For Responsible Development](#)), is it safe to assume this is for the Festus Data Center?

At some point the cat is out of the bag – while the zoning is not I1, that is certainly the intent.

Thoughts on a response?

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus

Direct: 636-524-7007



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**From:** Chris McKee <mckeec@realcrg.com>  
**Sent:** Thursday, November 6, 2025 3:57 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>; Malone, Brian J. <bmalone@lashlybaer.com>; Brandon T. Moonier <moonier@thurmanlaw.com>; Natasha Das <dasn@realcrg.com>; Mark Harris <mark@festusmo.gov>  
**Subject:** Re: Thurman Law Firm's Zoom Meeting

Works for me.

**Christopher P. McKee**  
*President, CRG*

**CRG // mobile** 314.223.6818  
email [mckeec@realcrg.com](mailto:mckeec@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Date:** Thursday, November 6, 2025 at 3:54 PM  
**To:** Malone, Brian J. <[bmalone@lashlybaer.com](mailto:bmalone@lashlybaer.com)>, Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>, Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>, Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>, Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Subject:** [EXTERNAL] RE: Thurman Law Firm's Zoom Meeting

How about 11am?

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Malone, Brian J. <[BMalone@lashlybaer.com](mailto:BMalone@lashlybaer.com)>  
**Sent:** Thursday, November 6, 2025 3:30 PM  
**To:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>; Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Subject:** RE: Thurman Law Firm's Zoom Meeting

I'll be in court from 9-10 or so. Any other time Friday would work for me.

Brian

BRIAN J. MALONE  
Attorney at Law  
DIRECT: 314 436.8375  
[bmalone@lashlybaer.com](mailto:bmalone@lashlybaer.com)  
Licensed in Missouri

---

**From:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Sent:** Thursday, November 6, 2025 3:25 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>; Malone, Brian J. <[BMalone@lashlybaer.com](mailto:BMalone@lashlybaer.com)>; Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>  
**Subject:** Re: Thurman Law Firm's Zoom Meeting

I can make any earlier time work.

**Christopher P. McKee**  
*President, CRG*

**CRG** // mobile 314.223.6818  
email [mckeec@realcrg.com](mailto:mckeec@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Date:** Thursday, November 6, 2025 at 3:22 PM  
**To:** Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>, Malone, Brian J. <[bmalone@lashlybaer.com](mailto:bmalone@lashlybaer.com)>, Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>, Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>, Chris McKee

<[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>

**Subject:** [EXTERNAL] Re: Thurman Law Firm's Zoom Meeting  
Is there an earlier option?

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
636-937-4694

---

**From:** Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>  
**Sent:** Thursday, November 6, 2025 1:39:25 PM  
**To:** Malone, Brian J. <[bmalone@lashlybaer.com](mailto:bmalone@lashlybaer.com)>; [dasn@realcrg.com](mailto:dasn@realcrg.com) <[dasn@realcrg.com](mailto:dasn@realcrg.com)>; Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; [mckeec@realcrg.com](mailto:mckeec@realcrg.com) <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** Thurman Law Firm's Zoom Meeting  
**When:** Friday, November 7, 2025 1:00 PM-2:00 PM.  
**Where:** <https://us02web.zoom.us/j/83901188715?pwd=iQcf1ql3apSSNzJkileFdekTGy4CzG.1>

Thurman Law Firm is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83901188715?pwd=iQcf1ql3apSSNzJkileFdekTGy4CzG.1>

Meeting ID: 839 0118 8715

Passcode: 355722

---

One tap mobile

+13126266799,,83901188715#,,,,\*355722# US (Chicago)

+16465588656,,83901188715#,,,,\*355722# US (New York)

Join instructions

[https://us02web.zoom.us/meetings/83901188715/invitations?signature=4ot\\_aZF56WPMBSa26pbHljl\\_I7393cQs\\_znbFe07bVo](https://us02web.zoom.us/meetings/83901188715/invitations?signature=4ot_aZF56WPMBSa26pbHljl_I7393cQs_znbFe07bVo)

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**From:** Chris McKee <mckeec@realcrg.com>  
**Sent:** Friday, November 7, 2025 9:24 AM  
**To:** Gregory Camp; Malone, Brian J.; Brandon T. Moonier; Natasha Das; Mark Harris  
**Subject:** Re: Thurman Law Firm's Zoom Meeting

Let's discuss on the noon call. I think we say yes but want to discuss messaging with y'all.

**Christopher P. McKee**  
*President, CRG*

**CRG** // mobile 314.223.6818  
email [mckeec@realcrg.com](mailto:mckeec@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <gcamp@festusmo.gov>  
**Date:** Friday, November 7, 2025 at 8:57 AM  
**To:** Chris McKee <mckeec@realcrg.com>, Malone, Brian J. <bmalone@lashlybaer.com>, Brandon T. Moonier <moonier@thurmanlaw.com>, Natasha Das <dasn@realcrg.com>, Mark Harris <mark@festusmo.gov>  
**Subject:** [EXTERNAL] RE: Thurman Law Firm's Zoom Meeting

All,

With the agenda/annexation posted – the direct question posted to me by Ben Menendez (Facebook page [JeffCo Voters Voices For Responsible Development](#)), is it safe to assume this is for the Festus Data Center?

At some point the cat is out of the bag – while the zoning is not I1, that is certainly the intent.

Thoughts on a response?

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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---

**From:** Chris McKee <mckeec@realcrg.com>  
**Sent:** Thursday, November 6, 2025 3:57 PM  
**To:** Gregory Camp <gcamp@festusmo.gov>; Malone, Brian J. <bmalone@lashlybaer.com>; Brandon T. Moonier <moonier@thurmanlaw.com>; Natasha Das <dasn@realcrg.com>; Mark Harris <mark@festusmo.gov>  
**Subject:** Re: Thurman Law Firm's Zoom Meeting

Works for me.

**Christopher P. McKee**  
*President, CRG*

**CRG // mobile** 314.223.6818  
**email** [mckeec@realcrg.com](mailto:mckeec@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <gcamp@festusmo.gov>  
**Date:** Thursday, November 6, 2025 at 3:54 PM  
**To:** Malone, Brian J. <bmalone@lashlybaer.com>, Chris McKee <mckeec@realcrg.com>, Brandon T. Moonier <moonier@thurmanlaw.com>, Natasha Das <dasn@realcrg.com>, Mark Harris <mark@festusmo.gov>  
**Subject:** [EXTERNAL] RE: Thurman Law Firm's Zoom Meeting  
How about 11am?

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Malone, Brian J. <BMalone@lashlybaer.com>  
**Sent:** Thursday, November 6, 2025 3:30 PM  
**To:** Chris McKee <mckeec@realcrg.com>; Gregory Camp <gcamp@festusmo.gov>; Brandon T. Moonier

<[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>; Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>

**Subject:** RE: Thurman Law Firm's Zoom Meeting

I'll be in court from 9-10 or so. Any other time Friday would work for me.

Brian

BRIAN J. MALONE  
Attorney at Law  
DIRECT: 314 436.8375  
[bmalone@lashlybaer.com](mailto:bmalone@lashlybaer.com)  
Licensed in Missouri

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**From:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>

**Sent:** Thursday, November 6, 2025 3:25 PM

**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>; Malone, Brian J. <[BMalone@lashlybaer.com](mailto:BMalone@lashlybaer.com)>; Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>

**Subject:** Re: Thurman Law Firm's Zoom Meeting

I can make any earlier time work.

**Christopher P. McKee**  
*President, CRG*

**CRG** // mobile 314.223.6818  
email [mckeec@realcrg.com](mailto:mckeec@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>

**Date:** Thursday, November 6, 2025 at 3:22 PM

**To:** Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>, Malone, Brian J. <[bmalone@lashlybaer.com](mailto:bmalone@lashlybaer.com)>, Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>, Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>, Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>

**Subject:** [EXTERNAL] Re: Thurman Law Firm's Zoom Meeting

Is there an earlier option?

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
636-937-4694

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**From:** Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>

**Sent:** Thursday, November 6, 2025 1:39:25 PM

**To:** Malone, Brian J. <[bmalone@lashlybaer.com](mailto:bmalone@lashlybaer.com)>; [dasn@realcrg.com](mailto:dasn@realcrg.com) <[dasn@realcrg.com](mailto:dasn@realcrg.com)>; Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Mark Harris <[mark@festusmo.gov](mailto:mark@festusmo.gov)>; [mckeec@realcrg.com](mailto:mckeec@realcrg.com) <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>

**Subject:** Thurman Law Firm's Zoom Meeting

**When:** Friday, November 7, 2025 1:00 PM-2:00 PM.

**Where:** <https://us02web.zoom.us/j/83901188715?pwd=iQcf1qI3apSSNzJkileFdekTGy4CzG.1>

Thurman Law Firm is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83901188715?pwd=iQcf1qI3apSSNzJkileFdekTGy4CzG.1>

Meeting ID: 839 0118 8715

Passcode: 355722

---

One tap mobile

+13126266799,,83901188715#,,,,\*355722# US (Chicago)

+16465588656,,83901188715#,,,,\*355722# US (New York)

Join instructions

[https://us02web.zoom.us/meetings/83901188715/invitations?signature=4ot\\_aZF56WPMBSa26pbHjL\\_I7393cQs\\_znbFe07bVo](https://us02web.zoom.us/meetings/83901188715/invitations?signature=4ot_aZF56WPMBSa26pbHjL_I7393cQs_znbFe07bVo)

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**From:** Natasha Das <DasN@realcrg.com>  
**Sent:** Monday, November 10, 2025 7:46 PM  
**To:** Gregory Camp; Malone, Brian J.; Brandon T. Moonier  
**Cc:** Chris McKee  
**Subject:** RE: CRG Visits

All great news. Thank you, Greg. If the others have conflicts with those dates, please feel free to have them provide some dates/times that work on their end.

Thank you, again.

**Natasha Das**  
*Vice President*

**CRG** // office direct 314.592.5688 // mobile 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

---

**From:** Gregory Camp <gcamp@festusmo.gov>  
**Sent:** Monday, November 10, 2025 7:29 PM  
**To:** Natasha Das <DasN@realcrg.com>; Malone, Brian J. <bmalone@lashlybaer.com>; Brandon T. Moonier <moonier@thurmanlaw.com>  
**Cc:** Chris McKee <mckeec@realcrg.com>  
**Subject:** [EXTERNAL] RE: CRG Visits

Natasha,

I did touch base with everyone tonight at our work session/council meeting – add Councilman Cook to Thursday (11/13) afternoon. If anyone changes their mind, I will let you know.

I did confirm that Mayor Richards and Councilman Tinnin WILL be at the P&Z meeting on the 20<sup>th</sup>.

Have a good evening!

***“Always do right. This will gratify some people, and astonish the rest” – Mark Twain***

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007



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**From:** Natasha Das <[DasN@realcrg.com](mailto:DasN@realcrg.com)>  
**Sent:** Monday, November 10, 2025 5:08 PM  
**To:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>; Malone, Brian J. <[bmalone@lashlybaer.com](mailto:bmalone@lashlybaer.com)>; Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>  
**Subject:** Re: CRG Visits

Thanks, Greg - appreciate it.

Did the other council members not respond, or are they not interested? It would be nice to touch base with them before next week.

**Natasha Das**  
*Vice President*

CRG // office direct 314.592.5688 // mobile 636.236.4081  
email [DasN@realcrg.com](mailto:DasN@realcrg.com) // [WWW.REALCRG.COM](http://WWW.REALCRG.COM)

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**From:** Gregory Camp <[gcamp@festusmo.gov](mailto:gcamp@festusmo.gov)>  
**Sent:** Monday, November 10, 2025 4:50:49 PM  
**To:** Malone, Brian J. <[bmalone@lashlybaer.com](mailto:bmalone@lashlybaer.com)>; Brandon T. Moonier <[moonier@thurmanlaw.com](mailto:moonier@thurmanlaw.com)>  
**Cc:** Chris McKee <[mckeec@realcrg.com](mailto:mckeec@realcrg.com)>; Natasha Das <[dasn@realcrg.com](mailto:dasn@realcrg.com)>  
**Subject:** [EXTERNAL] CRG Visits

All,

Here are the confirmations I have for visits.

CRG Visits

Date	Time	Attendee	Position	Email
12-Nov	8a-10a	Brian Malone	City Attorney	<a href="mailto:bmalone@lashlybaer.com">bmalone@lashlybaer.com</a>
12-Nov	8a-10a	David Courtway	Jefferson County	<a href="mailto:dcourtway@jeffcomo.org">dcourtway@jeffcomo.org</a>

13-Nov	1pm	Brian Wehner	Councilman	<a href="mailto:councilmanwehner@festusmo.gov">councilmanwehner@festusmo.gov</a>
13-Nov	1pm	Jim Walker	Building and Planning	<a href="mailto:jim.walker@festusmo.gov">jim.walker@festusmo.gov</a>
13-Nov	1pm	Danny Lipnia	Planning @ Zoning (chair)	<a href="mailto:dannystopshop@yahoo.com">dannystopshop@yahoo.com</a>
13-Nov	2p-4p	Ben Brown	Jeffco EDC	<a href="mailto:bbrown@jeffcomo.org">bbrown@jeffcomo.org</a>
17-Nov	1pm	Rick Belleville	Planning and Zoning	<a href="mailto:belleville76@msn.com">belleville76@msn.com</a>
17-Nov	1pm	Michael Christopher	Public Works	<a href="mailto:mchristopher@festusmo.gov">mchristopher@festusmo.gov</a>

**“Always do right. This will gratify some people, and astonish the rest” – Mark Twain**

Greg Camp-ICMA-CM  
City Administrator  
City of Festus  
Direct: 636-524-7007




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**FORD SCHOOL  
SCIENCE, TECHNOLOGY,  
AND PUBLIC POLICY**  
UNIVERSITY OF MICHIGAN

# WHAT HAPPENS WHEN DATA CENTERS COME TO TOWN?

**Terry Nguyen**

BA Public Policy

**Ben Green**

Assistant Professor, School of Information and  
Gerald R. Ford School of Public Policy

**Partner:** Michigan Environmental Justice  
Coalition

## Introduction

The rapid growth of data centers, with their enormous energy and water demands, necessitates targeted policy interventions to mitigate environmental impacts and protect local communities. To address these issues, states with existing data center tax breaks should adopt sustainable growth policies for data centers, mandating energy audits, strict performance standards, and renewable energy integration, while also requiring transparency in energy usage reporting. “Renewable energy additionality” clauses should ensure data centers contribute to new renewable capacity rather than relying on existing resources. If these measures prove insufficient, states should consider repealing tax breaks to slow unsustainable data center growth. States without tax breaks should avoid such incentives altogether while simultaneously implementing mandatory reporting requirements to hold data centers accountable for their environmental impact. Broader measures should include protecting local tax revenues for schools, regulating utility rate hikes to prevent cost-shifting to consumers, and aligning data center energy demands with state climate goals to avoid prolonging reliance on fossil fuels.

## Key Findings

**Increased Utility Rates:** Data centers increase local electric utility rates by driving up overall energy demand, which can strain grid capacity and force utilities to invest in costly infrastructure upgrades. These costs are passed on to residents through higher rates. Data centers have also secured long-term power agreements, which reduce the available supply and push prices up for other consumers.

**High Resource Consumption:** A single data center can consume up to 2 megawatt hours of power—equivalent to the power used by 2,000 homes—and millions of gallons of water annually for cooling, straining local resources and infrastructure.

**Ineffective Tax Incentives:** Tax breaks for data centers do not deliver the promised economic benefits, such as high-paying jobs, and they reduce local tax revenues, while shifting financial burdens onto communities and schools.

**Climate and Energy Challenges:** Data centers' massive energy demands are prolonging the operation of fossil fuel plants and undermining state renewable energy goals, as seen in states like Michigan, Virginia, and Nebraska.

**Resource Efficiency Trade-Off:** While advanced cooling methods like liquid immersion and direct-to-chip cooling offer energy efficiency improvements, current technologies force a trade-off between energy and water efficiency, limiting sustainable solutions.

**Policy Solutions:** To mitigate data centers' environmental impacts and align their growth with sustainability goals, policymakers should adopt model laws like the German Energy Efficiency Act, add requirements for new renewable energy, and enforce transparency through mandatory reporting.

## Background: Data Centers and the Environment

### What is a data center?

A data center is a specialized facility designed to house and manage an organization's IT infrastructure, including servers, storage systems, networking equipment, and other hardware essential for processing, storing, and distributing vast amounts of data. These facilities serve as the backbone of modern digital services, enabling everything from cloud computing and online transactions to streaming platforms and artificial intelligence (AI) applications. Data center designs incorporate advanced cooling systems, backup power, and in-house cybersecurity measures to ensure efficiency, reliability, and security. As data centers continue to grow in scale and complexity, their energy use and environmental footprint are also expanding.

### Why are data centers growing so rapidly?

Data centers are growing rapidly due to the exponential increase in data generation and consumption occurring across industries. The proliferation of cloud computing, internet of things (IoT) devices, artificial intelligence, and big data analytics has created an insatiable demand for storage, processing power, and connectivity. AI has largely driven increases in data center electricity demands as advanced machine learning models require massive computational power for training and inference. One estimate suggests that a prompt on ChatGPT requires 10 times more energy than a traditional Google search.<sup>1</sup> Businesses and consumers rely on seamless and instantaneous access to online services, streaming platforms, and real-time applications, necessitating server infrastructure to support these needs. Additionally, the shift to remote work and hybrid models during the COVID-19

pandemic further accelerated the reliance on cloud-based solutions, pushing data center expansion.



Photo credit: andreiz10 - stock.adobe.com

### Why do data centers consume water for cooling?

For higher-density data centers, liquid cooling is required to maintain performance requirements. Data centers generate heat primarily due to the electrical energy consumed by servers, storage systems, and networking equipment. When electricity powers these components, a significant portion is converted into heat due to resistance in circuits, semiconductor switching losses, and other inefficiencies. High-performance computing tasks, such as AI training, cloud computing, and large-scale data processing, further intensify heat generation because they demand continuous, heavy workloads.

If this heat is not removed, rising temperatures lead to hardware malfunctions, reduced efficiency, and even permanent damage. Water cooling is often used because it absorbs heat more effectively than air thanks to water's high specific heat capacity (ability to store thermal energy) and thermal conductivity (ability to transfer heat). Twenty-two percent of data

center facilities use water-based cooling systems to absorb and dissipate heat more efficiently than air alone.<sup>2</sup> Systems like chilled water loops, liquid immersion cooling, or evaporative cooling circulate water to capture and carry away heat and maintain safe operating temperatures while improving energy efficiency compared to air-based methods.

## How much water and electricity do data centers use?

Data centers are rapidly growing consumers of electricity and water, driven by their energy-intensive operations and cooling requirements. On average, a single data center can consume up to 2 megawatt hours (MWh) of electricity, which is roughly the equivalent power consumption of a small town. Data centers consumed more than 4% of U.S.



Photo credit: creativenature.nl - stock.adobe.com

electricity in 2023, with estimates suggesting that this consumption could rise to 12% by 2028.<sup>3</sup> This massive electricity demand is matched by equally staggering water consumption, as cooling these power-hungry facilities requires vast amounts of water—some individual data centers use hundreds of millions of gallons annually, dwarfing the usage of entire communities the data centers are within. Most facilities use over 10 million gallons (38 million liters) of water per year.<sup>4</sup> Google's Council Bluffs data

center in Iowa uses around 980 million gallons (3709 million liters) of water per year, which is equivalent to the annual water usage of over 4 million homes.<sup>5</sup>

## How does data center cooling work?

Data center cooling relies on six main technologies to manage heat dissipation and maintain optimal performance.

1. Water-cooled systems are water-intensive but energy-efficient.<sup>6</sup> Chilled water cooling systems use a refrigeration cycle to cool air via chilled coils.
2. Air-cooled systems rely on fans and compressors, consuming more electricity but less water, while Direct Expansion (DX) cooling uses refrigerant to absorb heat directly from the air, making it suitable for smaller data centers.
3. Computer Room Air Handlers (CRAHs) circulate chilled water and air in separate loops, offering efficient temperature and humidity control for larger spaces.
4. Emerging technologies like liquid immersion cooling and direct-to-chip liquid cooling use dielectric fluids to cool components directly, enabling higher power densities and energy savings but requiring specialized equipment.

While these cooling technologies each offer distinct trade-offs between water and energy use, the fundamental challenge remains. Data centers must prioritize either water efficiency or energy efficiency, as existing systems cannot yet optimize both simultaneously. Data center cooling can be optimized for either energy efficiency or water efficiency, but with current cooling technology, achieving both is not possible.



Photo credit: Sepia - stock.adobe.com

## The impossibility of an environmentally friendly data center

Data centers cannot fully operate on renewable energy alone. Renewable energy sources like solar and wind are inconsistent and cannot meet the uptime (time during which a machine, especially a computer, is in operation) requirements of data centers. Tier 1 data centers require 99.671% uptime while Tier 4s demand 99.995%. These factors make it impossible for data centers to depend solely on renewables without compromising reliability.

As demand for cloud computing and AI-driven technologies accelerates, data centers are being constructed at a rapid pace, often in areas where existing power infrastructure is insufficient to meet their enormous energy needs. **To ease concerns about environmental impact, data center operators frequently pledge that their facilities will eventually run on clean energy, including next-generation nuclear sources such as small modular reactors (SMRs). However, these SMRs remain largely theoretical, with no commercially viable models yet in operation.**<sup>7</sup> In the interim, companies claim they will rely on fossil fuels as a temporary “bridge” until greener solutions become available. Yet in practice, this transition is often delayed or abandoned

altogether, resulting in the direct commissioning of new fossil fuel power plants to keep these facilities online.

This gap between promise and reality underscores the fundamental contradiction in labeling data centers as “environmentally friendly.” Battery storage is essential for balancing the intermittent nature of renewable energy generation, but batteries rapidly degrade and are reliant on rare minerals like lithium, nickel, cobalt, manganese, lead, and copper. These minerals are already in short supply due to high demand from the electric vehicle industry. Data centers will also always have an environmental footprint through material resource consumption, water usage, and electricity demands. This makes it unfeasible for them to be completely environmentally friendly.

## The Effects on Local Communities

### Data centers do not bring in high-paying tech jobs

Data centers do not bring high-paying tech jobs to local communities because they operate as infrastructure projects rather than traditional job-creating businesses. Although the construction of data centers can create many jobs, those are short-lived. Once data centers are built, they require relatively few employees since the facilities primarily house computers and servers.<sup>8</sup> The jobs that data centers do create locally are typically low-wage, term-limited, non-technical positions such as security, maintenance, and janitorial work. These roles are often filled by contractors rather than full-time employees, meaning they lack union protections, benefits, and job security. As a result, these positions tend to be short-term and do not contribute to sustained economic growth or long-term career opportunities for local residents.

**Subsidies intended to encourage job creation result in corporate benefits without local hiring.** For example, tax breaks for data centers in Washington State were intended to create jobs in rural areas but primarily benefited large corporations like Microsoft.<sup>9</sup> Since the inception of the incentives, more than \$300 million in tax revenue has been forgone—money that would otherwise have supported public services such as education, emergency services, and infrastructure. In exchange, the data centers have created few jobs and have required limited staffing for operations. In Quincy, a small town that hosts several large data centers, the local fire department is so underfunded that it struggles to retain personnel and replace outdated equipment—even as Microsoft and other tech giants operate multimillion-dollar facilities nearby. In some cases, the cost to taxpayers for each

job created can exceed \$1 million. Furthermore, the state has little oversight or enforcement mechanisms to ensure that the tech companies deliver on promised benefits. Despite initial legislative goals to boost local employment and economic vitality, the reality is that taxpayers are heavily subsidizing wealthy corporations with minimal transparency or accountability regarding the actual economic impact.



Photo credit: timofeev - stock.adobe.com

### Data center tax breaks only benefit corporations

Data center companies locate sites based on electricity prices, land availability, and climate conditions. Although tax breaks are often justified as a way for communities to attract data centers, these policies do not affect data center location decisions. As an executive responsible for Microsoft’s North American data centers stated in 2024, “I can’t think of a site selection or placement decision that was decided on a set of tax incentives.”<sup>10</sup>

A new data center in Genesee County, Alabama, could reduce revenues to schools and the local government by \$1.7 million each year.<sup>11</sup> Developers are seeking a

minimum \$167 million in tax breaks for the creation of 200 jobs, or \$838,000 per job. These figures far exceed reasonable benchmarks for economic development incentives, making it unlikely that taxpayers will ever see a return on investment. These subsidies would come on top of approximately \$100 million in state funding already spent on preparing the STAMP (Science and Technology Advanced Manufacturing Park) site, making the per-job cost difficult to justify. The high subsidies for STAMP would serve only to boost corporate profits rather than provide meaningful economic benefits to the local community.

## Reduced tax revenue for independent school districts

In the case of Switch’s data center in Michigan, the company sought exemptions from property taxes that funded school districts. This move directly reduced the revenue streams for Caledonia Community Schools and Kent Intermediate School District, resulting in a prolonged legal dispute.<sup>12</sup>

In Michigan, tax breaks for data centers exempt them from paying personal property taxes, including on machinery and computers, some of the most valuable assets in their operations.<sup>13</sup> While they may still pay real property taxes on land and buildings, the overall tax contribution to schools is significantly diminished. This loss of revenue means less funding for educational programs, teacher salaries, and facility improvements, directly impacting the quality of education for students. These tax incentives have shifted the financial burden onto residents and other businesses, who must make up for the lost revenue through higher taxes and reduced public services. Michigan lawmakers initially considered legislation that would have required school districts to reimburse

the company for taxes already paid, further straining school finances.



Photo credit: Monkey Business – stock.adobe.com

## Higher energy rates for consumers

When data centers are built, they raise utility rates for nearby communities. **As demand surges, utility companies often pass the costs of infrastructure upgrades and increased energy procurement onto residents and small businesses through higher rates.**<sup>14</sup>

Many communities, especially in rural or suburban areas, do not realize the connection until their monthly bills spike. Companies and legislatures also withhold information about the electricity and water use of data centers, preventing consumers from realizing that increased utility costs are often associated with the arrival of energy-intensive facilities. By keeping usage data confidential or vaguely reported, corporations and policymakers avoid public scrutiny, even as these facilities strain local resources. Without clear disclosures, residents remain unaware of how much water is diverted for cooling systems or how much electricity is consumed—information that could help communities

push for fairer cost distribution or sustainable practices.

This lack of accountability allows data center operators to expand rapidly while shifting the financial and environmental burdens onto utility customers. As a result, many residents must pay higher bills without understanding the cause, leaving them unable to advocate for better regulations or compensation.<sup>15</sup> The financial strain caused by data centers most severely impacts lower-income households, whose utility bills represent a disproportionate share of their income, exacerbating economic inequality in the region.



Photo credit: agnormark - stock.adobe.com

While communities face higher bills, data centers frequently negotiate lower rates through bulk Power Purchasing Agreements (PPAs) with investor-owned utility companies.<sup>16</sup> These agreements allow data centers to operate at reduced costs despite their massive energy consumption, further shifting the financial burden onto local households and businesses. In August 2024, Meta signed two long-term PPAs with German power producer RWE for a combined 374 megawatt production in Illinois and Louisiana.<sup>17</sup> Despite solar PPA prices holding steady, energy prices for residential consumers have increased by 20.7% in Clark County, Illinois,

and 39.0% in Laffite, Louisiana.<sup>18</sup> Data centers and utility companies frequently collaborate to lobby state regulators for rate increases, exacerbating the disparity. In Michigan, DTE and Switch have spent over \$2 million lobbying the state house, senate, and Public Service Commission to raise electric rates; residential electricity rates have increased by 25% since the construction of the Switch data center in 2017 and are now 17% higher than the national average.<sup>19</sup> This figure has yet to include the additional \$217.4 million rate hike approved by the Michigan Public Service Commission this year.<sup>20</sup> This dynamic leaves communities bearing the brunt of higher utility prices without reaping the economic benefits promised by data center development.

## Data Centers Keep Fossil Fuel Plants Open

The rapidly growing energy demands of data centers have forced states to delay the retirement of coal and gas plants and even consider building new fossil fuel facilities.

### Michigan

Data centers undermine Michigan's climate plan by increasing electricity demand to a level that justifies keeping fossil fuel plants online. The state's climate law includes an "offramp" provision, allowing fossil fuel generation to continue if renewable energy capacity is insufficient.<sup>21</sup> As artificial intelligence and cloud computing drive higher energy consumption, utilities like Consumers Energy have warned that meeting renewable portfolio standards may become more challenging. Similar data centers have derailed climate goals in other states.<sup>22</sup>



Photo credit: Parilov - stock.adobe.com

### Virginia

Data centers have prolonged the use of coal and led to new natural gas proposals in Virginia.<sup>23</sup> PJM Interconnection announced that Virginia's coal power plants will continue

operating to meet electricity requirements of data centers while waiting for renewable energy infrastructure to catch up. This situation is especially acute in Virginia, which hosts about half of all U.S. data centers and faces projected power demand increases of 85% over the next 15 years.<sup>24</sup> While renewable energy projects, like the Sumitomo Corp's 1.5 gigawatt solar and battery initiative are being developed, the immediate power requirements are so substantial that coal plants in West Virginia and Maryland are being kept operational well beyond their planned retirement dates.<sup>25</sup> PJM Interconnection has proposed a \$5.9 billion project to build new transmission lines that would deliver electricity across multiple states to Virginia.<sup>26</sup> The transmission network would transport power from several West Virginia coal plants that are scheduled to shut down.

### Nebraska

The 644-MW North Omaha Station coal plant, originally scheduled to close in 2023, will now remain active until at least 2026 due to increased power needs from nearby data centers.<sup>27</sup> Meta's facility alone consumes nearly as much power as the entire North Omaha station produces, while Google's data center in Papillon is an even larger power consumer. The problem is compounded by local resistance to renewable energy projects and regulatory hurdles slowing the transition to natural gas. Meanwhile, state officials have actively courted these tech companies with special electricity rates.

### Utah

Lawmakers in Utah have cited the power demands of data centers as justification for extending the life of the Intermountain Power Project coal plant.<sup>28</sup> This trend is part of a broader strategy where tech companies are

repurposing coal sites to power data centers, attracted by their existing infrastructure including power lines, water access, and workforce availability.

## Georgia

Georgia Power, facing power shortages by 2025 due to increasing data center development, has arranged to purchase 750 MW of electricity from Mississippi Power's Plant Daniel, which was originally scheduled to retire its coal units in 2027.<sup>29</sup> This arrangement will extend the life of inefficient 50-year-old coal-burning facilities for an additional 5–10 years.

## Washington

Since the state's hydropower capacity is reaching its limits, counties are increasingly forced to rely on energy from the open market, where utilities buy electricity from a mix of carbon-emitting energy sources to meet the growing demand. In Grant County, Washington, data centers now account for nearly 40% of the county's total electricity demand, equivalent to the power used by 190,000 households.<sup>30</sup> To meet this demand, utilities have been forced to rely on "unspecified" power sources, which include fossil fuels like natural gas, purchased from the open market. This shift has reduced the share of renewable energy in the state's power mix, despite Washington's ambitious clean energy goals. The finite capacity of hydropower, combined with the rapid growth of data centers, has created a situation where utilities must either risk blackouts or continue to depend on fossil fuels to meet energy needs.

## Indiana

Indiana's House Bill 1007 will keep coal and gas plants running while subsidizing small nuclear reactors to guarantee the power supply for AI data centers.<sup>31</sup> The bill creates financial incentives for SMR (Small Modular Reactors) development through tax credits funded by energy generation cost savings brought about by keeping fossil fuel plants online. Additional provisions will keep fossil fuel plants open for even longer, even when they are

economically or environmentally unviable, by requiring regulatory reviews before any major retirements. If regulators determine that retiring a plant would threaten grid reliability, utilities will be barred from shutting it down and allowed to pass the full cost of continued operation onto consumers through rate hikes. At the same time, the bill encourages utilities to fast-track new generation projects to meet surging demand from data centers. These investments will further drive up electricity prices as the costs of construction, subsidies, and guaranteed returns for utilities are recovered from ratepayers. By prioritizing uninterrupted power for large corporate consumers over a managed transition to cleaner energy, the bill locks Indiana into higher electric rates and prolonged dependence on fossil fuels, leaving households and small businesses to bear the financial burden.

## Michigan recently passed a data center tax exemption bill; what is in it?

Public Act 207 of 2024 grants tax exemptions for data center equipment purchases for brownfield sites (sites that are previously developed properties that are abandoned, underutilized, or contaminated due to past industrial or commercial activities) until 2050 or 2065.<sup>32</sup> These exemptions apply to both the construction and operational phases of data centers. To qualify, facilities must meet certain criteria, including capital investment of at least \$250 million and creating at least 30 jobs that pay 150% of the region's median wage.



Photo credit: New Africa - stock.adobe.com

The tax breaks will reduce state revenue, raise utility prices for local communities, and create minimal employment benefits for a niche industry with limited job creation potential. AI data centers typically have lifespans of around 15-20 years.<sup>33</sup> A tax exemption for qualifying data centers until 2050 is expected to completely exempt these facilities from all construction and operating taxes throughout their life cycle.

**The increased demand for resources by data centers strains local grids, which leads utilities to invest in infrastructure upgrades while passing the costs to**

**consumers through higher rates. Some data centers negotiate special rates or exemptions, creating a situation where other customers, including households, bear the cost of maintaining the grid's stability.**

In Grand Rapids, a data center is already contributing to higher utility prices for residents. Since the construction of the Switch data center in 2015, the city has announced its 10th consecutive year of water supply rate increases for households, averaging an increase of 3.438% annually, a 49% greater increase than the statewide average during the same period.<sup>34</sup> Meanwhile, Switch has secured a 22-site, 200-megawatt, tax-exempt utility deal with Consumers Energy with plans to expand further starting January 2025.<sup>35</sup> The construction of the data center has enabled DigitalBridge, the parent company of Switch, to exploit the favorable regulatory environment while shifting the costs to residential consumers.

## Policy Recommendations For States With Existing Tax Breaks

There are currently no state or federal laws that directly restrict or deter the construction of data centers. Over a dozen states have implemented tax break laws specifically designed to incentivize their development. The rapid expansion of data centers has also placed a strain on local utility and grid infrastructure. In all states with data center tax breaks, households who share utility and grid infrastructures with data centers have been pushed toward relying more on non-renewable energy sources and have experienced higher electricity rates.<sup>36</sup>

States with existing tax breaks for data centers should consider adopting elements from the model laws described below. The strongest of these laws is the German Energy Efficiency Act.



Photo credit: Thongsuk - stock.adobe.com

### California SB 57: Data center tariffs

California's Ratepayer and Technological Innovation Protection Act would impose specific requirements on data centers to align with California's climate and grid reliability goals. By July 1, 2026, data centers would need to operate under a special tariff system designed to ensure they do not shift costs to other ratepayers. Data centers would also be required to enter into 12-

year binding contracts to cover transmission and distribution costs, with provisions for exit fees and insurance bonds to mitigate financial risks if they cease operations or underutilize energy. They would need to prepay for necessary grid infrastructure upgrades in exchange for expedited interconnection, with potential reimbursement over time. By January 1, 2030, 100% of electricity delivered to data centers would need to come from zero-carbon resources, without increasing emissions elsewhere in the western grid. The bill would define data centers as large-scale energy consumers which house servers and related equipment for data processing, storage, and distribution.<sup>37</sup>

### California SB 222: Data center energy usage reporting and modeling

California's SB 222 would mandate that data centers estimate and report the total energy used for developing "covered models" (AI models requiring significant computing power) to developers upon contract termination or request. Developers would be required to publish this energy usage data on their websites before commercial use or third-party availability. The bill would also require data center operators to annually report energy consumption and performance data to the California Energy Commission, including metrics on total energy use, efficiency, renewable energy usage, and energy used for AI development. The commission would set energy efficiency standards for data centers, prioritizing cost-effectiveness, technological feasibility, and alignment with California's greenhouse gas reduction targets, while requiring new or significantly altered data centers to incorporate load-management and demand response capabilities.<sup>38</sup>

## Virginia SB1234: Prohibiting data center costs from being passed on to customers

Virginia's SB1234 would establish a provision to regulate how costs associated with the construction or extension of electric distribution infrastructure for data centers are handled. The bill stipulates that no costs related to building or expanding such infrastructure can be allocated to or recovered from any other utility customer. This includes expenses for land acquisition tied to the infrastructure. This means that the financial responsibility for these costs must fall entirely on the data center or the entity benefiting from the infrastructure and cannot be passed on to other customers through their utility rates or charges. The provision aims to ensure that other customers are not burdened with the costs of infrastructure projects that primarily serve data centers.<sup>39</sup>

## Virginia HB2578: Retail sales and use tax for data centers

HB 2578 would expand eligibility requirements for their existing sales and use tax exemption by mandating that data centers purchase a certain percentage of their annual electric load from clean energy resources and demonstrate sufficient investment in energy efficiency measures that provide system-wide benefits. It would also require that backup generators meet specific emissions standards. It would require the Commission on Electric Utility Regulation to examine the cost and feasibility of data centers using non-diesel-fired, onsite backup and primary generation and report their findings to the General Assembly. The Department of Energy would be tasked with identifying opportunities for the beneficial use of data center waste heat, creating an interactive map of data centers and potential heat users, developing a strategic plan to accelerate heat reuse, designating an employee to lead these efforts,

and convening a stakeholder group to prepare a report for the General Assembly.<sup>40</sup>



Photo credit: jeson - stock.adobe.com

## The German Energy Efficiency Act

The German Energy Efficiency Act (Energieeffizienzgesetz, or EEffG) establishes a sustainable growth model for data centers. It mandates energy audits, performance standards, renewable energy use, and public reporting to drive sustainability and efficiency while supporting national energy transition goals. One major requirement is that large data centers must conduct regular energy audits to identify opportunities for reducing energy consumption and improving efficiency. The Act also mandates that data centers meet specific energy performance standards, encouraging the adoption of advanced cooling technologies, server virtualization, and other energy-saving measures. Operators of data centers are incentivized to use renewable energy sources, either through on-site generation or procurement from certified green energy providers. The Act further promotes transparency by requiring data centers to publicly report their energy usage and efficiency metrics. These provisions ensure that data centers contribute to Germany's broader energy transition

goals by minimizing their environmental impact while maintaining operational efficiency.<sup>41</sup>

### **Recommendation: Adopt the German Energy Efficiency Act model**

States with existing data center tax breaks should adopt the German Energy Act model to most effectively deter the rapid expansion of data center construction. The act prioritizes the integration of renewable energy sources and imposes strict efficiency standards on data centers, ensuring that their growth does not disproportionately burden the grid or increase reliance on non-renewable energy. U.S. states that adopt similar provisions would require data centers benefiting from tax incentives to meet high energy efficiency benchmarks, invest in on-site renewable energy systems, and contribute to grid modernization efforts. This would not only mitigate the negative impacts on ratepayers but also ensure that data center growth aligns with broader climate and sustainability goals through renewable energy portfolio requirements.

### **One Step Further: Require new renewable energy production**

To prevent the increased use of fossil fuels resulting from data center construction and operation, a policy should be implemented requiring data centers to produce or procure 100% of their energy from renewable sources. This mandate would ensure that data centers do not contribute to rising demand for non-renewable energy. To address the risk of data centers' monopolizing renewable energy supplies and shifting consumers onto fossil fuel-based grids, the policy should include a "renewable energy additionality" clause. This clause would require data centers to generate new renewable energy capacity (e.g., by building on-site solar farms or funding new wind projects) rather than relying on existing renewable infrastructure. This approach ensures that

data centers expand the overall supply of renewable energy rather than competing with consumers for limited resources. The policy should also include provisions for grid modernization and energy storage investments to stabilize renewable energy availability and prevent price spikes that could disproportionately affect consumers. By prioritizing both renewable energy procurement and expansion, this policy would support data center growth while safeguarding consumer access to clean energy.

### **If all else fails, repeal**

If all other measures to manage the environmental and infrastructural impacts of data center growth prove ineffective, states retain the option to repeal tax breaks for future data center construction. Although repealing tax breaks would not encourage data center operators to prioritize sustainability, it would eliminate a policy that benefits companies at the expense of communities.

## **Policy Recommendation For States Without Data Center Tax Breaks**

### **Do not enact data center tax breaks**

For states that have not passed data center tax breaks, the most simple policy recommendation is to avoid implementing such incentives in the first place. Legislators should refrain from passing laws that grant tax breaks to data centers, as these incentives often fail to deliver promised economic benefits and impose significant costs on state and local budgets. Despite claims of job creation, data centers typically generate few permanent positions relative to the scale of public subsidy they receive. The high energy consumption and environmental impact of data centers can strain local infrastructure and undermine climate goals. Redirecting public resources toward initiatives with more substantial and equitable economic returns, such as education, workforce development, or renewable energy, offers a more responsible and effective use of taxpayer dollars.

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2

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4

5

7

3

6

GATEWOOD DR

STONEGATE DR

STONEGATE DR

BUCK CREEK RD

US HIGHWAY 67

S BUCK CREEK RD

GREENBRIER DR

BRENDACT

NE LIADR

ASHFORD PL

ASHFORD PL

ASHFORD PL

GLENKNEE CT

GATE CEMETERY RD

COUNTY RD 66

US HIGHWAY 67

STATE RD 66



## **Planning Department Report to Planning & Zoning**

### **General Information:**

**Meeting Date:** October 16 2025

**App. Request:** Amend Zoning Code

### **Planning Dept. Analysis:**

Update to Section:

Section 405.010 DEFINITIONS

Addition of Section:

Section 405.390 a. 10. DATA CENTERS

\* See Attachments

**Prepared By:**  
**Date:**

Mark Harris  
August 27 2025



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## Planning Department Report to Planning & Zoning

### General Information:

**Meeting Date:** November 20 2025  
**App. Request:** Rezoning R-1/N-1 to I-1

**Site Addresses:** See attached list

**Parcel Numbers:**

1. 186.013.00002026
2. 186.014.00000001
3. 186.023.00000004
4. 186.013.00002019.01
5. 186.013.00002019
6. 186.023.00000003
7. 186.014.00000006

**Applicants Names:** See attached list

**Owners Names:** See attached list

**Size of Tracts:** See attached list  
**Current Zoning:** R-1 & N-1

**Prepared By:** Mark Harris  
**Date:** November 5 2025

**Attachments:** Applications  
Overhead  
Attachment (parcel list)

**Surrounding Zoning:**

Applicants properties are zoned R-1(Single Family) & N-1(Non Urban)

Surrounding properties are zoned: Agricultural, Commercial & Residential

**Applicant Properties:**

11815 State Road CC: Developed with single family home

Remaining 6 parcels: Undeveloped

**Petition Request:**

The applicants are seeking approval for rezoning 7 parcels.

5 parcels by owners petition, were voluntarily annexed into the city November 10, 2025.

**Planning Dept. Analysis:**

The applicants have requested a zoning change to I-1 to support future development.

While no formal plans have been submitted, a developer has expressed interest in data center use.

Re-zoning these properties positions the City to proactively manage growth through proper oversight, infrastructure planning, and community engagement.

This forward-thinking, transparent approach supports well-planned development aligned with Festus's long-term goals. We remain committed to working with developers to promote economic growth while protecting the City's and residents' interests.




**EXHIBIT PLAN**

**PRELIMINARY**

SEAL	
developed by: <b>CRG</b> INTEGRATED REAL ESTATE SOLUTIONS realcrg.com	
35 E. WACKER DRIVE CHICAGO, ILLINOIS 60601 Ph: 312.658.0747 Fx: 314.420.1890	
Architect	
Civil Engineer	CONSULTANT NAME
Structural Engineer	CONSULTANT NAME
Landscape Architect	CONSULTANT NAME
Interior Architect	CONSULTANT NAME
MEP Engineer	CONSULTANT NAME
PROJECT: <b>CUBES</b> MISSOURI	
Developer	
DRAWING ISSUE	06-03-2025
Description	Date
Drawing Title	<b>SITE PLAN</b>
Drawing No	<b>SK-1M</b>
Client Job No	###-###-###
Consult Job No	###-###-###

# ECONOMIC IMPACT REPORT

DATA CENTER INVESTMENT: 4 BUILDINGS

 Project Location: Festus, MO (Jefferson County)



## FULL \$6B BUILDOUT:



**\$3**

**BILLION**  
Construction Investment



**\$3**

**BILLION**  
Personal Property Investment



**\$6**

**BILLION**  
Total Investment



**1,000**

**SUSTAINED**  
Construction Jobs

### CUMULATIVE CONSTRUCTION IMPACT

#### CONSTRUCTION IMPACT (Direct)

**\$3** BILLION

Direct Economic Output

**\$440** MILLION

Direct New Construction Payroll Over 5-Yrs (Avg. St. Louis MSA Const. Wages Adjusted for Inflation)



#### TOTAL CONSTRUCTION IMPACT (Direct + Indirect + Induced)

**\$4.26** BILLION

Total Economic Output

**\$585** MILLION

Total New Payroll

### ANNUAL OPERATIONAL IMPACT AT FULL BUILDOUT

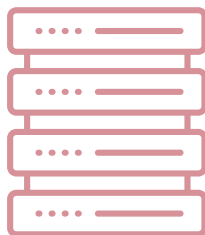
#### OPERATIONAL IMPACT (Direct)

**300**

Direct Jobs Created

**\$33** MILLION

Direct New Payroll



#### OPERATIONAL IMPACT (Direct + Indirect + Induced)

**1,350**

Total Jobs Created

**\$77M<sup>1</sup>**

Total New Payroll

For every 1 direct job created, 3.5 indirect and induced jobs created

125% of Festus Median Household Income Adjusted for Inflation

PREPARED BY:

# ECONOMIC IMPACT REPORT

**DATA CENTER INVESTMENT: 4 BUILDINGS**

PREPARED BY:  **Steadfast city**  
Economic & Community Partners

## Annual Tax Revenue of Full Buildout: 4 Buildings (Est. 2031)

	State of Missouri	Jefferson County <sup>4</sup>	City of Festus	Jefferson College	R-6 School	JP Ambulance	Total <sup>5</sup>
Real Estate Taxes (Abated) <sup>2</sup>	\$57,855	\$573,339	\$1,171,555	\$600,530	\$7,942,272	\$243,953	\$11,380,976
Personal Property Taxes (Abated) <sup>3</sup>	\$47,695	\$472,660	\$965,828	\$495,076	\$6,547,601	\$201,115	\$9,000,885
Gross Receipts Tax (4.5%) <sup>6</sup>	N/A	N/A	\$23,214,780	N/A	N/A	N/A	\$23,214,780
Sales Tax on Ameren Utility	\$0	\$0	\$0	N/A	N/A	\$0	\$0
<b>Total</b>	<b>\$105,550</b>	<b>\$1,045,998</b>	<b>\$25,352,163</b>	<b>\$1,095,607</b>	<b>\$14,489,873</b>	<b>\$445,068</b>	<b>\$43,596,641</b>

**70%**

Assumed Real and Personal Property Tax Abatement on incremental increase

**30-Yr**

Assumed Abatement Term on Real and Personal Property Tax

## Footnotes

- <sup>1</sup> According to a Jefferson County Economic Overview published by JobsEQ, the City of Festus median household income in 2023 was \$70,085. JobsEQ cited data from the American Community Survey 2019-2023. Data center operational payroll estimates are adjusted for inflation using a 3% annual growth rate.
- <sup>2</sup> Ad Valorem Tax calculations assume the property is appraised at 65% of construction costs and project receives 70% real property tax abatement on ad valorem real property taxes.
- <sup>3</sup> Personal Property tax will decline each year after initial investment, this analysis assumes a 5-year depreciation period with equal reinvestment amounts replacing equipment 5 years from initial investment. Revenues assume 70% personal property tax abatement.
- <sup>4</sup> Jefferson County taxes total a rate of 0.2973% as a sum of the Health Unit, Mental Health, Development Disabilities, and Park Taxes.
- <sup>5</sup> The total tax revenue for real and personal property summarizes total abated taxes paid under the 2024 R6JPFSFE Taxing Code rate. A rate of 5.9015% to real property, inclusive of the surtax, and 5.6615% applied to personal property. Festus Special Road and the surtax levies are included in this total, but are not individually summarized in the revenue table.

## Additional Notes

- Missouri DED caps the program exemption at an amount not to exceed the the projected net 10-year fiscal benefit to the state. This is calculated by the Missouri DED using a proprietary economic modeling software tool called the Regional Economic Modeling, Inc. dataset.
- Up to 1,000 construction jobs are expected to be sustained, on average, over an estimated 5-year construction period to fully buildout of four separate data center buildings.
- St. Louis MSA Construction Wages (NAICS Code 23) are adjusted for inflation.
- Economic impact projections were developed using economic impact multipliers and average construction wages from JobsEQ and the Bureau of Economic Analysis RIMS II multipliers

I'm sorry to bother. Can you send me a quick run down of the numbers again. I didn't get a chance to write them down

If you can't it's fine. I just won't use them.

Who is this?

Tim Bennett

No worries. Which numbers?

The possible tax dollars

The more I think about it idk if i wanna say anything about it.

Depending abatement percent and the department of economic development program it can vary. Upwards of 30 million annually combined. But that is down the road a bit.

Sorry. Been busy I forgot to add your number.

I know. Thank you sir. I know saving my number was probably last on your priority list today lol. Lot of shit going on today

Monday · 5:41 PM

Is there a way to watch the meeting live?



Friday, Sep 12 · 5:39PM

Great job on getting all the stakeholders together on the Data Center.



Friday, Sep 12 · 8:05PM

You are going to be blown away. Triple Hardy project from a value perspective.

I'm game for an easy one for sure

How's 24mil annually for the City hit you?

In water and sewer sales!

Sales tax and gross receipts.

Plus property

We are talking close to 750K

That would be the fucking bomb!!

Chris and Natasha walked Mark and I through a draft today. It's mind blowing.

Hopefully they can handle the NIMBA's

They are prepared.

How fast they can legally publish and post about it?

Friday, Sep 26 · 11:57AM

**Jim Nicholas called me from AmerenUE about what they need to do to support the AI center. I told Jim I would have you call him and take me out of the circle.  
Jim- 573-301-0227**

Copy that

Wednesday, Oct 1 · 6:21PM

Are we (city) talking about going to Iowa to look at an AI center there?

It was brought up. Altoona. Once we get farther along.

Where'd you hear that?

Okay, not a bad idea but no bus ride for me. I'll drive.

It's fly. Then bus from DesMoines.

From Mike the Environmental Manager (Engineer) at Ameren.

Fly.....Nay, nay for this fat guy.

We will see. Worst kept secret. Peggy Scott at an event today was leaning in real hard.

Thursday, Oct 9 · 1:35PM

For the proposed annexation, since it's volunteer, we don't have to have a public hearing, correct? So we won't have a public hearing right?

Yes

Thank you!

There will be notice on the rezoning

I don't think that's going to draw much interest but I could be wrong. Because driving highway speed doesn't give a purse a lot of time to read the sign, they may think it's a construction sign

True that

Wednesday, Oct 15 · 7:34AM

**Was something posted on Facebook about the possibility of an AI Center coming in Festus? My personal cell has been getting hammered and I've received two calls at work about it already.**

**Jeffco 411**

Thursday, Oct 23 · 8:48AM

**I pulled some notes last night.  
Hardie Project that everyone is**

**excited about will use over 1 million gallons of water per day. The daily discharge in to Plattin Creek is exactly that amount too.**

**Requires a substation onsite and will consume up to 42% more electricity than PPG plant ever used.**

**Encroached and developed over 25 acres of wetlands and stream relocation.**

**The AI Center will be less impactful and we may want to share this info at some point. Just things running through my head to hopefully we get this deal done.**

**Hell we can promise a brand new civic center now.**

Sunday, Oct 26 · 3:42PM

**My bad I forgot about the conference. I was going to bring up a few of these items if you thought it was a good idea.**

**Give me your thoughts on maybe adding a few of these to hopefully calm the masses down. We know they already will be done if this happens but if the language is in there first we look better:)**

**Also, the city hire an Environmental Firm to do annual inspections to ensure all environmental rules and regulations are being met. Then release this inspection yearly.**

**Require Energy Audits:  
Mandate yearly data center energy & water audits, with public reporting**

**Adopt Efficiency Standards:  
Require cooling systems & power  
use to meet energy-efficiency  
targets before permitting**

**Tie Tax Incentives to Renewable  
Output:  
Allow tax breaks only if data centers  
add new renewable energy (solar,  
wind) – not just buy existing supply**

**Transparency in Utility Usage:  
Require public disclosure of power  
and water consumption to show  
community impact**

**If Unmet – Repeal Tax Breaks:  
End data center tax incentives that  
don't meet environmental or  
community benchmarks**

**I saw the email.**

**Taking off from STL. I can respond later  
today**

**No rush. I can keep this under lid till  
you get back and review it farther.  
All I'm trying to do is just my best in  
my little brain to calm the masses.**

**Hey by the way enjoy the flight.  
Have good conference**

Tuesday, Oct 28 · 11:58AM

**Did you see that the County Council has the next agenda set to vote on a 6-month to 1-year moratorium on AI centers? This puts Festus in a prime position to negotiate— gives us a little more leverage for our own AI center.**

**Spoke to Gannon this morning. They have to run through P&Z first.**

**In my mind, it still helps us. What a message you're sending to Future development**

**We just got to make sure we keep our city council focused and not get caught in the sideshow of uneducated people**

Thursday, Oct 30 · 6:19PM

**I'm on the AmerenUE Rush Island open house forum.**

**Every question has been about the "Festus" AI Center. A Lori Mercer stated a council member stated in a council meeting that project meetings have already been held.**

Spoke to the city engineer at Altoona, IA.

His exact words: "We would be idiots to deny an AI Center."

Friday, Nov 7 · 2:48PM

Trip next week off. Working on a trip to Council Bluffs in December.

Visit to Clayco still on.

Thanks

Tuesday, Nov 11 · 11:51AM

Tim Lewis reached out to me and is all for this development. He is asking what he needs to do. With him living on Ashford Place he could be a good one for us.

His contact information was shared with CRG.

Tell your neighbors Tim! Good for Jefferson College, Festus R6, Festus!

City announces Olive Garden in the next few weeks, it'll be like data center what?

Sunday, Nov 16 · 9:13PM

Apologies, I know it's late. I met with Brian W this evening and Breadco. He is nervous but we kept it simple in talks.

What's your thoughts on emailing council that our vote is just a zoning vote. We can't answer what or who may come in because we don't know. If it's an AI we have a process in place including an open house for the public. Under the special permit we can add more safe guards in place if need be.

Just kick it around.

**Brian is preparing a brief for P&Z and Council**

**Awesome!! Including me you have to keep the flock herded or we roam into the wolves territory**

[sQ63mIL\\_HWesCq3vGITsSv-s4Hyh-SqPL4dznD\\_aem\\_j4NIeF5rNZiZt8t3Bcr9eQ&triedRedirect=true](https://www.substack.com/p/sQ63mIL_HWesCq3vGITsSv-s4Hyh-SqPL4dznD_aem_j4NIeF5rNZiZt8t3Bcr9eQ&triedRedirect=true)



**The Data Center Revolution Coming to**  
How an emerging technology arms race is creating unprecedented economic  
substack.com

How do we share this? Can we put this On the city's social media pages?

We aren't losing this!! We have a full week left and the noise like Buck Creek will go away.

I found it on Barb's page.

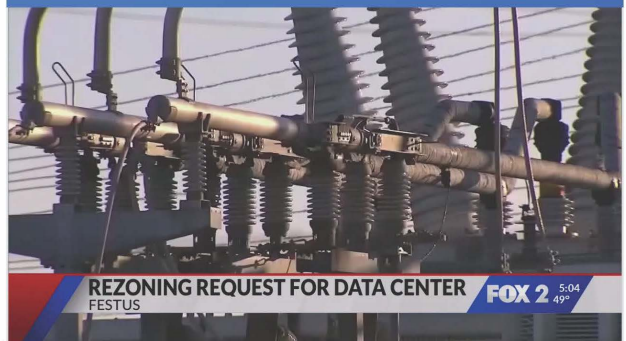
Can we limit the number of speakers for Monday's council meeting? I don't want to be there all night to hear the same misinformation message

Idea. Can we have seven parking spots saved for in back. Come on the back and go out the back afterwards?

We have 10 signed up, 5 minutes each. I suspect many are redundant. Sam will reinforce the rules of appointing a spokesperson.

BTW Fox2 was down today. Haven't seen piece yet.

Developer submits rezoning request for possible Festus data center | FOX 2  
<https://share.google/dAUN7B1KzHKi8RvIN>



**Developer submits rezoning request for**

A developer that hit opposition over a proposed data center in St. Charles City is  
[fox2now.com](http://fox2now.com)

I will watch it. I just got home a little bit ago but the good news is we're receiving emails now from people who support the development. That somehow needs to be mentioned and brought back up to some of our council members

I will tell you this. The emails have died off to me that oppose this. I have made sure I emailed every person back outlining that it's a zoning process only and I have no reason to oppose the zoning. I'm quite sure if I jog on a city street I will get hit 😁

Monday · 9:42AM

**Your thoughts?**

**Hey guys, quick update. I spoke with Chris from CRG, and when he gets ready to walk up for another presentation, I'm going to ask him not to. That's what's adding to all the confusion. Chris is 100% on board with this and actually supports the idea. We are strictly voting on a zoning request, and I'm going to ask the attorney to confirm that on the record.**

**Got this from Dennis,**

**FYI, I just got this from Dennis-**

**"Chris,  
Dena McCaffrey President of  
Jefferson College will speak  
tonight.  
Alison Beffa COO of Mercy  
Jefferson will speak. Both will sign  
up. I have signed up but will be  
running close to get there.  
Dennis"**

**Working on that this morning. Presentation  
hard copies for the record.**

Saturday, Nov 8 · 11:06 AM

Natasha created this RCS chat with you and Chris. [Details](#)

[Natasha Das](#)

Hi, Greg, good morning. Natasha Das (Chris is also on this thread).

I'm going to reach out to Dr. Ruess and personally invite her to meet, but wanted to confirm that you've already included her on the request that you're coordinating?

Thank you.

11:08 AM

She is on our request too.

Have a good day!

[Natasha Das](#)

Wonderful thank you! Will keep you posted. Have a great weekend!

Monday, Nov 10 · 8:50 AM

[Chris McKee](#)

Good morning. I'm meeting pastor Matt today at 130. I have time before or after the meeting to meet the police chief. Greg, could you see if the chief is available?

He's good anytime after your meeting with Pastor Matt.

[Chris McKee](#)

Great. How about 3 PM at City Hall?

Sounds good.

Chris McKee

Cool. I will be there.

Monday, Nov 10 · 6:23 PM

Annexation approved 8-0.

Chris McKee

Yes.

Natasha Das

Wonderful - thank you!

Chris McKee

Great news!

Tuesday, Nov 11 · 1:28 PM

Chris McKee

The leader reached out to us for a statement. We're preparing a written one and plan to send it to them here shortly. Greg, I'll send you a copy of that as soon as it goes out. Just wanted to let you know.



Chris McKee



Nicely done.

Saturday, Nov 15 · 2:22 PM

Chris McKee

Good afternoon. The opposition group is having a meeting tomorrow at the VFW at 3 PM. We think it might be a good idea for us to attend. Bad idea?

Wow. That is right into the pit. You sure?

Chris McKee

We don't want people to say that we wouldn't meet with them or hear their issues with the project. We understand it will be rough. But we won't do it if you think it makes things worse.

I think it will shock them and in a good way.

Chris McKee

Ok. Then we will go. Unannounced.

Do you think we should have a police officer or two there? Or security?

Up front, no. We are here to help and answer questions.

But I will make sure PD knows.

Chris McKee

Thank you.

Let me know if plans change.

Just crazy enough, it could work!

Chris McKee

Will do.

FYI it's American Legion in Festus.

Chris McKee

Thank you.

Tuesday, Nov 18 · 7:49 AM

Chris McKee

Good morning. Gregg, would you have a few minutes to catch up a little bit after nine? I'll be in my car heading back to St. Louis from Festus. Just wanna touch base really quickly.

Yes. Have a call at 10. Should be good.

Chris McKee

Sounds good. I'll call you on your cell a little bit after nine.

Tuesday, Nov 18 · 4:45 PM

Chris McKee

Greg, any feel on vote count at P&Z?

I feel at least 5 to 6.



If they understand that the rules they just approved unanimously apply, and aren't swayed by turnout, should be OK. 🙌

Natasha Das

Thank you.

Wednesday, Nov 19 · 8:57 AM

Natasha Das

Morning, just found out Montgomery County P&Z approved two separate (two different projects) data center plans last night.

I let Danny L know

I sent a brief and the PSC ruling to all of P&Z this morning. Jim McNichols said his large load guy will be on hand to support Thursday and Monday.

Natasha Das

Great thank you

FYI we have 12 signed up to speak Monday. As far as I know all opposed.

Natasha Das

Ok thank you.

Thursday · 7:34 AM

Chris McKee

Good morning. Greg, would you have some time to catch up with us this morning? Say around 8:30 or so. Just let me know.

Thursday · 8:48 AM

Sure thing.

Just got off the phone with Brian.

Chris McKee

Cool. Does 9 work for you?

Yep!



Chris McKee

I'll send teams if that's ok.



Thursday · 10:41 AM

Natasha Das

Did you say council doors open at 6?

Yes.

Natasha Das

Thank you

Thursday · 5:55 PM

Natasha Das

Which way do you want us to walk in, Greg?

Saturday · 9:04 AM

Chris McKee

Good morning. Looks like the opposition is gathering signatures to require a 2/3 vote for approval. Are you hearing the same thing?

Brandon, Brian and I were talking about it last night. Not for 2/3 vote but to reverse the zoning. They would need notarized signatures from 2/3 property owners within 185 feet is my understanding.

Vote is 6-2 or 7-1 by my count.

Chris McKee

Got it. We think 6-2 with Bobby and Brian being the 2 no's.

Matt Drinen is trying to rally the Ashford folks.

Correct.

Chris McKee

Yes he is. They have been relatively quiet. Mike and Darrell have been helpful.

Staci is still asking a lot of questions (two this morning) but she should be good.

Chris McKee

Thanks.

Either way, if we pass with 6 or more we should be good, correct?

Correct



Monday · 12:41 PM

Natasha Das

Good afternoon. Would you be able to send us the final speaker list after the 2pm deadline? Do you anticipate having to ask registered speakers to appoint a few spokespeople, or will everyone have a chance to speak?

Will do. Mayor will state at outset and remind during proceedings, but all will have a chance to state name, address and for/against.

Natasha Das

Thank you. So no full speeches tonight, or a mix of what you described + some speeches?

A mix. At the outset.

Natasha Das

Got it. Thanks, Greg. Appreciate it.

Name/address at the end.



Monday · 4:36 PM

Natasha Das

Greg, would someone be able to let us in? We're parked in the back



Saturday · 2:01 PM

The governor reached out about Monday's vote. He willing to call the one or two folks that need to be nudged. I'm thinking Bobby and Brian. What do you think?

Definitely. And perhaps Staci for insurance.

Agree. Can you send me their cell numbers? I don't have all of them. He's planning to call Monday mid day.



Thank you.

Bobby Venz [REDACTED]

Brian Wehner [REDACTED]

His ears must have been burning - just got this from Bobby

To ease your mind, I am a 100% for the data center. I'll see you Monday night.

Great to hear.

Monday · 10:13 PM

Thanks for everything. Let's try to make this an amazing deal for the city! I'm looking forward to some next steps. Have a great Thanksgiving with your family.

Thank you Chris. A happy Thanksgiving to you and yours - then let's get to work!

10:15 PM · 

Greg, that was Brandon Moonier that just called. Jason just told me you were camping this weekend after I called so I apologize. If we can, can we touch base on Monday?

Monday, Nov 3 · 3:24 PM

Greg: Greater St Louis is putting together the data center trip. They wanted your contact information. Should I give cell or city hall?

Also, you ok with Natasha or Chris having your cell? I didn't give it to them in case you didn't want them to have it but they thought it would be good for emergencies.

Ok by me.

Monday · 12:15 PM

Is there a way to download the P and Z video transcript? Do you have a file of the video we could request?

I can send over.

I think we are taking to heart the City's recommendation to forgo a full-blown presentation and simply submit matters for the record

RCS message





Saturday · 2:04 PM

To ease your mind, I am a 100% for the data center. I'll see you Monday night.

Thanks Bobby. I appreciate it. Have a good weekend.

You too


Monday · 9:53 AM

Just curious how is Security looking for this tonight and what time do you want us there I know the meeting starts at 5:30 but I was wondering if you wanted all of us there earlier

Lobby will be open at 430. Doors to council at 515. You can come through the back if you want.

I don't mind coming in the front but I just figured it was going to be a lot of People and you just wanted us there earlier but ok I will see you tonight

Thanks Bobby.

11:04 AM · 

Friday · 12:56 PM

It's going to be crowded Monday. Do we have the ability to move it to a larger venue?

Also, I'm assuming p&z was not recorded last night? If it was plz include link.

Hang in there. Thank you.

Regarding the change of venue (since this question has come up) – City Hall is equipped to meet all legal, technical, and accessibility requirements necessary for conducting official City business, and relocating would present logistical and cost-related challenges. The Chambers are specifically designed for official government proceedings and include technical, security, and accessibility features that are not easily replicated in an outside venue. These include built-in audio and microphone systems, hearing-assistance technology, fixed livestream and recording equipment, presentation monitors, controlled acoustics, secure networking, dais voting and meeting-management systems, and the necessary ADA-compliant layout. These components ensure that every meeting meets legal, transparency, and record-keeping requirements. Moving meetings to a larger facility would require transporting or recreating this full technical setup, staffing additional personnel, and incurring significant cost, while also introducing potential risks to audio/video quality, accessibility, and public transparency. For these reasons, the Council Chambers remain the most reliable and compliant location for conducting official City business.

We added a monitor to the lobby prior to last night and sound should be up and

running by Monday.

<https://festusmo.portal.civicclerk.com/event/121/media>

Public Portal • CivicClerk

CivicClerk events and agendas for citizens

festusmo.portal.civicclerk.com

Ty, and ty



Monday · 6:50 AM

Good morning Greg.  
I spoke with Sam yesterday and let him know I am a yes vote.

Requests:

There may be demonstrators out on the sidewalk near the street in front of city hall. Please have cones and a couple sawhorses with flashing lights placed there. We don't want anyone getting hurt.

For goodwill- (just asking) Would it be possible for Festus's residents that are going to speak have chairs in the council chambers?  
I understand the implications.

No need to respond.  
Thank you.

**BILL NO. \_\_\_\_\_**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AMENDING CHAPTER 405 OF THE CODE OF ORDINANCES OF THE CITY OF FESTUS, MISSOURI, TO ENACT REGULATIONS RELATING TO DATA CENTERS; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, § 77.260, RSMo provides that the City Council of the City of Festus may enact and ordain any and all ordinances not repugnant to the constitution and laws of this state, and such as they shall be deemed expedient for the good government of the City, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof; and

WHEREAS, § 89.020 RSMo authorizes the City Council to divide the City into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Chapter 89, RSMo, and within such districts, to regulate and restrict the erection, construction, reconstruction, alteration or use of buildings, structures, or land; and

WHEREAS, the City has received an application to amend Chapter 405 of the Code of Ordinances of the City of Festus, Missouri to adopt regulations regarding data centers; and

WHEREAS, this amendment was presented to the Planning and Zoning Commission for its report and recommendation, and the Planning and Zoning Commission recommended that the City Council approve such amendment; and

WHEREAS, notice of a public hearing before the City Council on October 27, 2025, regarding this Ordinance was published at least fifteen (15) days in advance of such hearing in a newspaper of general circulation in the City, in accordance with § 89.050 RSMo, and § 405.840 of the Code of Ordinances of the City of Festus; and

WHEREAS, the City Council of the City of Festus finds that the proposed changes to Chapter 405 of the Code of Ordinances of the City of Festus would promote the health, safety, morals, and general welfare of the City of Festus and its inhabitants.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AS FOLLOWS:**

SECTION I. Section 405.010 of the Code of Ordinances of the City of Festus, Missouri is hereby amended to read as follows (with new language in red and deleted language struck through; unaffected provisions indicated by ellipsis):

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE I. IN GENERAL**

**SECTION 405.010. DEFINITIONS**

For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Words used in the present tense include the future; words in the singular number indicate the plural and words in the plural number indicate the singular; the word “building” includes the word “structure”; the word “shall” or the word “must” is mandatory and not directory; the word “lot” includes the word “plot”; the term “used for” includes the meaning “designed for” or “intended for.”

...

**DATA CENTER**

A facility, or a portion of a facility, of which the primary service is data processing or data storage, and is used to house computer systems and associated components, such as central processing units, graphical processing units, neural networks, quantum bits, quantum processors, memory, data routing, data storage, server farm, bitcoin mining, crypto processing, virtual private networks, virtual servers, artificial intelligence training or processing, image processing, cloud computing, email servicing, a telecom hotel, telehouse co-location, or any other term applicable to facilities which are used for such purposes, shall be deemed to be a data center. A data center shall not be housed in whole or in part in storage containers or other temporary or movable structures.

...

SECTION II. Section 405.390 of the Code of Ordinances of the City of Festus, Missouri is hereby amended to read as follows (with new language in red and deleted language struck through; unaffected provisions indicated by ellipsis):

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE II. DISTRICT REGULATIONS**

**SECTION 405.390. DISTRICT “I-1” INDUSTRIAL DISTRICT**

- A. No building, structure or land shall be erected, altered or used in an “I-1” district which is arranged or designed for other than one (1) of the following uses, except as provided herein and in Section 405.160:

...

**10. Data centers.**

...

SECTION III. The Code of Ordinances of the City of Festus, Missouri is hereby amended to add a new section, to be designated as Section 405.185, which reads as follows:

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE I. IN GENERAL**

**SECTION 405.185. REGULATION OF DATA CENTERS**

- A. *Purpose.* The general purpose of this section is to regulate the placement and construction of data centers in the districts where this code permits the same while promoting the health, safety, and welfare of city residents.
- B. *Location; Ancillary data centers.* All data centers shall be contained within a principal building or accessory structure. Data centers that are ancillary to another primary use are permitted as an accessory use if they: (i) occupy no more than ten percent (10%) of the building footprint; (ii) are used to serve the enterprise functions of the on-site property owner or tenant and are not used to lease data storage and processing services to third parties; and (iii) are not housed in a separate, stand-alone structure on the parcel.
- C. *Application requirements.* Before a data center is constructed, the property owner or interested party proposing to build or operate a data center must submit documentation to the city showing it has done the following:
  - 1. The data center operator, property owner, or interested party, must notify, via certified U.S. mail, return receipt requested, the owners of all properties within four hundred feet (400') of the property line of the parcel(s) upon which the data center will be operated, including any affiliated homeowners' association operating within the four hundred foot (400') radius, that the property owner intends to build and operate a data center on the parcel(s), and informing the owners of the informational meeting described in subdivision 2 of this subsection.
  - 2. The data center operator must schedule and attend one informational neighborhood meeting with the residents within four hundred feet (400') of the parcel(s) to describe the project and the proposed sound-mitigation aspects of the project design. The data center operator must post a four foot (4') by eight foot (8') minimum sign on the property fifteen (15) days prior to the meeting. Notice of the meeting must be mailed to all property owners

within four hundred feet (400') of the parcel at least fifteen (15) days before the meeting. A representative of the developer or owner, with decision-making authority on the design of the data center, must attend. This meeting shall be informational only, and shall not constitute a zoning hearing, nor confer zoning-related rights or obligations.

- D. *Pre-build compliance study.* Prior to issuance of a building permit, the applicant shall submit a sound study prepared by a qualified third-party acoustic engineer. The study must confirm, based on the approved site plan and proposed mechanical/electrical systems, that the facility can be designed and constructed to meet the adopted noise thresholds.
- E. *Sound Standards.* The data center shall be designed, constructed, and operated so that sound levels measured at the property line of the nearest parcel do not exceed sixty (60) dBA at or adjoining any property zoned or used for residential or other sensitive purposes; or sixty-five (65) dBA at or adjoining any property zoned or used for commercial or industrial purposes. All measurements shall be performed by a qualified third-party acoustic engineer using ANSI/ASA industry standards.
- F. *Post-build confirmation study.* Upon commencement of operations, the applicant shall conduct a sound study at peak equipment operation to confirm compliance with the adopted noise thresholds. The results shall be submitted to the City within thirty (30) days of commencement.
- G. *Ongoing Monitoring.* The operator shall conduct ongoing monitoring as follows: quarterly sound studies for the first two (2) years of operation; annually thereafter, provided no substantiated complaints are recorded in the prior monitoring period. If a substantiated complaint occurs that is not otherwise mitigated by the operator, the City may require additional monitoring at the operator's expense.
- H. *Corrective Plan.* If a sound study or City investigation documents an instance exceeding the adopted noise thresholds, the operator shall promptly prepare and submit a Noise Mitigation and Correction Plan to the City. The plan must outline specific measures and a timeline to achieve compliance, subject to the Director of Building and Planning's approval. If, after approval of a corrective plan, there is another instance of exceeding the adopted noise thresholds, the operator shall have thirty (30) days to submit a revised corrective plan which must meet the Director of Building and Planning's approval. If the operator fails to do so, or if, after approval of a revised corrective plan, there is another instance exceeding the adopted noise thresholds, a hearing shall be scheduled before the City Council for the operator to show cause why the City should not revoke its authorization to operate within the City. At such hearing, the operator may present a second revised corrective plan, and demonstrate how it will comply with adopted noise thresholds, or present other testimony or evidence showing that its authorization to operate should not be revoked. The operator may be represented by counsel. The Director of Planning may present evidence as to why the operator's authorization should be revoked. Any member of the public shall be permitted to speak before the Council, and may be questioned by the City and/or the operator.
- I. *Build-Out Expansion.* If the data center expands beyond the original approved footprint, or installs additional equipment that may materially alter sound emissions, the operator shall submit an updated sound analysis demonstrating

continued compliance with the adopted noise thresholds before permit approval for the expansion.

- J. *Back-up generators.* If a data center operator intends to use backup power generators on the property, the operator must coordinate the schedule for any routine testing or operation of the generators with the City. Such testing may only occur between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday, excluding holidays. The City may request documentation of generator test schedules upon reasonable notice. In the event of a power outage or other emergency requiring generator use, the operator may activate the generators as needed without prior coordination. Notwithstanding anything to the contrary herein, the operation of emergency power systems during an emergency condition shall be exempt from the sound standards otherwise applicable under this Section 405.185, and this exemption shall only apply for the duration of the emergency and shall cease once normal utility power is restored.
- K. *Lighting.* A photometric diagram showing predicted maintained lighting levels produced by the proposed lighting fixtures shall be required. The maximum maintained vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at three feet (3') above the grade. All fixtures shall be designed and installed to minimize glare, light trespass, and spillover onto adjoining residential properties.
- L. *Parking and loading.* All parking areas, drive aisles, service areas, storage, and loading docks shall be constructed of a hard surface (i.e., asphalt/concrete), conforming to all Festus Municipal Code requirements, provided, however, that this requirement shall not apply to any portion of parcel(s) for which gravel or an partially pervious surface is required pursuant to the National Electrical Code 2020, as amended, for grounding purposes.

SECTION IV. All remaining provisions of Chapter 405 remain unchanged and in full force and effect. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION V. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this Ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases and words of this Ordinance since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid portion of the Ordinance.

SECTION VI. This Ordinance shall be and become in full force and effect from and after the date of its passage by the City Council and the approval of the Mayor.

READ TWO TIMES AND PASSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of the City Council

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor of the City of Festus

ATTEST:

\_\_\_\_\_  
City Clerk

**BILL NO. \_\_\_\_\_**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AMENDING CHAPTER 405 OF THE CODE OF ORDINANCES OF THE CITY OF FESTUS, MISSOURI, TO ENACT REGULATIONS RELATING TO DATA CENTERS; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, § 77.260, RSMo provides that the City Council of the City of Festus may enact and ordain any and all ordinances not repugnant to the constitution and laws of this state, and such as they shall be deemed expedient for the good government of the City, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof; and

WHEREAS, § 89.020 RSMo authorizes the City Council to divide the City into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Chapter 89, RSMo, and within such districts, to regulate and restrict the erection, construction, reconstruction, alteration or use of buildings, structures, or land; and

WHEREAS, the City has received an application to amend Chapter 405 of the Code of Ordinances of the City of Festus, Missouri to adopt regulations regarding data centers; and

WHEREAS, this amendment was presented to the Planning and Zoning Commission on October 16, 2025 for its report and recommendation, and the Planning and Zoning Commission recommended that the City Council approve such amendment, with certain proposed revisions; and

WHEREAS, notice of a public hearing before the City Council on October 27, 2025, regarding this Ordinance was published at least fifteen (15) days in advance of such hearing in a newspaper of general circulation in the City, in accordance with § 89.050 RSMo, and § 405.840 of the Code of Ordinances of the City of Festus; and

WHEREAS, the City Council of the City of Festus finds that the proposed changes to Chapter 405 of the Code of Ordinances of the City of Festus would promote the health, safety, morals, and general welfare of the City of Festus and its inhabitants.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AS FOLLOWS:**

SECTION I. Section 405.010 of the Code of Ordinances of the City of Festus, Missouri is hereby amended to read as follows (with new language in red and deleted language struck through; unaffected provisions indicated by ellipsis):

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE I. IN GENERAL**

**SECTION 405.010. DEFINITIONS**

For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Words used in the present tense include the future; words in the singular number indicate the plural and words in the plural number indicate the singular; the word “building” includes the word “structure”; the word “shall” or the word “must” is mandatory and not directory; the word “lot” includes the word “plot”; the term “used for” includes the meaning “designed for” or “intended for.”

...

**DATA CENTER**

A facility, or a portion of a facility, of which the primary service is data processing or data storage, and is used to house computer systems and associated components, such as central processing units, graphical processing units, neural networks, quantum bits, quantum processors, memory, data routing, data storage, server farm, bitcoin mining, crypto processing, virtual private networks, virtual servers, artificial intelligence training or processing, image processing, cloud computing, email servicing, a telecom hotel, telehouse co-location, or any other term applicable to facilities which are used for such purposes, shall be deemed to be a data center. A data center shall not be housed in whole or in part in storage containers or other temporary or movable structures.

...

SECTION II. Section 405.390 of the Code of Ordinances of the City of Festus, Missouri is hereby amended to read as follows (with new language in red and deleted language struck through; unaffected provisions indicated by ellipsis):

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE II. DISTRICT REGULATIONS**

**SECTION 405.390. DISTRICT “I-1” INDUSTRIAL DISTRICT**

- A. No building, structure or land shall be erected, altered or used in an “I-1” district which is arranged or designed for other than one (1) of the following uses, except as provided herein and in Section 405.160:

...

**10. Data centers.**

...

SECTION III. The Code of Ordinances of the City of Festus, Missouri is hereby amended to add a new section, to be designated as Section 405.185, which reads as follows:

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE I. IN GENERAL**

**SECTION 405.185. REGULATION OF DATA CENTERS**

- A. *Purpose.* The general purpose of this section is to regulate the placement and construction of data centers in the districts where this code permits the same while promoting the health, safety, and welfare of city residents.
- B. *Location; Ancillary data centers.* All data centers shall be contained within a principal building or accessory structure. Data centers that are ancillary to another primary use are permitted as an accessory use if they: (i) occupy no more than ten percent (10%) of the building footprint; (ii) are used to serve the enterprise functions of the on-site property owner or tenant and are not used to lease data storage and processing services to third parties; and (iii) are not housed in a separate, stand-alone structure on the parcel.
- C. *Application requirements.* Before a data center is constructed, the property owner or interested party proposing to build or operate a data center must submit documentation to the city showing it has done the following:
  - 1. The data center operator, property owner, or interested party, must notify, via certified U.S. mail, return receipt requested, the owners of all properties within one thousand feet (1,000’) of the property line of the parcel(s) upon which the data center will be operated, including any affiliated homeowners’ association operating within the one thousand foot (1,000’) radius, that the property owner intends to build and operate a data center on the parcel(s), and informing the owners of the informational meeting described in subdivision 2 of this subsection.
  - 2. The data center operator must schedule and attend one informational neighborhood meeting with the residents within one thousand feet (1,000’) of the parcel(s) to describe the project and the proposed sound-mitigation

aspects of the project design. The data center operator must post a four foot (4') by eight foot (8') minimum sign on the property fifteen (15) days prior to the meeting. Notice of the meeting must be mailed to all property owners within one thousand feet (1,000') of the parcel at least fifteen (15) days before the meeting. An additional sign shall be posted on the property for any proposed data center development that would utilize more than one-hundred (100) acres of real property. A representative of the developer or owner, with decision-making authority on the design of the data center, must attend. This meeting shall be informational only, and shall not constitute a zoning hearing, nor confer zoning-related rights or obligations.

- D. *Pre-build compliance study.* Prior to issuance of a building permit, the applicant shall submit a sound study prepared by a qualified third-party acoustic engineer. The study must confirm, based on the approved site plan and proposed mechanical/electrical systems, that the facility can be designed and constructed to meet the adopted noise thresholds.
- E. *Sound Standards.* The data center shall be designed, constructed, and operated so that sound levels measured at the property line of the nearest parcel do not exceed sixty (60) dBA at or adjoining any property zoned or used for residential or other sensitive purposes; or sixty-five (65) dBA at or adjoining any property zoned or used for commercial or industrial purposes. All measurements shall be performed by a qualified third-party acoustic engineer using ANSI/ASA industry standards.
- F. *Post-build confirmation study.* Upon commencement of operations, the applicant shall conduct a sound study at peak equipment operation to confirm compliance with the adopted noise thresholds. The results shall be submitted to the City within thirty (30) days of commencement.
- G. *Ongoing Monitoring.* The operator shall conduct ongoing monitoring as follows: quarterly sound studies for the first two (2) years of operation; annually thereafter, provided no substantiated complaints are recorded in the prior monitoring period. If a substantiated complaint occurs that is not otherwise mitigated by the operator, the City may require additional monitoring at the operator's expense.
- H. *Corrective Plan.* If a sound study or City investigation documents an instance exceeding the adopted noise thresholds, the operator shall promptly prepare and submit a Noise Mitigation and Correction Plan to the City. The plan must outline specific measures and a timeline to achieve compliance, subject to the Director of Building and Planning's approval. If, after approval of a corrective plan, there is another instance of exceeding the adopted noise thresholds, the operator shall have thirty (30) days to submit a revised corrective plan which must meet the Director of Building and Planning's approval. If the operator fails to do so, or if, after approval of a revised corrective plan, there is another instance exceeding the adopted noise thresholds, a hearing shall be scheduled before the City Council for the operator to show cause why the City should not revoke its authorization to operate within the City. At such hearing, the operator may present a second revised corrective plan, and demonstrate how it will comply with adopted noise thresholds, or present other testimony or evidence showing that its authorization to operate should not be revoked. The operator may be represented by counsel. The Director of Planning may present evidence as to why the operator's authorization should be

revoked. Any member of the public shall be permitted to speak before the Council, and may be questioned by the City and/or the operator.

- I. *Build-Out Expansion.* If the data center expands beyond the original approved footprint, or installs additional equipment that may materially alter sound emissions, the operator shall submit an updated sound analysis demonstrating continued compliance with the adopted noise thresholds before permit approval for the expansion.
- J. *Back-up generators.* If a data center operator intends to use backup power generators on the property, the operator must coordinate the schedule for any routine testing or operation of the generators with the City. Such testing may only occur between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday, excluding holidays. The City may request documentation of generator test schedules upon reasonable notice. In the event of a power outage or other emergency requiring generator use, the operator may activate the generators as needed without prior coordination. Notwithstanding anything to the contrary herein, the operation of emergency power systems during an emergency condition shall be exempt from the sound standards otherwise applicable under this Section 405.185, and this exemption shall only apply for the duration of the emergency and shall cease once normal utility power is restored.
- K. *Lighting.* A photometric diagram showing predicted maintained lighting levels produced by the proposed lighting fixtures shall be required. The maximum maintained vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at three feet (3') above the grade. All fixtures shall be designed and installed to minimize glare, light trespass, and spillover onto adjoining residential properties.
- L. *Parking and loading.* All parking areas, drive aisles, service areas, storage, and loading docks shall be constructed of a hard surface (i.e., asphalt/concrete), conforming to all Festus Municipal Code requirements, provided, however, that this requirement shall not apply to any portion of parcel(s) for which gravel or a partially pervious surface is required pursuant to the National Electrical Code 2020, as amended, for grounding purposes.

SECTION IV. All remaining provisions of Chapter 405 remain unchanged and in full force and effect. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION V. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this Ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of

the remaining sections, paragraphs, sentences, clauses, phrases and words or this Ordinance since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid portion of the Ordinance.

SECTION VI. This Ordinance shall be and become in full force and effect from and after the date of its passage by the City Council and the approval of the Mayor.

READ TWO TIMES AND PASSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of the City Council

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor of the City of Festus

ATTEST:

\_\_\_\_\_  
City Clerk

**BILL NO. \_\_\_\_\_**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AMENDING CHAPTER 405 OF THE CODE OF ORDINANCES OF THE CITY OF FESTUS, MISSOURI, TO ENACT REGULATIONS RELATING TO DATA CENTERS; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, § 77.260, RSMo provides that the City Council of the City of Festus may enact and ordain any and all ordinances not repugnant to the constitution and laws of this state, and such as they shall be deemed expedient for the good government of the City, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof; and

WHEREAS, § 89.020 RSMo authorizes the City Council to divide the City into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Chapter 89, RSMo, and within such districts, to regulate and restrict the erection, construction, reconstruction, alteration or use of buildings, structures, or land; and

WHEREAS, the City has received an application to amend Chapter 405 of the Code of Ordinances of the City of Festus, Missouri to adopt regulations regarding data centers; and

WHEREAS, this amendment was presented to the Planning and Zoning Commission for its report and recommendation, and the Planning and Zoning Commission recommended that the City Council approve such amendment; and

WHEREAS, notice of a public hearing before the City Council on September \_\_\_\_, 2025, regarding this Ordinance was published at least fifteen (15) days in advance of such hearing in a newspaper of general circulation in the City, in accordance with § 89.050 RSMo, and § 405.840 of the Code of Ordinances of the City of Festus; and

WHEREAS, the City Council of the City of Festus finds that the proposed changes to Chapter 405 of the Code of Ordinances of the City of Festus would promote the health, safety, morals, and general welfare of the City of Festus and its inhabitants.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AS FOLLOWS:**

SECTION I. Section 405.010 of the Code of Ordinances of the City of Festus, Missouri is hereby amended to read as follows (with new language in red and deleted language struck through; unaffected provisions indicated by ellipsis):

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE I. IN GENERAL**

**SECTION 405.010. DEFINITIONS**

For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Words used in the present tense include the future; words in the singular number indicate the plural and words in the plural number indicate the singular; the word “building” includes the word “structure”; the word “shall” or the word “must” is mandatory and not directory; the word “lot” includes the word “plot”; the term “used for” includes the meaning “designed for” or “intended for.”

...

**DATA CENTER**

A facility, or a portion of a facility, of which the primary service is data processing or data storage, and is used to house computer systems and associated components, such as central processing units, graphical processing units, neural networks, quantum bits, quantum processors, memory, data routing, data storage, server farm, bitcoin mining, crypto processing, virtual private networks, virtual servers, artificial intelligence training or processing, image processing, cloud computing, email servicing, a telecom hotel, telehouse co-location, or any other term applicable to facilities which are used for such purposes, shall be deemed to be a data center. A data center shall not be housed in whole or in part in storage containers or other temporary or movable structures.

...

SECTION II. Section 405.390 of the Code of Ordinances of the City of Festus, Missouri is hereby amended to read as follows (with new language in red and deleted language struck through; unaffected provisions indicated by ellipsis):

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE II. DISTRICT REGULATIONS**

**SECTION 405.390. DISTRICT “I-1” INDUSTRIAL DISTRICT**

A. No building, structure or land shall be erected, altered or used in an “I-1” district which is arranged or designed for other than one (1) of the following uses, except as provided herein and in Section 405.160:

...

10. Data centers.

...

SECTION III. The Code of Ordinances of the City of Festus, Missouri is hereby amended to add a new section, to be designated as Section 405.185, which reads as follows:

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE I. IN GENERAL**

**SECTION 405.185. REGULATION OF DATA CENTERS**

- A. *Purpose.* The general purpose of this section is to regulate the placement and construction of data centers in the districts where this code permits the same while promoting the health, safety, and welfare of city residents.
- B. *Location; Ancillary data centers.* All data centers shall be contained within a principal building or accessory structure. Data centers that are ancillary to another primary use are permitted as an accessory use if they: (i) occupy no more than ten percent (10%) of the building footprint; (ii) are used to serve the enterprise functions of the on-site property owner or tenant and are not used to lease data storage and processing services to third parties; and (iii) are not housed in a separate, stand-alone structure on the parcel.
- C. *Application requirements.* Before a data center is constructed, the property owner or interested party proposing to build or operate a data center must submit documentation to the city showing it has done the following:
  - 1. The data center operator, property owner, or interested party must notify the owners of all property within a half-mile radius of the parcel, including any affiliated homeowners' association operating within the half-mile radius, that the property owner intends to build and operate a data center on the property. The notice required in this section must be mailed to all postal addresses and homeowners' association addresses contained within a half-mile radius extending from the nearest property lines where the proposed data center will be built.
  - 2. The data center operator must schedule and attend two neighborhood meetings with residents to describe the project and the proposed sound-mitigation aspects of the project design. Notice of the neighborhood meetings must be mailed to all property owners and homeowners' associations within a half-mile radius of the parcel where the proposed data center will be located at least fifteen (15) days before the scheduled

meetings. One of the notices of the meetings required herein can be combined with the notice required in subsection 1. The property owner or operator of the data center must also post a copy of the notices required herein on the property, at least fifteen (15) days before each scheduled meeting. A representative of the developer or owner, with decision-making authority on the design of the data center, must attend the neighborhood meetings.

- D. *Pre-build sound study.* Before the neighborhood meetings required herein, the data center operator, property owner, or interested party must conduct a sound study, performed by a third-party acoustic engineer, to document the baseline sound levels in the area of the proposed data center, including noise levels measured at the property line of the nearest property to the data center that is zoned for residential or commercial land uses, or other noise sensitive use as reasonably determined by the director of building and planning, or his/her designee. The data center operator, property owner, or interested party must provide a copy of the results of the study to the city before the first scheduled neighborhood meeting.
- E. *Neighborhood liaison.* After issuance of an occupancy permit, and commencement of the operation of the data center, the operator of the data center must provide an on-site neighborhood liaison between the hours of 8:00 A.M. and 10:00 P.M. CST/CDT each day to respond to complaints about noise emanating from the data center.
- F. *Sound mitigation design.* The data center must be designed and built to incorporate sound mitigation methods sufficient to prevent the sound levels emanating from the data center (as determined by a third-party acoustic engineer) from exceeding the ambient noise levels that were observed in the baseline study conducted per subsection (D) of this section. Design specifications for such sound mitigation must be provided to the city before building permit approval.
- G. *Post-build sound study.* Upon issuance of an occupancy permit, the data center must conduct a sound study performed by a third-party acoustic engineer to document noise levels emanating from the data center conforming to the requirements outlined in subsections (D) and (F) of this section. The study must be conducted during peak operation of the data center mechanical equipment. The data center operator must conduct this sound study annually, during peak operation of data center mechanical equipment, for five-years after completion of the pre-build sound study. The data center operator must provide the results of the sound study to the city within thirty days of the anniversary of the date on which the occupancy permit or certificate of build completion was issued by the city.
- H. *Back-up generator user.* If a data center operator intends to use backup power generators on the property, the operator must maintain a public website announcing the times when the generators will be in operation. Any routine operation of the back-up generators, including for testing purposes but excluding for emergency back-up power during a power outage, must be announced on the website for at least twenty-four (24) hours in advance of a test or operation. In the event a power outage triggers the generators, the data center operator will announce on the public website the use of the generators as soon as possible. Unless the generators are supplying emergency back-up electrical supply during a power outage, back-up

generators may only be operated for testing purposes between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday, excluding holidays. Upon request by the city, the data center operator must provide the address of the website where the notices required by this section are published.

- I. *Lighting.* A photometric diagram showing predicted maintained lighting levels produced by the proposed lighting fixtures shall be required. The maximum maintained vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at three feet (3') above the grade.
- J. *Parking and loading.* All parking areas, drive aisles, service areas, storage, and loading docks shall be constructed of a hard surface (i.e., asphalt/concrete), conforming to all Festus Municipal Code requirements.

SECTION IV. All remaining provisions of Chapter 405 remain unchanged and in full force and effect. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION V. This Ordinance shall be and become in full force and effect from and after the date of its passage by the City Council and the approval of the Mayor.

READ TWO TIMES AND PASSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of the City Council

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor of the City of Festus

ATTEST:

\_\_\_\_\_  
City Clerk

**Festus Planning & Zoning Commission**  
**Meeting Minutes**  
**October 16, 2025**

**Members Present** – Danny Lipina, Bryant Allen, Patrick Henderson, Sam Ogle, Judy Williams, and Rick Belleville

**Members Not Present:** Mayor Sam Richards, Clarence Tucker, Jim Tinnin, and Tim Bennett

**Also Present:** Mark Harris Jim Walker

Danny Lipina called the meeting to order at 6:35 p.m.

Judy Williams made a motion to approve the minutes from the September 11, 2025, meeting as submitted, seconded by Sam Ogle. All ayes, motion carried.

**Remarks of Visitors:**

None

**New Business**

**A. Zoning Ordinance Update**

Section 405.010 – Definitions

Section 405.390 – Data Centers

Mark Harris gave a report

The board had a discussion and expressed concerns about the 400-foot notification radius and sound limitations, particularly regarding backup generators, with some members suggesting expanding the notification distance and adding more stringent signage requirements for larger properties. The board also discussed the need for broader notification requirements and clearer emergency power usage guidelines and expressed concerns about the high electricity and water consumption of data centers, as well as the environmental and economic implications. The group discussed setting regulations ahead of any potential applications, noting that data centers could range in size and require significant land. They also addressed issues related to water contamination from antifreeze used in data center cooling systems, with Mark clarifying that proper disposal regulations are in place. The group discussed concerns about data center companies potentially hiding their identity and operations behind project names or LLCs. Richard Belleville proposed adding language to require full disclosure of company identity when presenting applications to Planning and Zoning. The discussion touched on how data centers might be hidden in paperwork submissions, with Richard Belleville sharing examples from other

states. The group agreed this was a good idea to protect the city's interests, and Mark said he could present this recommendation to Council.

The board approved a motion to expand the notification distance for property owners from 400 feet to 1,000 feet and to require an additional sign for properties over 200 acres.

Danny Lipina asked if the commission had any questions and for a motion.

Richard Belleville made a motion to approve. Bryant Allen seconded, all ayes. Motion carried as submitted, will go to city council meeting on Monday, October 27, 2025.

### **Old Business**

None

### **Citizens to be heard**

None

Patrick Henderson made a motion to adjourn, seconded by Sam Ogle. All ayes, motion carried. The meeting was adjourned at approximately 7:45 p.m.

## PETITION FROM PROPERTY OWNER REQUESTING ANNEXATION

### Petition Requesting Annexation to the City of Festus, Missouri

We, the undersigned DIETRICH, RANDY TRUST ETAL  
hereinafter referred to as the Petitioner(s), for our petition to the City Council of  
the City of Festus, Missouri and allege as follows:

1. That we are the owner(s) of all fee interests of record in the real estate in Jefferson County, Missouri, described as follows, to wit:

A tract of land being part of U.S. Survey 1996, and all of the north half and part of the south half of the southeast quarter of Section 14, and part of the southeast quarter of the northwest quarter of Section 14, and part of the south half of the northeast quarter of Section 14, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northwest corner of the southeast quarter of Section 14, said point being the northeast corner of Lot 8 of Stonegate, a subdivision recorded in Plat Book 129 Page 20 of the Jefferson County Records, thence along the northern boundary line of said Stonegate subdivision N89° 57' 00"W, 1307.50 feet to the northwest corner of Lot 9 of said Stonegate subdivision, said point also being the southwest corner of the southeast quarter of the northwest quarter of Section 14; thence along the western line of said southeast quarter of the northwest quarter N00° 06' 56"W, 1336.43 feet to the northwest corner of said southeast quarter of the northwest quarter; thence along the northern line of said southeast quarter of the northwest quarter N89° 27' 04"E, 1128.46 feet to the western corner of an 83.58-acre tract shown in Plat Book 1991 Page 83 of said county records; thence along the southern boundary line of said tract the following courses: S48° 32' 29"E, 180.84 feet; S69° 17' 29"E, 274.42 feet; S76° 47' 29"E, 263.80 feet; N89° 05' 46"E, 2190.80 feet to the eastern line of Section 14; thence S00° 33' 00"E, 161.29 feet to the northwest corner of land now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of said county records; thence S00° 27' 56"W 2244.15 feet to the northern line of the south half of the southeast quarter of Section 14, said line also being the northern line of land now or formerly of Fadler Investment Holdings LLC by deed document 2024R-024877 of said county records; thence S89° 28' 56"W, 1309.80 feet; thence departing said northern line S00° 27' 37"E, 860.08 feet to the northern line of U.S. Survey 1996; thence with said U.S. survey line N89° 59' 16"E, 349.42 feet to the western line of land now or formerly of Fadler Investment Holdings LLC by deed document 2024R-024878 of said county records; thence departing said U.S. survey line and with said western line S00° 28' 44"E, 282.87 feet to the northern right-of-way line of U.S. Highway 67; thence along said right-of-way line S82° 40' 15"W, 382.99 feet to the intersection with the centerline of Buck Creek Road as traveled, thence with said centerline the following courses: N85° 50' 00"W, 209.18 feet; N58° 59' 30"W, 209.00 feet; N25° 40' 00"W, 395.20 feet; N68° 32' 30"W, 67.81 feet to the southeast boundary line of Lot 1 of aforementioned Stonegate subdivision; thence along said southeast line N38° 49' 00"E, 216.47 feet; thence N02° 00' 00"W, 514.26 feet to the northeast corner of said Lot 1, said point being on the south line of the northwest quarter of the southeast quarter of Section 14; thence with said south line S89° 23' 00"W, 806.69 feet to the northwest corner of Lot 2 of said Stonegate subdivision, said point being on the western line of the southeast quarter of Section 14; thence along said western line N00° 02' 00"E, 1325.20 feet to the Point of Beginning. Containing 202.747 acres, more or less.

2. That the said real estate is not now a part of any incorporated municipality.
3. That the said real estate is contiguous to the existing corporate limits of the City of Festus, Missouri.
4. That we request that the said real estate be annexed to and be included within the corporate limits of the City of Festus, Missouri, as authorized by the provisions of Section 71.012, RSMo.
5. That we request the City Council of the City of Festus, Missouri to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Festus to include the above described real estate.

Dated this \_\_\_\_ day of November, 2025.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

State of Missouri )

)ss

County of Jefferson )

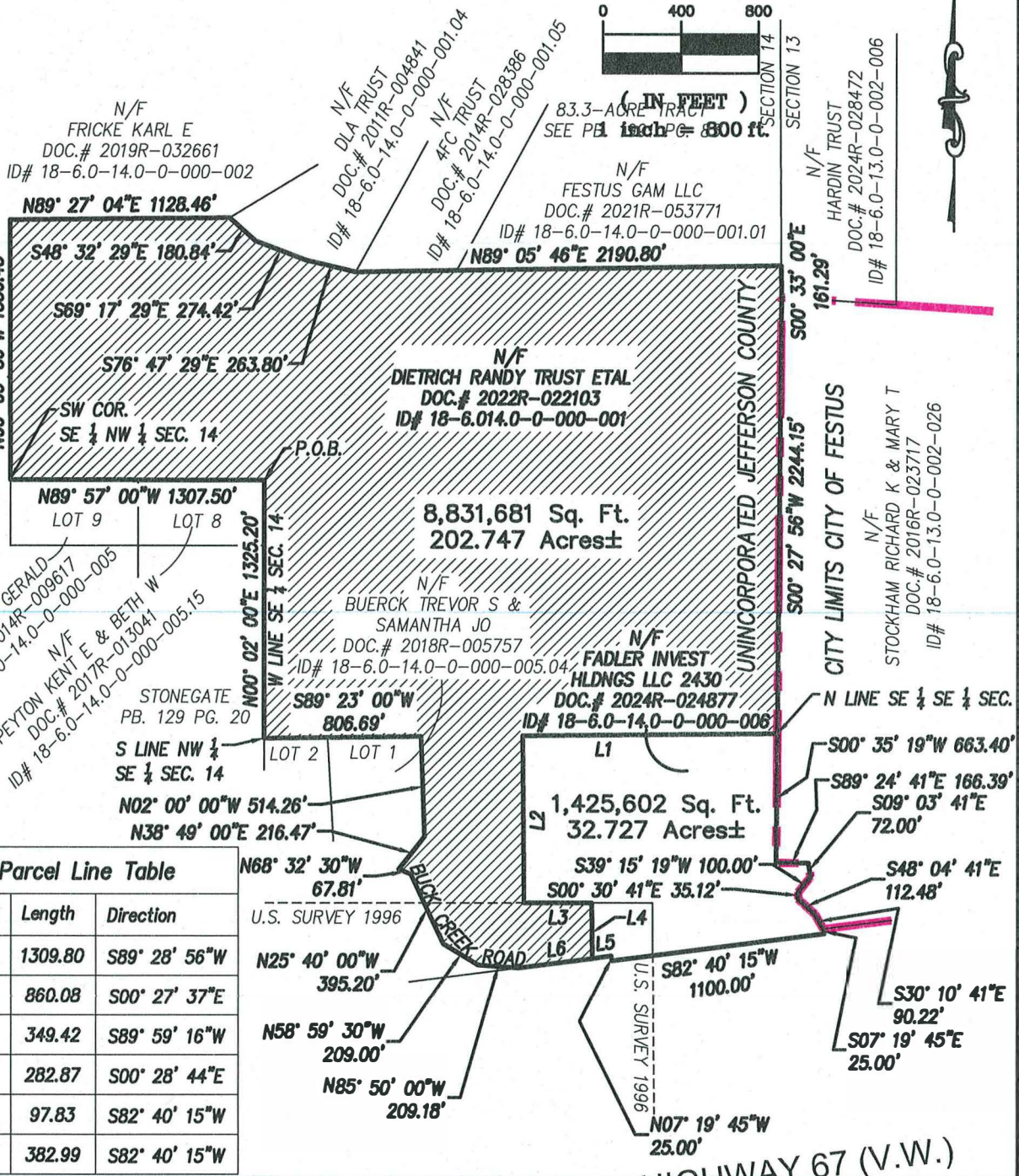
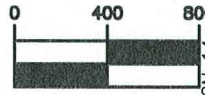
COMES NOW, \_\_\_\_\_, being of lawful age and after being duly sworn upon his/her oath, deposes and states that he/she is the Petitioner who signed the foregoing Petition Requesting Annexation of Land to the City of Festus, Missouri that he/she has read said foregoing Petition, and that the facts and matters stated in said foregoing Petition are true and correct according to his/her best knowledge, information and belief.

SUBSCRIBED and SWORN to before me the undersigned, a Notary Public of Jefferson County, Missouri where I am commissioned, this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by the above named \_\_\_\_\_ known to me to be the person who executed the above petition and verification.

\_\_\_\_\_  
Notary Public

My commission expires:

**GRAPHIC SCALE**



**Parcel Line Table**

Line #	Length	Direction
L1	1309.80	S89° 28' 56" W
L2	860.08	S00° 27' 37" E
L3	349.42	S89° 59' 16" W
L4	282.87	S00° 28' 44" E
L5	97.83	S82° 40' 15" W
L6	382.99	S82° 40' 15" W

AREA TO BE ANNEXED

**EXHIBIT**

Stock & Associates  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 Chesterfield, MO. 63005  
 (636) 530-9100

**ANNEXATION EXHIBIT**

A TRACT OF LAND BEING ALL OF THE NORTH HALF AND PART OF THE SOUTH HALF OF THE SE QUARTER OF SEC. 14, AND PART OF THE SE QUARTER OF THE NW QUARTER OF SEC. 14, AND PART OF THE SOUTH HALF OF THE NE QUARTER OF SEC. 14, AND PART OF U.S. SURVEY NO. 1996, TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI



# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-14.0-0-000-001	Date	1/25
Cross streets	Buck Creek Road at U.S. Highway 67	Zoning	
Legal Description (Subdivision)	See attached	Lot #	R-40

## Applicant

Company	Stock & Associates Consulting Engineers, Inc.		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	EMail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : I1 Industrial

## Property Owner

same

Name	DIETRICH RANDY TRUST ETAL		
Address	2066 Pebble Beach Dr		
City	Tempe	State	AZ Zip 85285
Phone		EMail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from County R40 to City of Festus I1 Industrial

A tract of land being part of U.S. Survey 1996, and all of the north half and part of the south half of the southeast quarter of Section 14, and part of the southeast quarter of the northwest quarter of Section 14, and part of the south half of the northeast quarter of Section 14, Township 40 North, Range 5 East, Jefferson County, Missouri

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: \_\_\_\_\_ Contact: \_\_\_\_\_

Signature: \_\_\_\_\_ Date : \_\_\_\_\_



**PETITION FROM PROPERTY OWNER REQUESTING ANNEXATION**

**Petition Requesting Annexation to the City of Festus, Missouri**

We, the undersigned Fadler Investment Holdings, LLC hereinafter referred to as the Petitioner(s), for our petition to the City Council of the City of Festus, Missouri and allege as follows:

1. That we are the owner(s) of all fee interests of record in the real estate in Jefferson County, Missouri, described as follows, to wit:

A tract of land being part of U.S. Survey 1996, and part of the southeast quarter of the southeast quarter of Section 14, and part of the southwest quarter of the southwest quarter of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of Section 14, thence along the northern line of said southeast quarter of southeast quarter S89° 28' 56"W, 1309.80 feet; thence departing said northern line S00° 27' 37"E, 860.08 to a point on the northern boundary of U.S. Survey 1996, said point being 660.37 feet from the northeast corner of said U.S. Survey 1996, thence along said northern boundary line N89° 59' 16"E, 349.42 feet to the northwest corner of land now or formerly of Fadler Investment Holdings LLC by deed document 2024R-024878 of the Jefferson County records; thence departing said northern boundary line S00° 28' 44"E, 282.87 feet to the northern right-of-way line of U.S. Highway 67; thence along said right-of-way line N82° 40' 15"E, 97.83 feet to a point of offset in said right-of-way line; thence with said offset S07° 19' 45"E, 25.00 feet; thence continuing along said right-of-way line N82° 40' 15"E, 1100.00 feet to a point of offset in said right-of-way line; thence with said offset N07° 19' 45"W, 25.00 feet; thence departing said right-of-way line and along the western boundary now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records the following courses: N30° 10' 41"W, 90.22 feet; N48° 04' 41"W, 112.48 feet; N00° 30' 41"W, 35.12 feet; N39° 15' 19"E, 100 feet; N09° 03' 41"W, 72.00 feet; N89° 24' 41"W, 166.39 feet; N00° 35' 19"E, 663.40 feet to the Point of Beginning. Containing 1,425,602 square feet or 32.728 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc during August 2025

2. That the said real estate is not now a part of any incorporated municipality.
3. That the said real estate is contiguous to the existing corporate limits of the City of Festus, Missouri.
4. That we request that the said real estate be annexed to, and be included within the corporate limits of the City of Festus, Missouri, as authorized by the provisions of Section 71.012, RSMo.
5. That we request the City Council of the City of Festus, Missouri to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Festus to include the above described real estate.

**Dated this \_\_\_ day of November, 2025.**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

**PETITION FROM PROPERTY OWNER REQUESTING ANNEXATION**

**Petition Requesting Annexation to the City of Festus, Missouri**

State of Missouri            )  
                                          )ss  
County of Jefferson        )

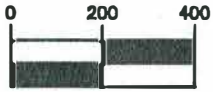
COMES NOW, \_\_\_\_\_, being of lawful age and after being duly sworn upon his/her oath, deposes and states that he/she is the Petitioner who signed the foregoing Petition Requesting Annexation of Land to the City of Festus, Missouri that he/she has read said foregoing Petition, and that the facts and matters stated in said foregoing Petition are true and correct according to his/her best knowledge, information and belief.

SUBSCRIBED and SWORN to before me the undersigned, a Notary Public of Jefferson County, Missouri where I am commissioned, this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by the above named \_\_\_\_\_ known to me to be the person who executed the above petition and verification.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**GRAPHIC SCALE**



( IN FEET )

1 inch = 400 ft.



N/F  
DIETRICH RANDY TRUST ETAL  
DOC.# 2022R-022103  
ID# 18-6.014.0-0-000-001

SEC. 14-40-05

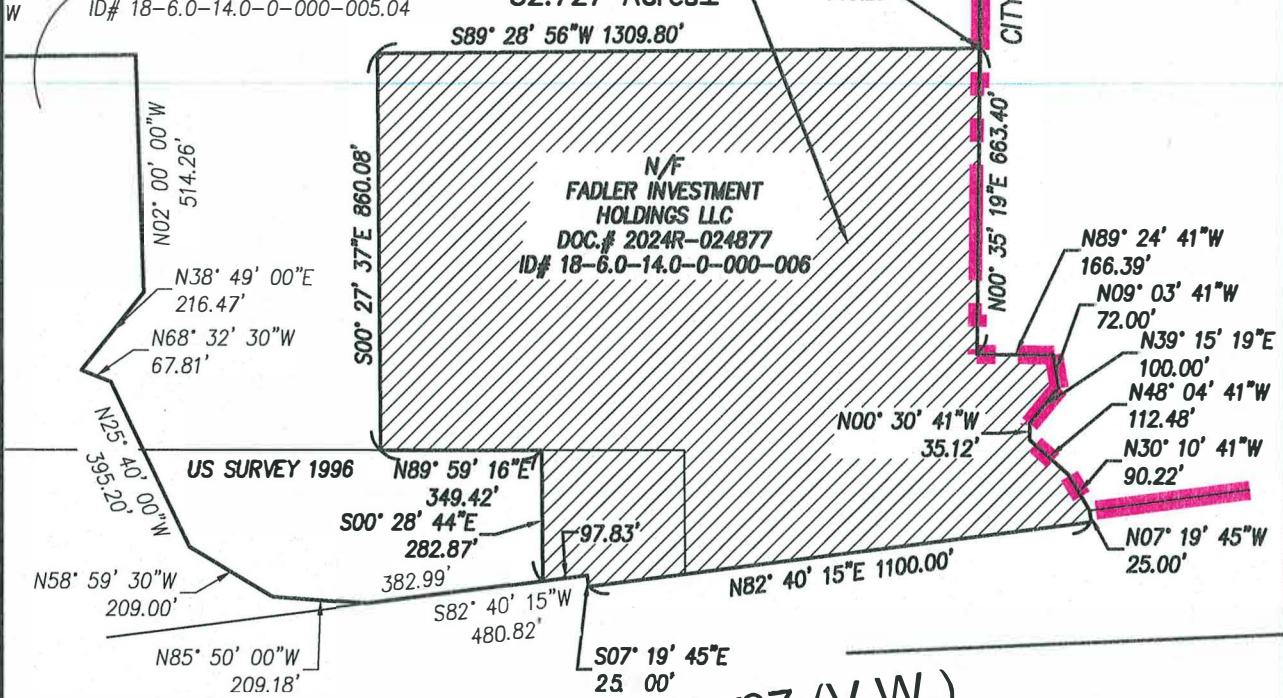
N/F  
BUERCK TREVOR S &  
SAMANTHA JO  
DOC.# 2018R-005757  
ID# 18-6.0-14.0-0-000-005.04

AREA  
1,425,602 Sq. Ft.  
32.727 Acres±

P.O.B.

UNINCORPORATED JEFFERSON COUNTY  
CITY LIMITS CITY OF FESTUS

N/F  
STOCKHAM RICHARD K & MARY T  
DOC.# 2016R-023717  
ID# 18-6.0-13.0-0-002-026  
SEC. 13-40-05



**EXHIBIT "A"**

AREA TO BE ANNEXED

U.S. HIGHWAY AY67 (V.W.)

**ANNEXATION EXHIBIT**

A TRACT OF LAND BEING PART U.S. SURVEY 1996, AND PART OF THE SE QUARTER OF THE SE QUARTER OF SECTION 14, AND PART OF THE SW QUARTER OF THE SW QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100



# Planning & Zoning Application

Property Address	2430 STONEGATE DR	Date	/ /25
Cross streets	BUCK CREEK RD @ US HIGHWAY 61	Zoning	R-40
Legal Description (Subdivision)	SEE ATTACHED	PID #	1860140000006

## Applicant

Company	Stock & Associates Consulting Engineers, Inc		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : I1 Industrial

## Property Owner

same

Name	FADLER INVEST HLDNGS LLC		
Address	209 East Main St		
City	Festus	State	MO Zip 63028
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from county R-40 residential to City of Festus I1 Industrial

A TRACT OF LAND BEING PART U.S. SURVEY 1996 & PART OF SECTIONS 13 & 14,

TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: \_\_\_\_\_ Contact: \_\_\_\_\_

Signature: \_\_\_\_\_ Date : \_\_\_\_\_



**PETITION FROM PROPERTY OWNER REQUESTING ANNEXATION**

**Petition Requesting Annexation to the City of Festus, Missouri**

We, the undersigned Mark E & Lucinda H Hammon hereinafter referred to as the Petitioner(s), for our petition to the City Council of the City of Festus, Missouri and allege as follows:

1. That we are the owner(s) of all fee interests of record in the real estate in Jefferson County, Missouri, described as follows, to wit:

A tract of land being part of Lot 10 and the east three-fourths of Lot 11 of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northwest corner of Lot 1 of Hammon Estates, a subdivision recorded in Plat Book 144 Page 21A of the Jefferson County records, thence S04° 22' 51"W, 203.12 feet to the southwest corner of said Lot 1; thence N85° 38' 45"W, 1194.83 feet to the eastern boundary line of land now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records; thence with said eastern line N00° 23' 15"W, 376.52 feet to the southern boundary line of land now or formerly of Mark E & Lucinda H Hammon by deed document 2017R-024960 of the Jefferson County records; thence with said southern boundary line S77° 36' 15"E, 1773.80 feet to the Point of Beginning. Containing 348,408 square feet or 7.998 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc during August 2025

2. That the said real estate is not now a part of any incorporated municipality.
3. That the said real estate is contiguous to the existing corporate limits of the City of Festus, Missouri.
4. That we request that the said real estate be annexed to, and be included within the corporate limits of the City of Festus, Missouri, as authorized by the provisions of Section 71.012, RSMo.
5. That we request the City Council of the City of Festus, Missouri to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Festus to include the above described real estate.

Dated this \_\_\_ day of November, 2025.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

State of Missouri )

)ss

County of Jefferson )

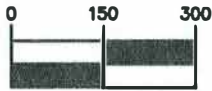
COMES NOW, \_\_\_\_\_, being of lawful age and after being duly sworn upon his/her oath, deposes and states that he/she is the Petitioner who signed the foregoing Petition Requesting Annexation of Land to the City of Festus, Missouri that he/she has read said foregoing Petition, and that the facts and matters stated in said foregoing Petition are true and correct according to his/her best knowledge, information and belief.

SUBSCRIBED and SWORN to before me the undersigned, a Notary Public of Jefferson County, Missouri where I am commissioned, this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by the above named \_\_\_\_\_ known to me to be the person who executed the above petition and verification.

\_\_\_\_\_  
Notary Public

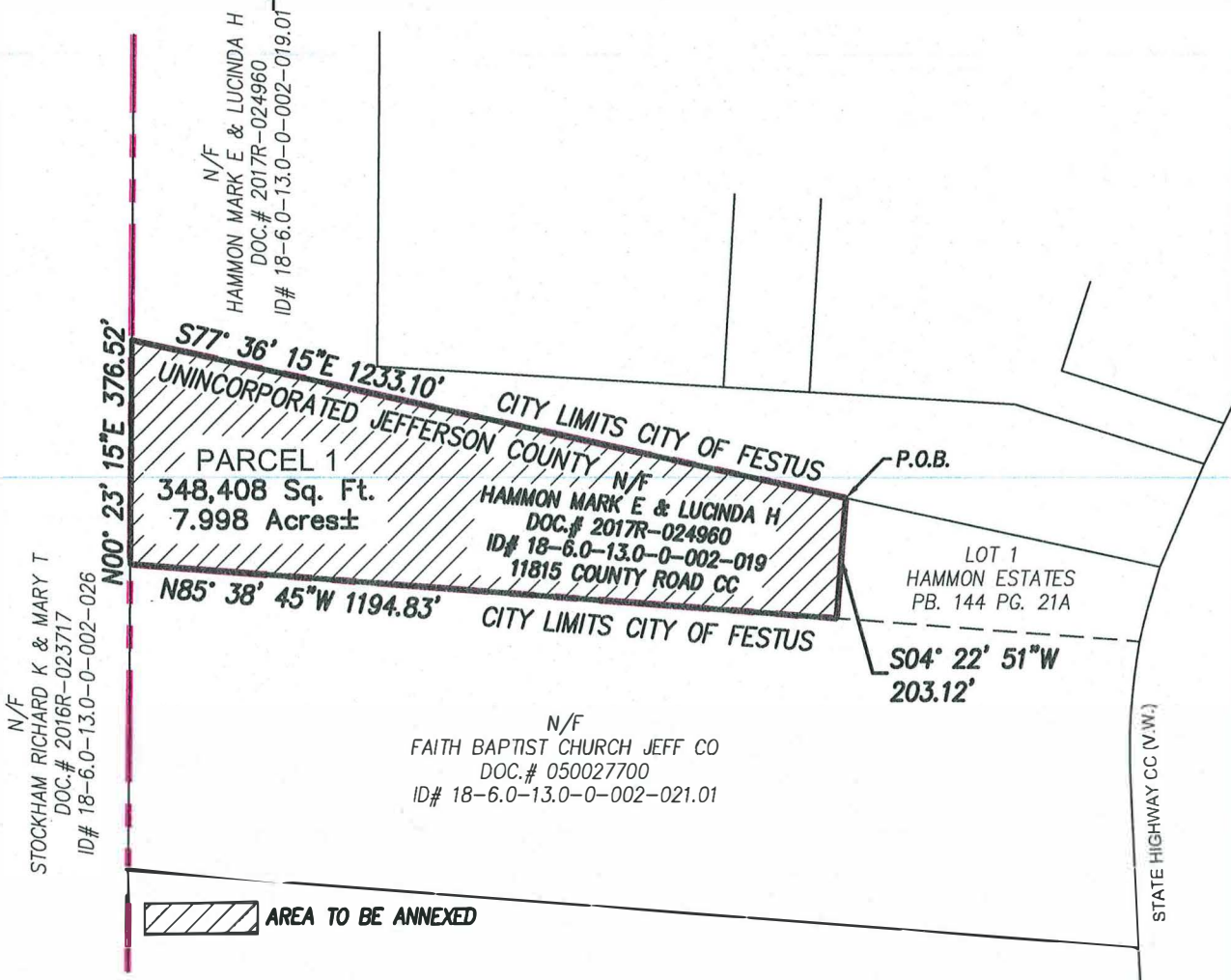
My commission expires:

**GRAPHIC SCALE**



( IN FEET )

1 inch = 300 ft.



**EXHIBIT**

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

**ANNEXATION EXHIBIT**

A TRACT OF LAND BEING PART OF LOT 10 AND THE EAST  
3/4 OF LOT 11 OF SECTION 13 BEING LOCATED,  
TOWNSHIP 40 NORTH, RANGE 5 EAST,  
JEFFERSON COUNTY, MISSOURI



# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-13.0-0-002-019	Date	/ /25
Cross streets	Gamel Cemetery Road and County Road CC	Zoning	
Legal Description (Subdivision)	See attached	Lot #	R-40

## Applicant

Company	Stock & Associates Consulting Engineers, Inc.		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : I1 Industrial

## Property Owner

same

Name	HAMMON MARK E & LUCINDA H		
Address	11815 County Road CC		
City	Festus	State	MO Zip 63028
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

see attached exhibits

A tract of land being part of Lot Ten (10) and the east three-fourths (3/4) of Lot Eleven (11) of Section Thirteen (13), Township Forty (40) North, Range Five (5) East, Jefferson County, Missouri

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: \_\_\_\_\_ Contact: \_\_\_\_\_

Signature: \_\_\_\_\_ Date : \_\_\_\_\_





# Planning & Zoning Application

Property Address	PID #18-6.0-13.0-0-002-026	Date	1 / 25
Cross streets	US HWY 61	Zoning	N1 Non Urban
Legal Description (Subdivision)	Lot 12 & Part of Lot 5, 11, 13 & 14 Sec 13-40-5	Lot #	N/A

## Applicant

Company	
Stock & Associates Consulting Engineers, Inc	
Contact	george.stock@stockassoc.com
Address	257 Chesterfield Business Parkway
City	Chesterfield, MO 63005 State _____ Zip _____
Phone	E-Mail

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	
Richard K & Mary T Stockham	
Address	
11830 County Rd CC	
City	Festus State MO Zip 63028
Phone	E-Mail

## Present Use :

Vacant

## Proposed Use :

Light industrial

## Clearly describe the request (Attach any additional documentation) :

Rezoning property from N1- Non Urban to I1 Industrial

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: \_\_\_\_\_ Contact: \_\_\_\_\_

Signature: \_\_\_\_\_ Date : \_\_\_\_\_

# 2021R-053771  
-14.0-0-000-001.01

N/F  
HARDIN TRUST  
DOC.# 2024R-028472  
ID# 18-6.0-13.0-0-002-006

N/F  
DIETRICH RANDY TRUST ETAL  
DOC.# 2022R-022103  
ID# 18-6.014.0-0-000-001

AREA TO BE  
RE-ZONED

N/F  
FADLER INVEST  
HLDNGS LLC 2430  
DOC.# 2024R-024877  
ID# 18-6.0-14.0-0-000-006

N39° 15' 19"E 100.00'  
N00° 30' 41"W 35.12'

N30° 10' 41"W 90.22'

S82° 40' 15"W 350.00'  
N07° 19' 45"W 25.00'

EXHIBIT

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

N/F  
EHLER THOMAS J & DARIA L TRUST  
DOC.# 2022R-025871  
ID# 18-6.0-13.0-0-002-006.02

UNINCORPORATED JEFFERSON COUNTY

S86° 14' 11"E 1346.00'

CITY LIMITS CITY OF FESTUS

UNINCORPORATED JEFFERSON COUNTY

N00° 27' 56"E 2244.15'

N/F  
STOCKHAM RICHARD K & MARY T  
DOC.# 2016R-023717  
ID# 18-6.0-13.0-0-002-026

4,756,108 Sq. Ft.  
109.185 Acres±

N00° 35' 19"E 663.40'

N89° 24' 41"W 166.39'

N09° 03' 41"W 72.00'

N/F  
KTB LLC  
DOC.# 2007R-017724  
ID# 18-6.0-13.0-0-002-024

S82° 41' 10"W 500.00'

S00° 55' 50"E 261.17'

N48° 04' 41"W 112.48'

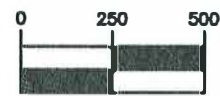
N00° 55' 50"W 261.03'

S82° 40' 15"W 540.11'

U.S. HIGHWAY 67 (V.W.)

N/F  
M & D MOORE INVESTMENTS LLC  
DOC.# 2022R-033561  
ID# 18-6.0-13.0-0-002-025

GRAPHIC SCALE



( IN FEET )

1 inch = 500 ft.

ASHFORD PLACE 2  
PB. 145 PG. 4

LOT 24  
ASHFORD PLACE 3  
LOT 23  
PB. 158 PG. 26

LOT 22  
LOT 21  
LOT 20

S85° 37' 37"E 321.13'

N/F  
HAMMON MARK E & LUCINDA H  
DOC.# 2017R-024960  
ID# 18-6.0-13.0-0-002-019.01

UNINCORPORATED JEFFERSON COUNTY N/F

HAMMON MARK E & LUCINDA H  
DOC.# 2017R-024960  
ID# 18-6.0-13.0-0-002-019

CITY LIMITS CITY OF FESTUS

N/F  
FAITH BAPTIST CHURCH JEFF CO  
DOC.# 050027700  
ID# 18-6.0-13.0-0-002-021.01

UNINCORPORATED JEFFERSON COUNTY N/F  
STOCKHAM RICHARD K & MARY T  
DOC.# 2022R-007730  
ID# 18-6.0-13.0-0-002-022.01

S87° 25' 26"W 5.27'

S17° 10' 50"W 42.66'

S08° 57' 15"W 198.39'

N/F  
MYERS MELCIN L JR & MYERS ANGELA R  
DOC.# 2025R-010366  
ID# 18-6.0-13.0-0-002-023

### ZONING EXHIBIT

A TRACT OF LAND BEING PART OF LOTS 5, 11, 12, 13, AND 14 IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI.





# Planning & Zoning Application

Property Address	11815 State Rd CC	Date	/ /25
Cross streets	Gamel County Rd	Zoning	R1
Legal Description (Subdivision)	Part of Lots 10 & 11 Section 13-40-5	Lot #	N/A

## Applicant

Stock & Associates Consulting Engineers, Inc Company	
Contact	george.stock@stockassoc.com
Address	257 Chesterfield Business Parkway
City	Chesterfield, MO 63005 State Zip
Phone	E-Mail

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	Mark E & Lucinda H Hammon		
Address	11815 COunty Rd CC		
City	Festus	State	MO Zip 63028
Phone	E-Mail		

## Present Use :

Residential

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezoning from R1 One Family to I1 Industrial

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: \_\_\_\_\_ Contact: \_\_\_\_\_

Signature: \_\_\_\_\_ Date : \_\_\_\_\_



# CITY OF FESTUS, MISSOURI CITY COUNCIL ACTION RECOMMENDATION



**Subject:** Bill No. 4858 - An ordinance of the City Council of the City of Festus, Missouri, amending Chapter 405 of the Code of Ordinances of the City of Festus, Missouri, to enact regulations relating to Data Centers; repealing all ordinances in conflict therewith; and establishing an effective date.

**Meeting Date:** October 27, 2025

**Presented By:** Mark Harris, Building & Planning Director

---

## **BACKGROUND/COMMENTS:**

Data centers represent a significant, emerging industry that is currently undefined and unregulated within the existing zoning framework. We propose a proactive legislative measure. This proposal aims to clearly define, regulate, and safeguard the interests of our municipality and its residents.

Section 405.010 – adding a definition for Data Centers

Section 405.390 a. 10. – adding regulations addressing future requests and outlining the application process including Zoning, Permitting, Locations, Pre & Post build Sound Mitigation, Lighting as well as other items (Notification, Expansions, Generator use)

The proposed ordinance was reviewed and authored by city attorneys. It was recommended for approval by P & Z at October's meeting.

## **BUDGET CONSIDERATIONS:**

n/a

## **LEGAL CONSIDERATIONS:**

Reviewed by City legal counsel

## **RECOMMENDED ACTION:**

Unanimously recommended for approval by P & Z October 16 2025

## **ATTACHMENTS/BIDS/DOCUMENTS:**

1. Ordinance - Data Centers (with PZ proposed amendments)

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AMENDING CHAPTER 405 OF THE CODE OF ORDINANCES OF THE CITY OF FESTUS, MISSOURI, TO ENACT REGULATIONS RELATING TO DATA CENTERS; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, § 77.260, RSMo provides that the City Council of the City of Festus may enact and ordain any and all ordinances not repugnant to the constitution and laws of this state, and such as they shall be deemed expedient for the good government of the City, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof; and

WHEREAS, § 89.020 RSMo authorizes the City Council to divide the City into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Chapter 89, RSMo, and within such districts, to regulate and restrict the erection, construction, reconstruction, alteration or use of buildings, structures, or land; and

WHEREAS, the City has received an application to amend Chapter 405 of the Code of Ordinances of the City of Festus, Missouri to adopt regulations regarding data centers; and

WHEREAS, this amendment was presented to the Planning and Zoning Commission on October 16, 2025 for its report and recommendation, and the Planning and Zoning Commission recommended that the City Council approve such amendment, with certain proposed revisions; and

WHEREAS, notice of a public hearing before the City Council on October 27, 2025, regarding this Ordinance was published at least fifteen (15) days in advance of such hearing in a newspaper of general circulation in the City, in accordance with § 89.050 RSMo, and § 405.840 of the Code of Ordinances of the City of Festus; and

WHEREAS, the City Council of the City of Festus finds that the proposed changes to Chapter 405 of the Code of Ordinances of the City of Festus would promote the health, safety, morals, and general welfare of the City of Festus and its inhabitants.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AS FOLLOWS:**

SECTION I. Section 405.010 of the Code of Ordinances of the City of Festus, Missouri is hereby amended to read as follows (with new language in red and deleted language struck through; unaffected provisions indicated by ellipsis):

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE I. IN GENERAL**

**SECTION 405.010. DEFINITIONS**

For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Words used in the present tense include the future; words in the singular number indicate the plural and words in the plural number indicate the singular; the word “building” includes the word “structure”; the word “shall” or the word “must” is mandatory and not directory; the word “lot” includes the word “plot”; the term “used for” includes the meaning “designed for” or “intended for.”

...

**DATA CENTER**

A facility, or a portion of a facility, of which the primary service is data processing or data storage, and is used to house computer systems and associated components, such as central processing units, graphical processing units, neural networks, quantum bits, quantum processors, memory, data routing, data storage, server farm, bitcoin mining, crypto processing, virtual private networks, virtual servers, artificial intelligence training or processing, image processing, cloud computing, email servicing, a telecom hotel, telehouse co-location, or any other term applicable to facilities which are used for such purposes, shall be deemed to be a data center. A data center shall not be housed in whole or in part in storage containers or other temporary or movable structures.

...

SECTION II. Section 405.390 of the Code of Ordinances of the City of Festus, Missouri is hereby amended to read as follows (with new language in red and deleted language struck through; unaffected provisions indicated by ellipsis):

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE II. DISTRICT REGULATIONS**

**SECTION 405.390. DISTRICT “I-1” INDUSTRIAL DISTRICT**

- A. No building, structure or land shall be erected, altered or used in an “I-1” district which is arranged or designed for other than one (1) of the following uses, except as provided herein and in Section 405.160:

...

**10. Data centers.**

...

SECTION III. The Code of Ordinances of the City of Festus, Missouri is hereby amended to add a new section, to be designated as Section 405.185, which reads as follows:

**TITLE IV. LAND USE**

**CHAPTER 405. ZONING REGULATIONS**

**ARTICLE I. IN GENERAL**

**SECTION 405.185. REGULATION OF DATA CENTERS**

- A. *Purpose.* The general purpose of this section is to regulate the placement and construction of data centers in the districts where this code permits the same while promoting the health, safety, and welfare of city residents.
- B. *Location; Ancillary data centers.* All data centers shall be contained within a principal building or accessory structure. Data centers that are ancillary to another primary use are permitted as an accessory use if they: (i) occupy no more than ten percent (10%) of the building footprint; (ii) are used to serve the enterprise functions of the on-site property owner or tenant and are not used to lease data storage and processing services to third parties; and (iii) are not housed in a separate, stand-alone structure on the parcel.
- C. *Application requirements.* Before a data center is constructed, the property owner or interested party proposing to build or operate a data center must submit documentation to the city showing it has done the following:
  - 1. The data center operator, property owner, or interested party, must notify, via certified U.S. mail, return receipt requested, the owners of all properties within one thousand feet (1,000’) of the property line of the parcel(s) upon which the data center will be operated, including any affiliated homeowners’ association operating within the one thousand foot (1,000’) radius, that the property owner intends to build and operate a data center on the parcel(s), and informing the owners of the informational meeting described in subdivision 2 of this subsection.
  - 2. The data center operator must schedule and attend one informational neighborhood meeting with the residents within one thousand feet (1,000’) of the parcel(s) to describe the project and the proposed sound-mitigation

aspects of the project design. The data center operator must post a four foot (4') by eight foot (8') minimum sign on the property fifteen (15) days prior to the meeting. Notice of the meeting must be mailed to all property owners within one thousand feet (1,000') of the parcel at least fifteen (15) days before the meeting. An additional sign shall be posted on the property for any proposed data center development that would utilize more than one-hundred (100) acres of real property. A representative of the developer or owner, with decision-making authority on the design of the data center, must attend. This meeting shall be informational only, and shall not constitute a zoning hearing, nor confer zoning-related rights or obligations.

- D. *Pre-build compliance study.* Prior to issuance of a building permit, the applicant shall submit a sound study prepared by a qualified third-party acoustic engineer. The study must confirm, based on the approved site plan and proposed mechanical/electrical systems, that the facility can be designed and constructed to meet the adopted noise thresholds.
- E. *Sound Standards.* The data center shall be designed, constructed, and operated so that sound levels measured at the property line of the nearest parcel do not exceed sixty (60) dBA at or adjoining any property zoned or used for residential or other sensitive purposes; or sixty-five (65) dBA at or adjoining any property zoned or used for commercial or industrial purposes. All measurements shall be performed by a qualified third-party acoustic engineer using ANSI/ASA industry standards.
- F. *Post-build confirmation study.* Upon commencement of operations, the applicant shall conduct a sound study at peak equipment operation to confirm compliance with the adopted noise thresholds. The results shall be submitted to the City within thirty (30) days of commencement.
- G. *Ongoing Monitoring.* The operator shall conduct ongoing monitoring as follows: quarterly sound studies for the first two (2) years of operation; annually thereafter, provided no substantiated complaints are recorded in the prior monitoring period. If a substantiated complaint occurs that is not otherwise mitigated by the operator, the City may require additional monitoring at the operator's expense.
- H. *Corrective Plan.* If a sound study or City investigation documents an instance exceeding the adopted noise thresholds, the operator shall promptly prepare and submit a Noise Mitigation and Correction Plan to the City. The plan must outline specific measures and a timeline to achieve compliance, subject to the Director of Building and Planning's approval. If, after approval of a corrective plan, there is another instance of exceeding the adopted noise thresholds, the operator shall have thirty (30) days to submit a revised corrective plan which must meet the Director of Building and Planning's approval. If the operator fails to do so, or if, after approval of a revised corrective plan, there is another instance exceeding the adopted noise thresholds, a hearing shall be scheduled before the City Council for the operator to show cause why the City should not revoke its authorization to operate within the City. At such hearing, the operator may present a second revised corrective plan, and demonstrate how it will comply with adopted noise thresholds, or present other testimony or evidence showing that its authorization to operate should not be revoked. The operator may be represented by counsel. The Director of Planning may present evidence as to why the operator's authorization should be

revoked. Any member of the public shall be permitted to speak before the Council, and may be questioned by the City and/or the operator.

- I. *Build-Out Expansion.* If the data center expands beyond the original approved footprint, or installs additional equipment that may materially alter sound emissions, the operator shall submit an updated sound analysis demonstrating continued compliance with the adopted noise thresholds before permit approval for the expansion.
- J. *Back-up generators.* If a data center operator intends to use backup power generators on the property, the operator must coordinate the schedule for any routine testing or operation of the generators with the City. Such testing may only occur between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday, excluding holidays. The City may request documentation of generator test schedules upon reasonable notice. In the event of a power outage or other emergency requiring generator use, the operator may activate the generators as needed without prior coordination. Notwithstanding anything to the contrary herein, the operation of emergency power systems during an emergency condition shall be exempt from the sound standards otherwise applicable under this Section 405.185, and this exemption shall only apply for the duration of the emergency and shall cease once normal utility power is restored.
- K. *Lighting.* A photometric diagram showing predicted maintained lighting levels produced by the proposed lighting fixtures shall be required. The maximum maintained vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at three feet (3') above the grade. All fixtures shall be designed and installed to minimize glare, light trespass, and spillover onto adjoining residential properties.
- L. *Parking and loading.* All parking areas, drive aisles, service areas, storage, and loading docks shall be constructed of a hard surface (i.e., asphalt/concrete), conforming to all Festus Municipal Code requirements, provided, however, that this requirement shall not apply to any portion of parcel(s) for which gravel or a partially pervious surface is required pursuant to the National Electrical Code 2020, as amended, for grounding purposes.

SECTION IV. All remaining provisions of Chapter 405 remain unchanged and in full force and effect. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION V. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this Ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of

the remaining sections, paragraphs, sentences, clauses, phrases and words or this Ordinance since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid portion of the Ordinance.

SECTION VI. This Ordinance shall be and become in full force and effect from and after the date of its passage by the City Council and the approval of the Mayor.

READ TWO TIMES AND PASSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of the City Council

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor of the City of Festus

ATTEST:

\_\_\_\_\_  
City Clerk

# CITY OF FESTUS, MISSOURI CITY COUNCIL ACTION RECOMMENDATION



**Subject:** Bill No. 4866 - An ordinance of the City Council of the City of Festus, Missouri, rezoning two parcels within the City of Festus located at 11815 County Road CC (Jefferson County Parcel Identification Number 1860130000201901), and Jefferson County Parcel Identification Number 18601300002026, from the R-1 Single Family Dwelling District and the N-1 Non-Urban District, respectively, to the I-1 Industrial District; directing the City Clerk to update the Zoning Map of the City; and establishing an effective date.

**Meeting Date:** November 24, 2025

**Presented By:** Mark Harris, Building & Planning Director

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## **BACKGROUND/COMMENTS:**

These parcels were previously incorporated into the City of Festus. The property owners have applied to rezone the land to I-1 to accommodate potential future development. This change would allow the City to better manage anticipated growth through thoughtful planning, infrastructure coordination, and public engagement. While no official development proposal has been submitted, there is expressed interest in data center use. Our approach is encouraging responsible development that aligns with the long-term interests of Festus and its residents while being proactive and transparent.

## **BUDGET CONSIDERATIONS:**

n/a

## **LEGAL CONSIDERATIONS:**

Reviewed by City Attorneys

## **RECOMMENDED ACTION:**

Planning and Zoning recommended for APPROVAL

## **ATTACHMENTS/BIDS/DOCUMENTS:**

1. Bill No. 4866 - Rezone from R-1 & N-1 to I-1 11815 County Road CC 11242025(3407829.1)
2. Hammon Rezoning App - 2019(3423807.1)
3. Hammon Rezoning App 11815 ONLY(3423816.1)
4. Stockham(3419306.1)
5. 11815 State Rd CC & 1801 US 67 Rezoning REPORT 2025 final

6. November 2025 Rezoning parcel list
7. Re-Zoning labeled parcels aerial November 2025

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, REZONING TWO PARCELS WITHIN THE CITY OF FESTUS LOCATED AT 11815 COUNTY ROAD CC (JEFFERSON COUNTY PARCEL IDENTIFICATION NUMBER 1860130000201901), AND JEFFERSON COUNTY PARCEL IDENTIFICATION NUMBER 18601300002026, FROM THE R-1 SINGLE-FAMILY DWELLING DISTRICT AND THE N-1 NON-URBAN DISTRICT, RESPECTIVELY, TO THE I-1 INDUSTRIAL DISTRICT; DIRECTING THE CITY CLERK TO UPDATE THE ZONING MAP OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, § 89.020, RSMo authorizes the City Council of the City of Festus to divide the City into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Chapter 89, RSMo, and within such districts, to regulate and restrict the erection, construction, reconstruction, alteration or use of buildings, structures, or land; and

WHEREAS, Mark E. Hammon & Lucinda M. Hammon, and Richard Stockham & Mary T. Stockham, or their authorized representatives (the “Petitioners”), have submitted to the City petitions to rezone Jefferson County Parcel Identification Number 1860130000201901 (11815 County Road CC) and Jefferson County Parcel Identification Number 18601300002026 (no street address) from the R-1 Single Family Dwelling District and the N-1 Non-Urban District, respectively, to the I-1 Industrial District; and

WHEREAS, on the 20<sup>th</sup> day of November, 2025, the rezoning application was considered by the Planning and Zoning Commission, and the Planning and Zoning Commission voted to recommend that the City Council approve the rezoning application; and

WHEREAS, a public hearing was conducted before the City Council of the City of Festus on the 24<sup>th</sup> day of November, 2025, after notice was published on the 7<sup>th</sup> day of November, 2025, in *The Countian*, a newspaper of general circulation within the City of Festus, in accordance with §§ 89.050 and 89.060, RSMo and § 405.840 of the Code of Ordinances of the City of Festus; and

WHEREAS, Petitioners have posted signs measuring at least four feet (4’) by eight feet (8’), regarding the petitions for rezoning, on the parcels proposed to be rezoned at least fifteen (15) days prior to such public hearing; and

WHEREAS, the City Council of the City of Festus finds that the proposed rezoning would promote the health, safety, morals and the general welfare of the City of Festus and its inhabitants, and would be consistent with the purposes set forth in §§ 89.020 through 89.040, RSMo.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AS FOLLOWS:**

SECTION I. The following described parcel is hereby rezoned from the R-1 Single Family Dwelling District to the I-1 Industrial District:

**One parcel of land located at 11815 County Road CC (Jefferson County Parcel Identification Number 1860130000201901), and as more fully described on Exhibit A, attached hereto and incorporated by reference.**

SECTION II. The following described parcel is hereby rezoned from the N-1 Non-Urban District to the I-1 Industrial District:

**One parcel of land with the Jefferson County Parcel Identification Number 18601300002026, and as more fully described on Exhibit A, attached hereto and incorporated by reference; and**

SECTION III. The City Clerk is directed to update the Zoning District Map to reflect the zone changes approved by Sections I & II of this Ordinance.

SECTION IV. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this Ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases and words of this Ordinance since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid portion of the Ordinance.

SECTION V. This Ordinance shall be and become in full force and effect from and after the date of its passage by the City Council and the approval of the Mayor.

READ TWO TIMES AND PASSES THIS 27<sup>th</sup> DAY OF NOVEMBER, 2025.

\_\_\_\_\_  
President of the City Council

APPROVED THIS 27<sup>th</sup> DAY OF NOVEMBER, 2025.

\_\_\_\_\_  
Mayor of the City of Festus

ATTEST:

\_\_\_\_\_  
City Clerk

**Exhibit A**

[ *insert petition(s) for rezoning* ]



# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-13.0-0-002-019	Date	11/04/25
Cross streets	Gamel Cemetery Road and County Road CC	Zoning	County R-1 N-1
Legal Description (Subdivision)	See attached	Lot #	

## Applicant

Company	Stock & Associates Consulting Engineers, Inc.		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	HAMMON MARK E & LUCINDA H		
Address	11815 County Road CC		
City	Festus	State	MO Zip 63028
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from City of Festus N-1 to City of Festus I-1 Industrial

A tract of land being part of Lot Ten (10) and the east three-fourths (3/4) of Lot Eleven (11) of Section Thirteen (13), Township Forty (40) North, Range Five (5) East, Jefferson County, Missouri

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Mark E. Hammon Contact: \_\_\_\_\_

Signature: *Mark Hammon* Date : 11/5/2025

A tract of land being part of Lot 10 and the east three-fourths of Lot 11 of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northwest corner of Lot 1 of Hammon Estates, a subdivision recorded in Plat Book 144 Page 21A of the Jefferson County records, thence  $S04^{\circ} 22' 51''W$ , 203.12 feet to the southwest corner of said Lot 1; thence  $N85^{\circ} 38' 45''W$ , 1194.83 feet to the eastern boundary line of land now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records; thence with said eastern line  $N00^{\circ} 23' 15''W$ , 376.52 feet to the southern boundary line of land now or formerly of Mark E & Lucinda H Hammon by deed document 2017R-024960 of the Jefferson County records; thence with said southern bounda  $^{\circ} 36' 15''E$ , 1233.10 feet to the Point of Beginning.

Containing 7.998 acres, more or less.



# Planning & Zoning Application

Property Address	11815 State Rd CC	Date	11/04/25
Cross streets	Gamel County Rd	Zoning	R1
Legal Description (Subdivision)	Part of Lots 10 & 11 Section 13-40-5	Lot #	N/A

## Applicant

Stock & Associates Consulting Engineers, Inc Company	
Contact	george.stock@stockassoc.com
Address	257 Chesterfield Business Parkway
City	Chesterfield, MO 63005 State Zip
Phone	E-Mail

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	Mark E & Lucinda H Hammon		
Address	11815 County Rd CC		
City	Festus	State	MO Zip 63028
Phone	E-Mail		

## Present Use :

Residential

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezoning from R1 One Family to I1 Industrial

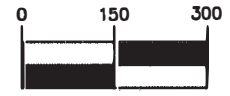
Parcel ID: 18-6.0-13.0-0-002-019.01

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

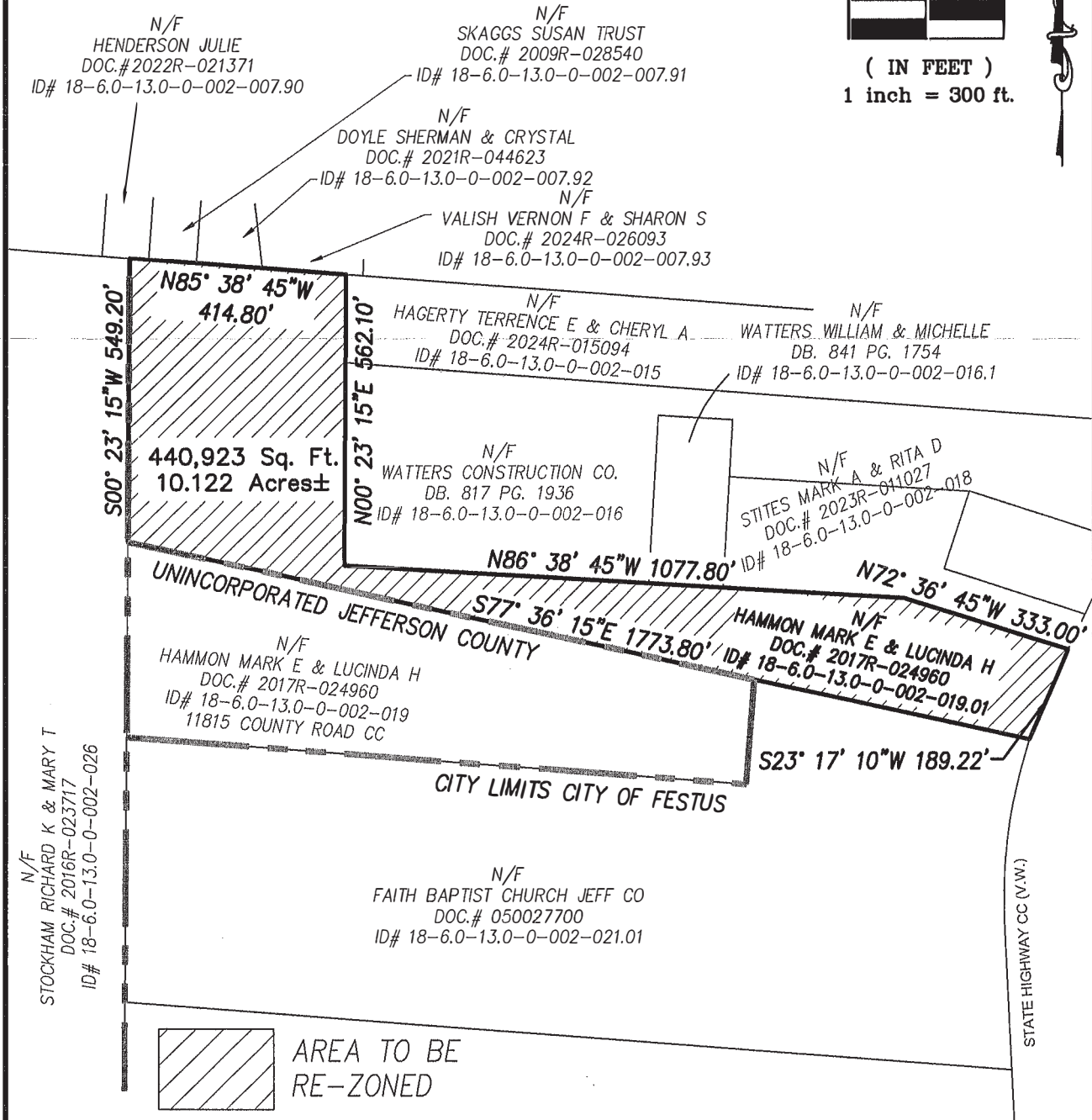
Printed Name: Lucinda M. Hammon Contact: \_\_\_\_\_

Signature: Lucinda M. Hammon Date : 11/5/2025

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 300 ft.



**EXHIBIT**

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

**ZONING EXHIBIT**

A TRACT OF LAND BEING PART OF LOT 10 AND THE EAST  
3/4 OF LOT 11 OF SECTION 13 BEING LOCATED,  
TOWNSHIP 40 NORTH, RANGE 5 EAST,  
JEFFERSON COUNTY, MISSOURI

DATE 8/15/25

"O: \DRAW7800\20257811\Survey\exhibits\HAMMON NORTH.dwg"



# Planning & Zoning Application

Property Address	11815 State Rd CC	Date	11/04/25
Cross streets	Gamel County Rd	Zoning	R1
Legal Description (Subdivision)	Part of Lots 10 & 11 Section 13-40-5	Lot #	N/A

## Applicant

Stock & Associates Consulting Engineers, Inc Company	
Contact	george.stock@stockassoc.com
Address	257 Chesterfield Business Parkway
City	Chesterfield, MO 63005 State Zip
Phone	E-Mail

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	Mark E & Lucinda H Hammon		
Address	11815 County Rd CC		
City	Festus	State	MO Zip 63028
Phone	E-Mail		

## Present Use :

Residential

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezoning from R1 One Family to I1 Industrial

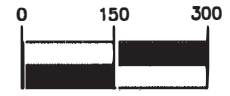
Parcel ID: 18-6.0-13.0-0-002-019.01

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

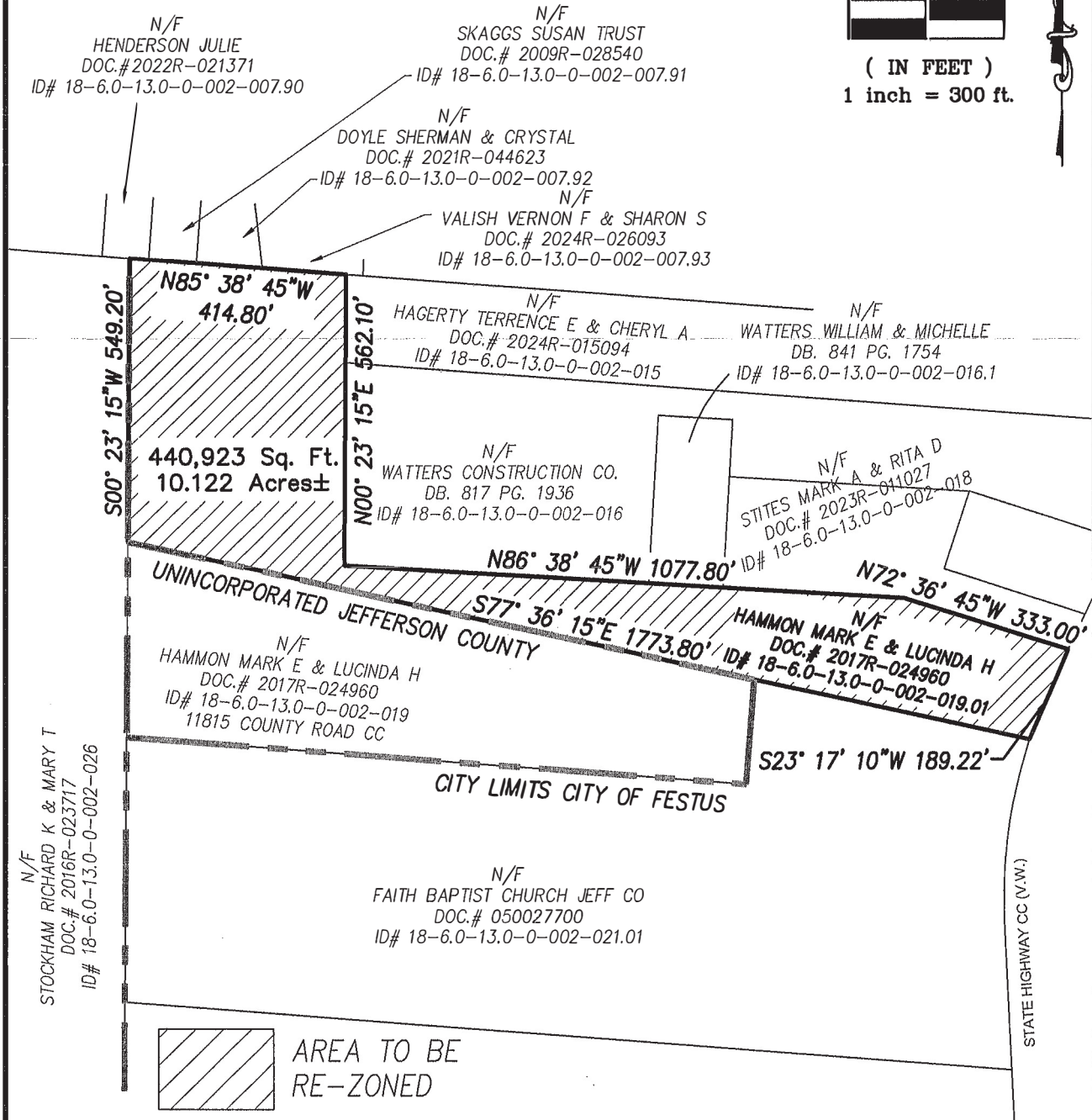
Printed Name: Lucinda M. Hammon Contact: \_\_\_\_\_

Signature: *Lucinda M. Hammon* Date : 11/5/2025

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 300 ft.



**EXHIBIT**

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

**ZONING EXHIBIT**

A TRACT OF LAND BEING PART OF LOT 10 AND THE EAST  
3/4 OF LOT 11 OF SECTION 13 BEING LOCATED,  
TOWNSHIP 40 NORTH, RANGE 5 EAST,  
JEFFERSON COUNTY, MISSOURI

DATE 8/15/25

"O: \DRAW7800\20257811\Survey\exhibits\HAMMON NORTH.dwg"



# Planning & Zoning Application

Property Address	PID #18-6.0-13.0-0-002-026	Date	11/04/25
Cross street	US HWY 61	Zoning	N1 Non Urban
Legal Description (Subdivision)	Lot 12 & Part of Lot 5, 11, 13 & 14 Sec 13-40-5	Lot #	N/A

## Applicant

Company		Stock & Associates Consulting Engineers, Inc	
Contact	george.stock@stockassoc.com		
Address	257 Chesterfield Business Parkway		
City	Chesterfield, MO 63005	State	Zip
Phone	E-Mail		

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	Richard K & Mary T Stockham		
Address	11830 County Rd CC		
City	Festus	State	MO Zip 63028
Phone	E-Mail		

## Present Use :

Vacant

## Proposed Use :

Light industrial

## Clearly describe the request (Attach any additional documentation) :

Rezoning property from N1- Non Urban to I-1 Industrial

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Mary T Stockham

Contact: \_\_\_\_\_

Signature: [Handwritten Signature]

Date: 11/5/2025



# Planning & Zoning Application

Property Address	PID #18-6.0-13.0-0-002-026	Date	11/04/25
Cross streets	US HWY 61	Zoning	N1 Non Urban
Legal Description (Subdivision)	Lot 12 & Part of Lot 5, 11, 13 & 14 Sec 13-40-5	Lot #	N/A

### Applicant

**Stock & Associates Consulting Engineers, Inc**  
Company

Contact george.stock@stockassoc.com

Address 257 Chesterfield Business Parkway

City Chesterfield, MO State MO Zip 63005

Phone \_\_\_\_\_ EMail \_\_\_\_\_

### Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

### Property Owner

same

Name Richard K & Mary T Stockham

Address 11830 County Rd CC

City Festus State MO Zip 63028

Phone \_\_\_\_\_ EMail \_\_\_\_\_

### Present Use :

Vacant

### Proposed Use :

Light industrial

### Clearly describe the request (Attach any additional documentation) :

Rezoning property from N1- Non Urban to I-1 Industrial

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Richard Kent Stockham Contact: \_\_\_\_\_

Signature: Richard Kent Stockham Date: 11-5-25

2021R-053771  
-14.0-0-000-001.01

N/F  
EHLER THOMAS J & DARIA L TRUST  
DOC.# 2022R-025871  
ID# 18-6.0-13.0-0-002-006.02

### GRAPHIC SCALE



( IN FEET )  
1 inch = 500 ft.

N/F  
HARDIN TRUST  
DOC.# 2024R-028472  
ID# 18-6.0-13.0-0-002-006

N/F  
DIETRICH RANDY TRUST ETAL  
DOC.# 2022R-022103  
ID# 18-6.014.0-0-000-001

UNINCORPORATED JEFFERSON COUNTY

S86° 14' 11"E 1346.00'

CITY LIMITS CITY OF FESTUS

ASHFORD PLACE 2  
PB. 145 PG. 4

LOT 24  
ASHFORD PLACE 3  
PB. 158 PG. 26  
LOT 23  
LOT 22  
LOT 21  
LOT 20

UNINCORPORATED JEFFERSON COUNTY  
N00° 27' 56"E 2244.15'

S85° 37' 37"E 321.13'

N/F  
STOCKHAM RICHARD K & MARY T  
DOC.# 2016R-023717  
ID# 18-6.0-13.0-0-002-026

4,756,108 Sq. Ft.  
109.185 Acres±

N/F  
HAMMON MARK E & LUCINDA H  
DOC.# 2017R-024960  
ID# 18-6.0-13.0-0-002-019.01

CITY LIMITS CITY OF FESTUS  
UNINCORPORATED JEFFERSON COUNTY N/F  
HAMMON MARK E & LUCINDA H  
DOC.# 2017R-024960  
ID# 18-6.0-13.0-0-002-019  
CITY LIMITS CITY OF FESTUS

AREA TO BE RE-ZONED

N/F  
FAITH BAPTIST CHURCH JEFF CO  
DOC.# 050027700  
ID# 18-6.0-13.0-0-002-021.01

N/F  
FADLER INVEST  
HLDNGS LLC 2430  
DOC.# 2024R-024877  
ID# 18-6.0-14.0-0-000-006

N00° 35' 19"E 663.40'

N89° 24' 41"W 166.39'

N09° 03' 41"W 72.00'

N/F  
KTB LLC  
DOC.# 2007R-017724  
ID# 18-6.0-13.0-0-002-024

S82° 41' 10"W 500.00'

S00° 55' 50"E 261.17'

N48° 04' 41"W 112.48'

N00° 55' 50"W 261.03'

UNINCORPORATED JEFFERSON COUNTY N/F  
STOCKHAM RICHARD K & MARY T  
DOC.# 2022R-007730  
ID# 18-6.0-13.0-0-002-022.01

S87° 25' 26"W 5.27'

S17° 10' 50"W 42.66'  
S08° 57' 15"W 198.39'

N39° 15' 19"E 100.00'  
N00° 30' 41"W 35.12'

N30° 10' 41"W 90.22'

S82° 40' 15"W 350.00'

N07° 19' 45"W 25.00'

S82° 40' 15"W 540.11'

N/F  
MYERS MELCIN L JR & MYERS ANGELA R  
DOC.# 2025R-010366  
ID# 18-6.0-13.0-0-002-023

N/F  
M & D MOORE INVESTMENTS LLC  
DOC.# 2022R-033561  
ID# 18-6.0-13.0-0-002-025

## EXHIBIT

U.S. HIGHWAY 67 (V.W.)

## ZONING EXHIBIT

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

A TRACT OF LAND BEING PART OF LOTS 5, 11, 12, 13, AND 14 IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI.

DATE 8/15/25

"O: \DRAW7800\20257811\Survey\exhibits\STOCKHAM EXHBT.dwg"



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## Planning Department Report to Planning & Zoning

### General Information:

**Meeting Date:** November 20 2025  
**App. Request:** Rezoning R-1/N-1 to I-1

**Site Addresses:** See attached list

**Parcel Numbers:**

1. 186.013.00002026
2. 186.014.00000001
3. 186.023.00000004
4. 186.013.00002019.01
5. 186.013.00002019
6. 186.023.00000003
7. 186.014.00000006

**Applicants Names:** See attached list

**Owners Names:** See attached list

**Size of Tracts:** See attached list  
**Current Zoning:** R-1 & N-1

**Prepared By:** Mark Harris  
**Date:** November 5 2025

**Attachments:** Applications  
Overhead  
Attachment (parcel list)

**Surrounding Zoning:**

Applicants properties are zoned R-1(Single Family) & N-1(Non Urban)

Surrounding properties are zoned: Agricultural, Commercial & Residential

**Applicant Properties:**

11815 State Road CC: Developed with single family home

Remaining 6 parcels: Undeveloped

**Petition Request:**

The applicants are seeking approval for rezoning 7 parcels.

5 parcels by owners petition, were voluntarily annexed into the city November 10, 2025.

**Planning Dept. Analysis:**

The applicants have requested a zoning change to I-1 to support future development.

While no formal plans have been submitted, a developer has expressed interest in data center use.

Re-zoning these properties positions the City to proactively manage growth through proper oversight, infrastructure planning, and community engagement.

This forward-thinking, transparent approach supports well-planned development aligned with Festus’s long-term goals. We remain committed to working with developers to promote economic growth while protecting the City’s and residents’ interests.

## November 2025 Re-Zoning Properties R-1 & N-1 to I-1

1. Parcel ID: 18601300002026                      Current Zoning:    N-1  
STOCKHAM RICHARD K & MARY T              Acreage:       +/- 110.75  
11830 COUNTY RD CC  
FESTUS, MO 63028
  
2. Parcel ID: 18601400000001                      Current Zoning:    N-1  
DIETRICH RANDY TRUST ETAL                Acreage:       +/- 199.1  
2066 E PEBBLE BEACH DR  
TEMPE, AZ 85285
  
3. Parcel ID: 18602300000004                      Current Zoning:    N-1  
DIETRICH RANDY TRUST ETAL                Acreage:       +/- 6.39  
2066 E PEBBLE BEACH DR  
TEMPE, AZ 85282
  
4. Parcel ID: 1860130000201901                      Current Zoning:    R-1  
HAMMON MARK E & LUCINDA H                Acreage:       +/- 10.1  
11815 COUNTY ROAD CC  
FESTUS, MO 63028
  
5. Parcel ID: 18601300002019                      Current Zoning:    N-1  
HAMMON MARK E & LUCINDA H                Acreage:       +/- 8  
11815 COUNTY ROAD CC  
FESTUS, MO 63028
  
6. Parcel ID: 18602300000003                      Current Zoning:    N-1  
FADLER INVEST HLDS LLC                    Acreage:       +/- 2  
2430 STONEGATE DR SER ETAL  
209 MAIN ST  
FESTUS, MO 63028
  
7. Parcel ID: 18601400000006                      Current Zoning:    N-1  
FADLER INVEST HLDNGS LLC                 Acreage:       +/- 30.71  
2430 STONEGATE SERIE ETAL  
209 MAIN ST  
FESTUS, MO 63028



# CITY OF FESTUS, MISSOURI CITY COUNCIL ACTION RECOMMENDATION



**Subject:** Bill No. 4867 - An ordinance of the City Council of the City of Festus, Missouri, rezoning five parcels within the City of Festus : Jefferson County Parcel Identification Numbers 18601400000001, 18602300000004, 18601300002019, 18602300000003, & 18601400000006, from the N-1 Non-Urban District to the I-1 Industrial District; directing the City Clerk to update the Zoning Map of the City; and establishing an effective date.

**Meeting Date:** November 24, 2025

**Presented By:** Mark Harris, Building & Planning Director

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## **BACKGROUND/COMMENTS:**

These parcels were annexed into Festus November 10th. The applicants/owners requested the zoning change to I-1 for future development. Re-zoning will help the City guide growth with appropriate oversight, infrastructure planning, and community input. Although no formal plans have been submitted, a developer has shown interest in data center use. We're taking a proactive, transparent approach, supporting smart development that benefits Festus and its residents.

## **BUDGET CONSIDERATIONS:**

n/a

## **LEGAL CONSIDERATIONS:**

Reviewd by City Attorneys

## **RECOMMENDED ACTION:**

Planning & Zoning recomended for APPROVAL

## **ATTACHMENTS/BIDS/DOCUMENTS:**

1. Bill No. 4867 - Rezone N-1 to I-1 11242025( (REV11192025)(3439255.1)
2. Fadler rezoning app(3423799.1)
3. Dietrich Rezoning App -00001 and -00004(3423784.1)
4. Hammon Rezoning App - 2019(3423807.1)
5. 11815 State Rd CC & 1801 US 67 Rezoning REPORT 2025 final
6. November 2025 Rezoning parcel list
7. Re-Zoning labeled parcels aerial November 2025

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, REZONING FIVE PARCELS WITHIN THE CITY OF FESTUS : JEFFERSON COUNTY PARCEL IDENTIFICATION NUMBERS 18601400000001, 18602300000004, 18601300002019, 18602300000003, & 18601400000006, FROM THE N-1 NON-URBAN DISTRICT TO THE I-1 INDUSTRIAL DISTRICT; DIRECTING THE CITY CLERK TO UPDATE THE ZONING MAP OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, § 89.020, RSMo authorizes the City Council of the City of Festus to divide the City into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Chapter 89, RSMo, and within such districts, to regulate and restrict the erection, construction, reconstruction, alteration or use of buildings, structures, or land; and

WHEREAS, Randy Dietrich Revocable Living Trust and Duane Hardin and Laurie Hardin Voluntary and Revocable Trust, Mark E. Hammon and Lucinda M. Hammon, and Fadler Investment Holdings LLC, or their authorized representatives (the “Petitioners”), have submitted to the City petitions to rezone Jefferson County Parcel Identification Numbers 18601400000001, 18602300000004, 18601300002019, 18602300000003, & 18601400000006, from the N-1 Non-Urban District to the I-1 Industrial District; and

WHEREAS, on the 20<sup>th</sup> day of November, 2025, the rezoning application was considered by the Planning and Zoning Commission, and the Planning and Zoning Commission voted to recommend that the City Council approve the rezoning application; and

WHEREAS, a public hearing was conducted before the City Council of the City of Festus on the 24<sup>th</sup> day of November, 2025, after notice was published on the 7<sup>th</sup> day of November, 2025, in *The Countian*, a newspaper of general circulation within the City of Festus, in accordance with §§ 89.050 and 89.060, RSMo and § 405.840 of the Code of Ordinances of the City of Festus; and

WHEREAS, Petitioners have posted signs measuring at least four feet (4’) by eight feet (8’), regarding the petitions for rezoning, on the parcels proposed to be rezoned at least fifteen (15) days prior to such public hearing; and

WHEREAS, the City Council of the City of Festus finds that the proposed rezoning would promote the health, safety, morals and the general welfare of the City of Festus and its inhabitants, and would be consistent with the purposes set forth in §§ 89.020 through 89.040, RSMo.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AS FOLLOWS:**

**SECTION I.** The following described parcels are hereby rezoned from the N-1 Non-Urban

District to the I-1 Industrial District:

**Five parcels of land identified as Jefferson County Parcel Identification Numbers 18601400000001, 18602300000004, 18601300002019, 18602300000003, & 18601400000006, and as more fully described on Exhibit A, attached hereto and incorporated by reference.**

SECTION II. The City Clerk is directed to update the Zoning District Map to reflect the zone changes approved by Section I of this Ordinance.

SECTION III. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this Ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases and words or this Ordinance since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid portion of the Ordinance.

SECTION IV. This Ordinance shall be and become in full force and effect from and after the date of its passage by the City Council and the approval of the Mayor.

READ TWO TIMES AND PASSES THIS 27<sup>th</sup> DAY OF NOVEMBER, 2025.

\_\_\_\_\_  
President of the City Council

APPROVED THIS 27<sup>th</sup> DAY OF NOVEMBER, 2025.

\_\_\_\_\_  
Mayor of the City of Festus

ATTEST:

\_\_\_\_\_  
City Clerk

**Exhibit A**

[ *insert petition(s) for rezoning* ]



# Planning & Zoning Application

0-0-000-003

Property Address Parcel ID:	Date 11/04/25
Cross streets BUCK CREEK RD @ US HIGHWAY 61	County R-1 Zoning N-1
Legal Description (Subdivision) SEE ATTACHED	Lot #

## Applicant

Company	Stock & Associates Consulting Engineers, Inc		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	Fadler Investment Holdings LLC, 2430 Stonegate Drive Series		
Address	209 East Main St		
City	Festus	State	MO Zip 63028
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from City of Festus N-1 to City of Festus I-1 Industrial

A TRACT OF LAND BEING PART U.S. SURVEY 1996 & PART OF SECTIONS 13 & 14,

TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Thuan Tammy Fadler Contact: TAMMY  
 Signature: [Handwritten Signature] Date: 11-6-2025

A tract of land being part of U.S. Survey 1996, and part of the southeast quarter of the southeast quarter of Section 14, and part of the southwest quarter of the southwest quarter of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of Section 14, thence along the northern line of said southeast quarter of southeast quarter S89° 28' 56"W, 1309.80 feet; thence departing said northern line S00° 27' 37"E, 860.08 to a point on the northern boundary of U.S. Survey 1996, said point being 660.37 feet from the northeast corner of said U.S. Survey 1996, thence along said northern boundary line N89° 59' 16"E, 349.42 feet to the northwest corner of land now or formerly of Fadler Investment Holdings LLC by deed document 2024R-024878 of the Jefferson County records; thence departing said northern boundary line S00° 28' 44"E, 282.87 feet to the northern right-of-way line of U.S. Highway 67; thence along said right-of-way line N82° 40' 15"E, 97.83 feet to a point of offset in said right-of-way line; thence with said offset S07° 19' 45"E, 25.00 feet; thence continuing along said right-of-way line N82° 40' 15"E, 1100.00 feet to a point of offset in said right-of-way line; thence with said offset N07° 19' 45"W, 25.00 feet; thence departing said right-of-way line and along the western boundary now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records the following courses: N30° 10' 41"W, 90.22 feet; N48° 04' 41"W, 112.48 feet; N00° 30' 41"W, 35.12 feet; N39° 15' 19"E, 100 feet; N09° 03' 41"W, 72.00 feet; N89° 24' 41"W, 166.39 feet; N00° 35' 19"E, 663.40 feet to the Point of Beginning.

Containing 1,425,602 square feet or 32.728 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc during August 2025



# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-14.0-0-000-001, 18-6.0-23.0-0-000-004	Date	11/04/25
Cross streets	Buck Creek Road at U.S. Highway 67	Zoning	County R-1 N-1
Legal Description (Subdivision)	See attached	Lot #	

## Applicant

Company	Stock & Associates Consulting Engineers, Inc.		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	DIETRICH RANDY TRUST ETAL		
Address	2066 Pebble Beach Dr		
City	Tempe	State	AZ Zip 85285
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from City of Festus N-1 to City of Festus I-1 Industrial

A tract of land being part of U.S. Survey 1996, and all of the north half and part of the south half of the southeast quarter of Section 14, and part of the southeast quarter of the northwest quarter of Section 14, and part of the south half of the northeast quarter of Section 14, Township 40 North, Range 5 East, Jefferson County, Missouri

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Randy Dietrich Contact: 602-390-7918  
 Signature: Randy Dietrich Date: 11/5/2025



# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-14.0-0-000-001, 18-6.0-23.0-0-000-004	Date	11/04/25
Cross streets	Buck Creek Road at U.S. Highway 67	Zoning	County R-1 N-1
Legal Description (Subdivisions)	See attached	Lot #	

## Applicant

Company	Stock & Associates Consulting Engineers, Inc.		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	DIETRICH RANDY TRUST ETAL		
Address	2066 Pebble Beach Dr		
City	Tempe	State	AZ Zip 85285
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from City of Festus N-1 to City of Festus I-1 Industrial

A tract of land being part of U.S. Survey 1996, and all of the north half and part of the south half of the southeast quarter of Section 14, and part of the southeast quarter of the northwest quarter of Section 14, and part of the south half of the northeast quarter of Section 14, Township 40 North, Range 5 East, Jefferson County, Missouri

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Duane Hardin Laurie Hardin Contact: \_\_\_\_\_

Signature: Duane Hardin Laurie Hardin Date: 11/05/2025

A tract of land being part of U.S. Survey 1996, and all of the north half and part of the south half of the southeast quarter of Section 14, and part of the southeast quarter of the northwest quarter of Section 14, and part of the south half of the northeast quarter of Section 14, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northwest corner of the southeast quarter of Section 14, said point being the northeast corner of Lot 8 of Stonegate, a subdivision recorded in Plat Book 129 Page 20 of the Jefferson County Records, thence along the northern boundary line of said Stonegate subdivision N89° 57' 00"W, 1307.50 feet to the northwest corner of Lot 9 of said Stonegate subdivision, said point also being the southwest corner of the southeast quarter of the northwest quarter of Section 14; thence along the western line of said southeast quarter of the northwest quarter N00° 06' 56"W, 1336.43 feet to the northwest corner of said southeast quarter of the northwest quarter; thence along the northern line of said southeast quarter of the northwest quarter N89° 27' 04"E, 1128.46 feet to the western corner of an 83.58-acre tract shown in Plat Book 1991 Page 83 of said county records; thence along the southern boundary line of said tract the following courses: S48° 32' 29"E, 180.84 feet; S69° 17' 29"E, 274.42 feet; S76° 47' 29"E, 263.80 feet; N89° 05' 46"E, 2190.80 feet to the eastern line of Section 14; thence S00° 33' 00"E, 161.29 feet to the northwest corner of land now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of said county records; thence S00° 27' 56"W 2244.15 feet to the northern line of the south half of the southeast quarter of Section 14, said line also being the northern line of land now or formerly of Fadler Invest Hldngs LLC 2430 by deed document 2024R-024877 of said county records; thence S89° 28' 56"W, 1309.80 feet; thence departing said northern line S00° 27' 37"E, 860.08 feet to the northern line of U.S. Survey 1996; thence with said U.S. survey line N89° 59' 16"E, 349.42 feet to the western line of land now or formerly of Fadler Invest Hldngs LLC 2430 by deed document 2024R-024878 of said county records; thence departing said U.S. survey line and with said western line S00° 28' 44"E, 282.87 feet to the northern right-of-way line of U.S. Highway 67; thence along said right-of-way line S82° 40' 15"W, 382.99 feet to the intersection with the centerline of Buck Creek Road as traveled, thence with said centerline the following courses: N85° 50' 00"W, 209.18 feet; N58° 59' 30"W, 209.00 feet; N25° 40' 00"W, 395.20 feet; N68° 32' 30"W, 67.81 feet to the southeast boundary line of Lot 1 of aforementioned Stonegate subdivision; thence along said southeast line N38° 49' 00"E, 216.47 feet; thence N02° 00' 00"W, 514.26 feet to the northeast corner of said Lot 1, said point being on the south line of the northwest quarter of the southeast quarter of Section 14; thence with said south line S89° 23' 00"W, 806.69 feet to the northwest corner of Lot 2 of said Stonegate subdivision, said point being on the western line of the southeast quarter of Section 14; thence along said western line N00° 02' 00"E, 1325.20 feet to the Point of Beginning.

Containing 202.747 acres, more or less.



# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-13.0-0-002-019	Date	11/04/25
Cross streets	Gamel Cemetery Road and County Road CC	Zoning	County R-1 N-1
Legal Description (Subdivision)	See attached	Lot #	

## Applicant

Company	Stock & Associates Consulting Engineers, Inc.		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	HAMMON MARK E & LUCINDA H		
Address	11815 County Road CC		
City	Festus	State	MO Zip 63028
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from City of Festus N-1 to City of Festus I-1 Industrial

A tract of land being part of Lot Ten (10) and the east three-fourths (3/4) of Lot Eleven (11) of Section Thirteen (13), Township Forty (40) North, Range Five (5) East, Jefferson County, Missouri

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Mark E. Hammon Contact: \_\_\_\_\_

Signature:  Date : 11/5/2025

A tract of land being part of Lot 10 and the east three-fourths of Lot 11 of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northwest corner of Lot 1 of Hammon Estates, a subdivision recorded in Plat Book 144 Page 21A of the Jefferson County records, thence  $S04^{\circ} 22' 51''W$ , 203.12 feet to the southwest corner of said Lot 1; thence  $N85^{\circ} 38' 45''W$ , 1194.83 feet to the eastern boundary line of land now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records; thence with said eastern line  $N00^{\circ} 23' 15''W$ , 376.52 feet to the southern boundary line of land now or formerly of Mark E & Lucinda H Hammon by deed document 2017R-024960 of the Jefferson County records; thence with said southern bounda  $^{\circ} 36' 15''E$ , 1233.10 feet to the Point of Beginning.

Containing 7.998 acres, more or less.



# Planning & Zoning Application

Property Address	11815 State Rd CC	Date	11/04/25
Cross streets	Gamel County Rd	Zoning	R1
Legal Description (Subdivision)	Part of Lots 10 & 11 Section 13-40-5	Lot #	N/A

## Applicant

Stock & Associates Consulting Engineers, Inc Company	
Contact	george.stock@stockassoc.com
Address	257 Chesterfield Business Parkway
City	Chesterfield, MO 63005 State Zip
Phone	E-Mail

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	Mark E & Lucinda H Hammon		
Address	11815 County Rd CC		
City	Festus	State	MO Zip 63028
Phone	E-Mail		

## Present Use :

Residential

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezoning from R1 One Family to I1 Industrial

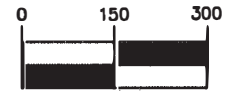
Parcel ID: 18-6.0-13.0-0-002-019.01

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

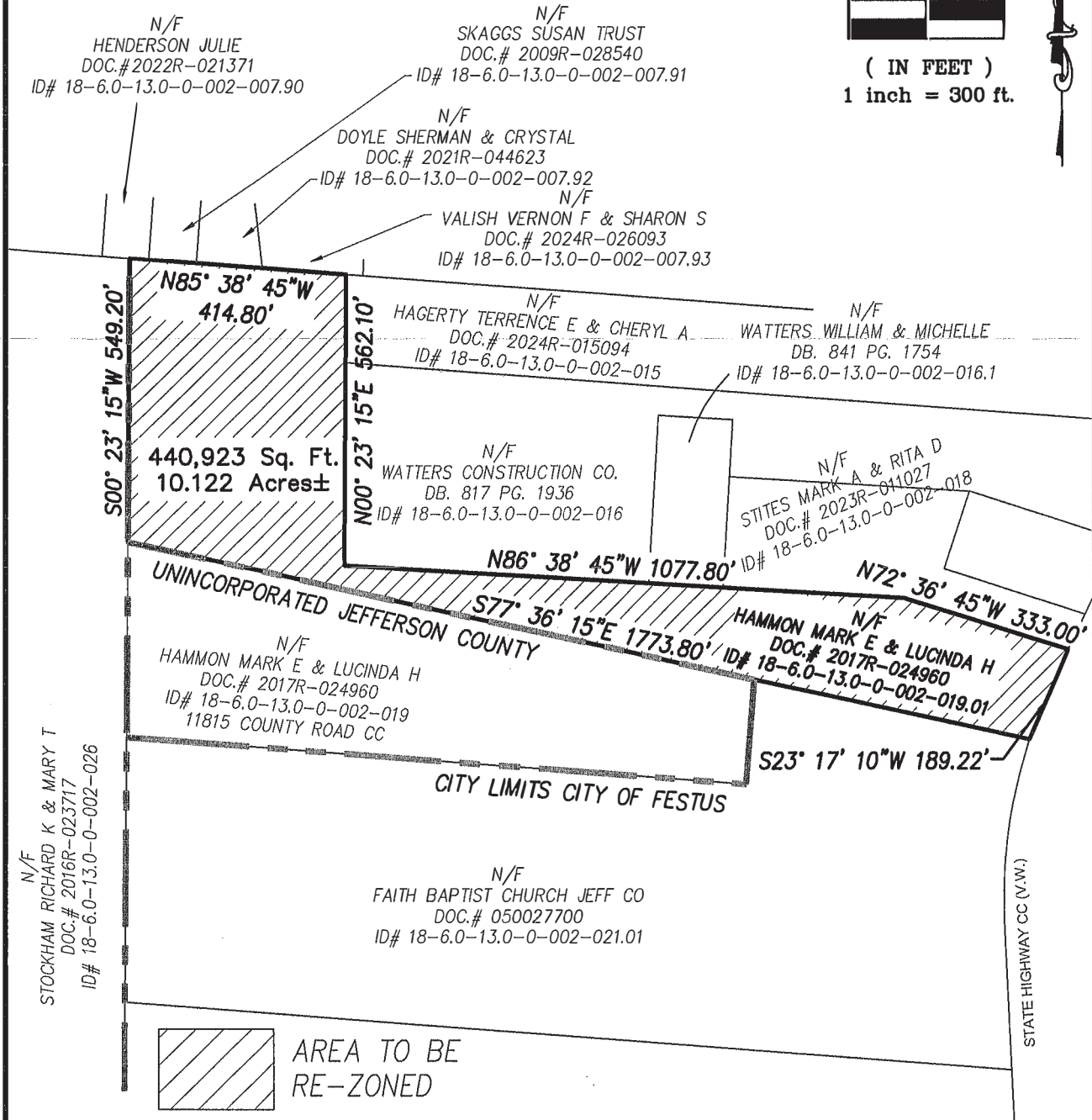
Printed Name: Lucinda M. Hammon Contact: \_\_\_\_\_

Signature: *Lucinda M. Hammon* Date : 11/5/2025

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 300 ft.



 AREA TO BE RE-ZONED

**EXHIBIT**

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

**ZONING EXHIBIT**  
A TRACT OF LAND BEING PART OF LOT 10 AND THE EAST  
3/4 OF LOT 11 OF SECTION 13 BEING LOCATED,  
TOWNSHIP 40 NORTH, RANGE 5 EAST,  
JEFFERSON COUNTY, MISSOURI

DATE 8/15/25

"O: \DRAW7800\20257811\Survey\exhibits\HAMMON NORTH.dwg"



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## Planning Department Report to Planning & Zoning

### General Information:

**Meeting Date:** November 20 2025  
**App. Request:** Rezoning R-1/N-1 to I-1

**Site Addresses:** See attached list

**Parcel Numbers:**

1. 186.013.00002026
2. 186.014.00000001
3. 186.023.00000004
4. 186.013.00002019.01
5. 186.013.00002019
6. 186.023.00000003
7. 186.014.00000006

**Applicants Names:** See attached list

**Owners Names:** See attached list

**Size of Tracts:** See attached list  
**Current Zoning:** R-1 & N-1

**Prepared By:** Mark Harris  
**Date:** November 5 2025

**Attachments:** Applications  
Overhead  
Attachment (parcel list)

**Surrounding Zoning:**

Applicants properties are zoned R-1(Single Family) & N-1(Non Urban)

Surrounding properties are zoned: Agricultural, Commercial & Residential

**Applicant Properties:**

11815 State Road CC: Developed with single family home

Remaining 6 parcels: Undeveloped

**Petition Request:**

The applicants are seeking approval for rezoning 7 parcels.

5 parcels by owners petition, were voluntarily annexed into the city November 10, 2025.

**Planning Dept. Analysis:**

The applicants have requested a zoning change to I-1 to support future development.

While no formal plans have been submitted, a developer has expressed interest in data center use.

Re-zoning these properties positions the City to proactively manage growth through proper oversight, infrastructure planning, and community engagement.

This forward-thinking, transparent approach supports well-planned development aligned with Festus's long-term goals. We remain committed to working with developers to promote economic growth while protecting the City's and residents' interests.

## November 2025 Re-Zoning Properties R-1 & N-1 to I-1

1. Parcel ID: 18601300002026                      Current Zoning:    N-1  
STOCKHAM RICHARD K & MARY T              Acreage:       +/- 110.75  
11830 COUNTY RD CC  
FESTUS, MO 63028
  
2. Parcel ID: 18601400000001                      Current Zoning:    N-1  
DIETRICH RANDY TRUST ETAL                Acreage:       +/- 199.1  
2066 E PEBBLE BEACH DR  
TEMPE, AZ 85285
  
3. Parcel ID: 18602300000004                      Current Zoning:    N-1  
DIETRICH RANDY TRUST ETAL                Acreage:       +/- 6.39  
2066 E PEBBLE BEACH DR  
TEMPE, AZ 85282
  
4. Parcel ID: 1860130000201901                      Current Zoning:    R-1  
HAMMON MARK E & LUCINDA H                Acreage:       +/- 10.1  
11815 COUNTY ROAD CC  
FESTUS, MO 63028
  
5. Parcel ID: 18601300002019                      Current Zoning:    N-1  
HAMMON MARK E & LUCINDA H                Acreage:       +/- 8  
11815 COUNTY ROAD CC  
FESTUS, MO 63028
  
6. Parcel ID: 18602300000003                      Current Zoning:    N-1  
FADLER INVEST HLDS LLC                      Acreage:       +/- 2  
2430 STONEGATE DR SER ETAL  
209 MAIN ST  
FESTUS, MO 63028
  
7. Parcel ID: 18601400000006                      Current Zoning:    N-1  
FADLER INVEST HLDNGS LLC                      Acreage:       +/- 30.71  
2430 STONEGATE SERIE ETAL  
209 MAIN ST  
FESTUS, MO 63028



Thursday, September 4

9/4 2:31 PM

Did you say we are still waiting on the annexation application? Got plenty of time, just wanted to make sure I haven't missed it

Gregory Camp 9/4 2:54 PM



We are still waiting - not submitted.



10/8 2:58 PM

did we ever decide about how we are processing the data center annexation...as far as I won't need to notice at all?

Gregory Camp 10/8 2:59 PM

Did someone miss an email this morning?

10/8 2:59 PM

no! i got it, just want to make absolutely sure i'm not missing a deadline. nervous nelly.

Gregory Camp 10/8 3:00 PM

Especially with Malone throwing another wrench at us...

10/8 3:00 PM

yes. well, if mark has zoning covered...and we don't need annex notice, i am only worried about council meeting agenda. that is what i'm getting at, sorry



CRG Stakeholder Meetings - September 15, 2025

---

	1	2	3
9am	Dennis Gannon David Courtway	Sam Richards	Jim Collier
10am	Nicki Ruess	Staci Templeton	
11am	Dena McCaffrey	Brian Wehner	
1pm	Mike Cook	Tracy Howell	Kevin Dennis
2pm	Bobby Venz	Jim Tinnin	

Attendees:

<u>Organization</u>	<u>Name</u>	<u>Confirm</u>
Jefferson County	Dennis Gannon	X
Jeffco EDC	Donna Litton/Ben Brown	September 17th - 10am
Jefferson College	Dr. Dena McCaffrey	X
Festus R-6	Dr. Nicki Ruess	X
J-P Ambulance	Tracy Howell	X
City Council	Dave Boyer - I	September 17th - 10am
City Council	Jim Collier - I	X
City Council	Brian Wehner - II	X
City Council	Stacy Templeton - II	X
City Council	Kevin Dennis - III	X
City Council	Bobby Venz - III	X
City Council	Mike Cook - IV	X
City Council	Jim Tinnin - IV	X
Mayor	Sam Richards	X

CRG Stakeholder Meetings - September 15, 2025

---

	1	2	3
9am	Dennis Gannon	Sam Richards	Jim Collier
10am	Nicki Ruess	Staci Templeton	
11am	Dena McCaffrey	Brian Wehner	
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Festus R-6	Dr. Nicki Ruess	X
J-P Ambulance	Tracy Howell	X
City Council	Dave Boyer - I	September 17th - 10am
City Council	Jim Collier - I	X
City Council	Brian Wehner - II	X
City Council	Stacy Templeton - II	X
City Council	Kevin Dennis - III	?
City Council	Bobby Venz - III	X
City Council	Mike Cook - IV	X
City Council	Jim Tinnin - IV	X
Mayor	Sam Richards	X



# Planning & Zoning Application

Property Address PID #18-6.0-13.0-0-002-026	Date 11/04/25
Cross streets US HWY 61	Zoning N1 Non Urban
Legal Description (Subdivision) Lot 12 & Part of Lot 5, 11, 13 & 14 Sec 13-40-5	Lot # N/A

## Applicant

Stock & Associates Consulting Engineers, Inc Company	
Contact	george.stock@stockassoc.com
Address	257 Chesterfield Business Parkway
City	Chesterfield, MO 63005 State Zip
Phone	E-Mail

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	Richard K & Mary T Stockham		
Address	11830 County Rd CC		
City	Festus	State	MO Zip 63028
Phone	E-Mail		

## Present Use :

Vacant

## Proposed Use :

Light industrial

## Clearly describe the request (Attach any additional documentation) :

Rezoning property from N1- Non Urban to I-1 Industrial

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Mary T Stockham

Contact: \_\_\_\_\_

Signature: [Handwritten Signature]

Date : 11/5/2025



# Planning & Zoning Application

Property Address	PID #18-6.0-13.0-0-002-026	Date	11/04/25
Cross streets	US HWY 61	Zoning	N1 Non Urban
Legal Description (Subdivision)	Lot 12 & Part of Lot 5, 11, 13 & 14 Sec 13-40-5	Lot #	N/A

### Applicant

**Stock & Associates Consulting Engineers, Inc**  
Company

Contact george.stock@stockassoc.com

Address 257 Chesterfield Business Parkway

City Chesterfield, MO State MO Zip 63005

Phone \_\_\_\_\_ EMail \_\_\_\_\_

### Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

### Property Owner

same

Name Richard K & Mary T Stockham

Address 11830 County Rd CC

City Festus State MO Zip 63028

Phone \_\_\_\_\_ EMail \_\_\_\_\_

### Present Use :

Vacant

### Proposed Use :

Light industrial

### Clearly describe the request (Attach any additional documentation) :

Rezoning property from N1- Non Urban to I-1 Industrial

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Richard Kent Stockham Contact: \_\_\_\_\_  
 Signature: Richard Kent Stockham Date: 11-5-25

2021R-053771  
-14.0-0-000-001.01

N/F  
HARDIN TRUST  
DOC.# 2024R-028472  
ID# 18-6.0-13.0-0-002-006

N/F  
DIETRICH RANDY TRUST ETAL  
DOC.# 2022R-022103  
ID# 18-6.014.0-0-000-001

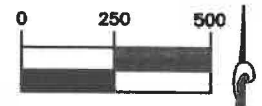
 AREA TO BE RE-ZONED

N/F  
FADLER INVEST  
HLDNGS LLC 2430  
DOC.# 2024R-024877  
ID# 18-6.0-14.0-0-000-006

N39° 15' 19"E 100.00'  
N00° 30' 41"W 35.12'  
N30° 10' 41"W 90.22'  
S82° 40' 15"W 350.00'  
N07° 19' 45"W 25.00'

N/F  
EHLER THOMAS J & DARIA L TRUST  
DOC.# 2022R-025871  
ID# 18-6.0-13.0-0-002-006.02

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 500 ft.

UNINCORPORATED JEFFERSON COUNTY

S86° 14' 11"E 1346.00'

CITY LIMITS CITY OF FESTUS

ASHFORD PLACE 2  
PB. 145 PG. 4

LOT 24  
ASHFORD PLACE 3  
PB. 158 PG. 26  
LOT 23  
LOT 22  
LOT 21  
LOT 20

S00° 06' 40"W 856.55'

S85° 37' 37"E 321.13'

N/F  
STOCKHAM RICHARD K & MARY T  
DOC.# 2016R-023717  
ID# 18-6.0-13.0-0-002-026

4,756,108 Sq. Ft.  
109.185 Acres±

N/F  
HAMMON MARK E & LUCINDA H  
DOC.# 2017R-024960  
ID# 18-6.0-13.0-0-002-019.01

UNINCORPORATED JEFFERSON COUNTY N/F  
HAMMON MARK E & LUCINDA H  
DOC.# 2017R-024960  
ID# 18-6.0-13.0-0-002-019  
CITY LIMITS CITY OF FESTUS

N/F  
FAITH BAPTIST CHURCH JEFF CO  
DOC.# 050027700  
ID# 18-6.0-13.0-0-002-021.01

UNINCORPORATED JEFFERSON COUNTY N/F  
STOCKHAM RICHARD K & MARY T  
DOC.# 2022R-007730  
ID# 18-6.0-13.0-0-002-022.01

S87° 25' 26"W 5.27'  
S17° 10' 50"W 42.66'  
S08° 57' 15"W 198.39'

N/F  
KTB LLC  
DOC.# 2007R-017724  
ID# 18-6.0-13.0-0-002-024

UNINCORPORATED JEFFERSON COUNTY

N/F  
MYERS MELCIN L JR & MYERS ANGELA R  
DOC.# 2025R-010366  
ID# 18-6.0-13.0-0-002-023

N/F  
M & D MOORE INVESTMENTS LLC  
DOC.# 2022R-033561  
ID# 18-6.0-13.0-0-002-025

U.S. HIGHWAY 67 (V.W.)

**EXHIBIT**

**ZONING EXHIBIT**

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

A TRACT OF LAND BEING PART OF LOTS 5, 11, 12, 13, AND 14 IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI.

DATE 8/15/25

"O: \DRAW7800\20257811\Survey\exhibits\STOCKHAM EXHBT.dwg"

## PETITION FOR VOLUNTARY ANNEXATION

We, the undersigned [ Randy Dietrich Revocable Living Trust ], hereinafter referred to as the Petitioner(s), hereby request that the City of Festus annex the tracts described as follows:

Street Address(es): U.S. Highway 67 and Buck Creek Road, No street address assigned

18-6.0-14.0-0-000-001 and 18-6.0-23.0-0-000-004:

### Legal Description:

A tract of land being part of U.S. Survey 1996, and all of the north half and part of the south half of the southeast quarter of Section 14, and part of the southeast quarter of the northwest quarter of Section 14, and part of the south half of the northeast quarter of Section 14, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows: Beginning at the northwest corner of the southeast quarter of Section 14, said point being the northeast corner of Lot 8 of Stonegate, a subdivision recorded in Plat Book 129 Page 20 of the Jefferson County Records, thence along the northern boundary line of said Stonegate subdivision N89° 57' 00"W, 1307.50 feet to the northwest corner of Lot 9 of said Stonegate subdivision, said point also being the southwest corner of the southeast quarter of the northwest quarter of Section 14; thence along the western line of said southeast quarter of the northwest quarter N00° 06' 56"W, 1336.43 feet to the northwest corner of said southeast quarter of the northwest quarter; thence along the northern line of said southeast quarter of the northwest quarter N89° 27' 04"E, 1128.46 feet to the western corner of an 83.58-acre tract shown in Plat Book 1991 Page 83 of said county records; thence along the southern boundary line of said tract the following courses: S48° 32' 29"E, 180.84 feet; S69° 17' 29"E, 274.42 feet; S76° 47' 29"E, 263.80 feet; N89° 05' 46"E, 2190.80 feet to the eastern line of Section 14; thence S00° 33' 00"E, 161.29 feet to the northwest corner of land now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of said county records; thence S00° 27' 56"W 2244.15 feet to the northern line of the south half of the southeast quarter of Section 14, said line also being the northern line of land now or formerly of Fadler Investment Holdings LLC by deed document 2024R-024877 of said county records; thence S89° 28' 56"W, 1309.80 feet; thence departing said northern line S00° 27' 37"E, 860.08 feet to the northern line of U.S. Survey 1996; thence with said U.S. survey line N89° 59' 16"E, 349.42 feet to the western line of land now or formerly of Fadler Investment Holdings LLC by deed document 2024R-024878 of said county records; thence departing said U.S. survey line and with said western line S00° 28' 44"E, 282.87 feet to the northern right-of-way line of U.S. Highway 67; thence along said right-of-way line S82° 40' 15"W, 382.99 feet to the intersection with the centerline of Buck Creek Road as traveled, thence with said centerline the following courses: N85° 50' 00"W, 209.18 feet; N58° 59' 30"W, 209.00 feet; N25° 40' 00"W, 395.20 feet; N68° 32' 30"W, 67.81 feet to the southeast boundary line of Lot 1 of aforementioned Stonegate subdivision; thence along said southeast line N38° 49' 00"E, 216.47 feet; thence N02° 00' 00"W, 514.26 feet to the northeast corner of said Lot 1, said point being on the south line of the northwest quarter of the southeast quarter of Section 14; thence with said south line S89° 23' 00"W, 806.69 feet to the northwest corner of Lot 2 of said Stonegate subdivision, said point being on the western line of the southeast quarter of Section 14; thence along said western line N00° 02' 00"E, 1325.20 feet to the Point of

Beginning. Containing 8,831,681 square feet or 202.747 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc during August 2025

The Petitioner(s) hereby attest that: (i) they are the owner(s) of all fee interests of record in the real estate described above; (ii) the tract(s) of land described herein are adjacent to the City of Festus, and are contiguous and compact to the existing corporate limits of the City of Festus; (iii) such tract(s) are located in unincorporated Jefferson County, Missouri, and are not within any other municipality; and (iv) attached hereto are the notarized signatures of all the owners of all fee interests of record of the tract(s) to be annexed.

Dated this 5<sup>th</sup> day of November, 2025

Signatures of Petitioner(s):

Randy D. Atwood

---

Beginning. Containing 8,831,681 square feet or 202.747 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc during August 2025

The Petitioner(s) hereby attest that: (i) they are the owner(s) of all fee interests of record in the real estate described above; (ii) the tract(s) of land described herein are adjacent to the City of Festus, and are contiguous and compact to the existing corporate limits of the City of Festus; (iii) such tract(s) are located in unincorporated Jefferson County, Missouri, and are not within any other municipality; and (iv) attached hereto are the notarized signatures of all the owners of all fee interests of record of the tract(s) to be annexed.

Dated this 5th day of November, 2025.

Signatures of Petitioner(s):

Laurie Hardin

Duane Hardin





- ① N/F BUERCK TREVOR S & SAMANTHA JO  
DOC.# 2018R-005757  
ID# 18-6.0-14.0-0-000-005.04
- ② N/F DEIMUND CRYSTAL & LUKAS  
DOC.# 2025R-016671  
ID# 18-6.0-14.0-0-000-005.09

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 800 ft.

83.3-ACRE TRACT  
SEE PB. 1991 PG. 83

N/F  
FESTUS GAM LLC  
DOC.# 2021R-053771  
ID# 18-6.0-14.0-0-000-001.01

N/F  
FRICKE KARL E  
DOC.# 2019R-032661  
ID# 18-6.0-14.0-0-000-002

N/F  
DLA TRUST  
DOC.# 2011R-004841  
ID# 18-6.0-14.0-0-000-001.04

N/F  
4FC TRUST  
DOC.# 2014R-028386  
ID# 18-6.0-14.0-0-000-001.05

SECTION 14  
SECTION 13  
N/F  
HARDIN TRUST  
DOC.# 2024R-028472  
ID# 18-6.0-13.0-0-002-006

N89° 27' 04"E 1128.46'

S48° 32' 29"E 180.84'

S69° 17' 29"E 274.42'

S76° 47' 29"E 263.80'

N89° 05' 46"E 2190.80'

N00° 06' 56"W 1336.43'

N89° 57' 00"W 1307.50'

8,831,681 Sq. Ft.  
202.747 Acres±

N/F  
DIETRICH RANDY TRUST ETAL  
DOC.# 2022R-022103  
ID# 18-6.0-14.0-0-000-001  
ID# 18-6.0-23.0-0-000-004

N/F  
FADLER INVEST  
HLDNGS LLC 2430  
STONEGATE SERIE ETAL  
DOC.# 2025R-024823  
ID# 18-6.0-14.0-0-000-006

CITY LIMITS CITY OF FESTUS  
N/F  
STOCKHAM RICHARD K & MARY T  
DOC.# 2016R-023717  
ID# 18-6.0-13.0-0-002-026

N/F  
PONTIUS GERALD  
DOC.# 2014R-009617  
ID# 18-6.0-14.0-0-000-005

N/F  
PEYTON KENT E & BETH W  
DOC.# 2017R-013041  
ID# 18-6.0-14.0-0-000-005.15

STONEGATE  
PB. 129 PG. 20  
S LINE NW 1/4  
SE 1/4 SEC. 14

S89° 23' 00"W  
806.69'

N02° 00' 00"W 514.26'

N38° 49' 00"E 216.47'

N68° 32' 30"W  
67.81'

1,425,602 Sq. Ft.  
32.727 Acres±

N LINE SE 1/4 SE 1/4  
SEC. 14  
S00° 35' 19"W 663.40'

S89° 24' 41"E 166.39'

S09° 03' 41"E  
72.00'

S48° 04' 41"E  
112.48'

S39° 15' 19"W 100.00'

S00° 30' 41"E  
35.12'

S82° 40' 15"W  
1100.00'

S30° 10' 41"E  
90.22'

S07° 19' 45"E  
25.00'

N25° 40' 00"W  
395.20'

N58° 59' 30"W  
209.00'

N85° 50' 00"W  
209.18'

N/F  
FADLER INVEST  
HLDNGS LLC 2430  
STONEGATE SERIE ETAL  
DOC.# 2025R-024823  
ID# 18-6.0-23.0-0-000-003

N07° 19' 45"W  
25.00'

U.S. HIGHWAY 67 (V.W.)

**Parcel Line Table**

Line #	Length	Direction
L1	1309.80	S89° 28' 56"W
L2	860.08	S00° 27' 37"E
L3	349.42	S89° 59' 16"W
L4	282.87	S00° 28' 44"E
L5	97.83	S82° 40' 15"W
L6	382.99	S82° 40' 15"W

**EXHIBIT**

AREA TO BE ANNEXED

**ANNEXATION EXHIBIT**

A TRACT OF LAND BEING ALL OF THE NORTH HALF AND PART OF THE SOUTH HALF OF THE SE QUARTER OF SEC. 14, AND PART OF THE SE QUARTER OF THE NW QUARTER OF SEC. 14, AND PART OF THE SOUTH HALF OF THE NE QUARTER OF SEC. 14, AND PART OF U.S. SURVEY NO. 1996, TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100



# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-14.0-0-000-001, 18-6.0-23.0-0-000-004	Date	11/04/25
Cross streets	Buck Creek Road at U.S. Highway 67	Zoning	County R-1 N-1
Legal Description (Subdivision)	See attached	Lot #	

## Applicant

Company	Stock & Associates Consulting Engineers, Inc.		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	DIETRICH RANDY TRUST ETAL		
Address	2066 Pebble Beach Dr		
City	Tempe	State	AZ Zip 85285
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from City of Festus N-1 to City of Festus I-1 Industrial

A tract of land being part of U.S. Survey 1996, and all of the north half and part of the south half of the southeast quarter of Section 14, and part of the southeast quarter of the northwest quarter of Section 14, and part of the south half of the northeast quarter of Section 14, Township 40 North, Range 5 East, Jefferson County, Missouri

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Randy Dietrich Contact: 602-390-7918  
 Signature: Randy Dietrich Date: 11/5/2025



# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-14.0-0-000-001, 18-6.0-23.0-0-000-004	Date	11/04/25
Cross streets	Buck Creek Road at U.S. Highway 67	Zoning	County R-1 N-1
Legal Description (Subdivision)	See attached	Lot #	

## Applicant

Company	Stock & Associates Consulting Engineers, Inc.		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

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- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	DIETRICH RANDY TRUST ETAL		
Address	2066 Pebble Beach Dr		
City	Tempe	State	AZ Zip 85285
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from City of Festus N-1 to City of Festus I-1 Industrial

A tract of land being part of U.S. Survey 1996, and all of the north half and part of the south half of the southeast quarter of Section 14, and part of the southeast quarter of the northwest quarter of Section 14, and part of the south half of the northeast quarter of Section 14, Township 40 North, Range 5 East, Jefferson County, Missouri

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Duane Hardin Laurie Hardin Contact: \_\_\_\_\_

Signature: Duane Hardin Laurie Hardin Date: 11/05/2025

A tract of land being part of U.S. Survey 1996, and all of the north half and part of the south half of the southeast quarter of Section 14, and part of the southeast quarter of the northwest quarter of Section 14, and part of the south half of the northeast quarter of Section 14, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northwest corner of the southeast quarter of Section 14, said point being the northeast corner of Lot 8 of Stonegate, a subdivision recorded in Plat Book 129 Page 20 of the Jefferson County Records, thence along the northern boundary line of said Stonegate subdivision  $N89^{\circ} 57' 00''W$ , 1307.50 feet to the northwest corner of Lot 9 of said Stonegate subdivision, said point also being the southwest corner of the southeast quarter of the northwest quarter of Section 14; thence along the western line of said southeast quarter of the northwest quarter  $N00^{\circ} 06' 56''W$ , 1336.43 feet to the northwest corner of said southeast quarter of the northwest quarter; thence along the northern line of said southeast quarter of the northwest quarter  $N89^{\circ} 27' 04''E$ , 1128.46 feet to the western corner of an 83.58-acre tract shown in Plat Book 1991 Page 83 of said county records; thence along the southern boundary line of said tract the following courses:  $S48^{\circ} 32' 29''E$ , 180.84 feet;  $S69^{\circ} 17' 29''E$ , 274.42 feet;  $S76^{\circ} 47' 29''E$ , 263.80 feet;  $N89^{\circ} 05' 46''E$ , 2190.80 feet to the eastern line of Section 14; thence  $S00^{\circ} 33' 00''E$ , 161.29 feet to the northwest corner of land now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of said county records; thence  $S00^{\circ} 27' 56''W$  2244.15 feet to the northern line of the south half of the southeast quarter of Section 14, said line also being the northern line of land now or formerly of Fadler Invest Hldngs LLC 2430 by deed document 2024R-024877 of said county records; thence  $S89^{\circ} 28' 56''W$ , 1309.80 feet; thence departing said northern line  $S00^{\circ} 27' 37''E$ , 860.08 feet to the northern line of U.S. Survey 1996; thence with said U.S. survey line  $N89^{\circ} 59' 16''E$ , 349.42 feet to the western line of land now or formerly of Fadler Invest Hldngs LLC 2430 by deed document 2024R-024878 of said county records; thence departing said U.S. survey line and with said western line  $S00^{\circ} 28' 44''E$ , 282.87 feet to the northern right-of-way line of U.S. Highway 67; thence along said right-of-way line  $S82^{\circ} 40' 15''W$ , 382.99 feet to the intersection with the centerline of Buck Creek Road as traveled, thence with said centerline the following courses:  $N85^{\circ} 50' 00''W$ , 209.18 feet;  $N58^{\circ} 59' 30''W$ , 209.00 feet;  $N25^{\circ} 40' 00''W$ , 395.20 feet;  $N68^{\circ} 32' 30''W$ , 67.81 feet to the southeast boundary line of Lot 1 of aforementioned Stonegate subdivision; thence along said southeast line  $N38^{\circ} 49' 00''E$ , 216.47 feet; thence  $N02^{\circ} 00' 00''W$ , 514.26 feet to the northeast corner of said Lot 1, said point being on the south line of the northwest quarter of the southeast quarter of Section 14; thence with said south line  $S89^{\circ} 23' 00''W$ , 806.69 feet to the northwest corner of Lot 2 of said Stonegate subdivision, said point being on the western line of the southeast quarter of Section 14; thence along said western line  $N00^{\circ} 02' 00''E$ , 1325.20 feet to the Point of Beginning.

Containing 202.747 acres, more or less.

**PETITION FOR VOLUNTARY ANNEXATION**

We, the undersigned [*Fadler Investment Holdings LLC, 2430 Stonegate Drive Series, a Missouri limited liability company*], hereinafter referred to as the Petitioner(s), hereby request that the City of Festus annex the tracts described as follows:

Street Address(es): U.S. Highway 67 and Buck Creek Road, No address assigned

Parcel ID(s): 18-6.0-14.0-0-000-006  
18-6.0-23.0-0-000-003

Legal Description:

A tract of land being part of U.S. Survey 1996, and part of the southeast quarter of the southeast quarter of Section 14, and part of the southwest quarter of the southwest quarter of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of Section 14, thence along the northern line of said southeast quarter of southeast quarter S89° 28' 56"W, 1309.80 feet; thence departing said northern line S00° 27' 37"E, 860.08 to a point on the northern boundary of U.S. Survey 1996, said point being 660.37 feet from the northeast corner of said U.S. Survey 1996, thence along said northern boundary line N89° 59' 16"E, 349.42 feet to the northwest corner of land now or formerly of Fadler Investment Holdings LLC by deed document 2024R-024878 of the Jefferson County records; thence departing said northern boundary line S00° 28' 44"E, 282.87 feet to the northern right-of-way line of U.S. Highway 67; thence along said right-of-way line N82° 40' 15"E, 97.83 feet to a point of offset in said right-of-way line; thence with said offset S07° 19' 45"E, 25.00 feet; thence continuing along said right-of-way line N82° 40' 15"E, 1100.00 feet to a point of offset in said right-of-way line; thence with said offset N07° 19' 45"W, 25.00 feet; thence departing said right-of way line and along the western boundary now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records the following courses: N30° 10' 41"W, 90.22 feet; N48° 04' 41"W, 112.48 feet; N00° 30' 41"W, 35.12 feet; N39° 15' 19"E, 100 feet; N09° 03' 41"W, 72.00 feet; N89° 24' 41"W, 166.39 feet; N00° 35' 19"E, 663.40 feet to the Point of Beginning.

Containing 1,425,602 square feet or 32.728 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc during August 2025

[ Fadler Investment Holdings LLC, 2430 Stonegate Drive Series,  
a Missouri limited liability company ]

STATE OF MISSOURI     )  
                                          ) ss  
COUNTY OF JEFFERSON )

COMES NOW Thuan Tammy Fadler, being of lawful age, and, after being duly sworn upon his/her oath, deposes and state that he/she is the Petitioner who signed the foregoing Petition for Voluntary Annexation to the City of Festus, Missouri, that he/she has read said foregoing Petition, and that the facts and matters stated therein are true and correct according to his/her best knowledge, information and belief.

Thuan Tammy Fadler  
Petitioner

SUBSCRIBED AND SWORN before me, a notary public of Jefferson County, Missouri, this 6<sup>th</sup> day of November, 20 25, known by me to be the person who executed the above petition and verification.

Nancy Smock  
Notary Public

My commission expires:  
3.22.2026



The Petitioner(s) hereby attest that: (i) they are the owner(s) of all fee interests of record in the real estate described above; (ii) the tract(s) of land described herein are adjacent to the City of Festus, and are contiguous and compact to the existing corporate limits of the City of Festus; (iii) such tract(s) are located in unincorporated Jefferson County, Missouri, and are not within any other municipality; and (iv) attached hereto are the notarized signatures of all the owners of all fee interests of record of the tract(s) to be annexed.

Dated this 6<sup>th</sup> day of November, 2025.

Signatures of Petitioner(s):

Thuan Tammy F Adler

Thuan Tammy F Adler

## PETITION FOR VOLUNTARY ANNEXATION

We, the undersigned [*Fadler Investment Holdings LLC, 2430 Stonegate Drive Series, a Missouri limited liability company*], hereinafter referred to as the Petitioner(s), hereby request that the City of Festus annex the tracts described as follows:

Street Address(es): U.S. Highway 67 and Buck Creek Road, No address assigned

Parcel ID(s): 18-6.0-14.0-0-000-006  
18-6.0-23.0-0-000-003

Legal Description:

A tract of land being part of U.S. Survey 1996, and part of the southeast quarter of the southeast quarter of Section 14, and part of the southwest quarter of the southwest quarter of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of Section 14, thence along the northern line of said southeast quarter of southeast quarter S89° 28' 56"W, 1309.80 feet; thence departing said northern line S00° 27' 37"E, 860.08 to a point on the northern boundary of U.S. Survey 1996, said point being 660.37 feet from the northeast corner of said U.S. Survey 1996, thence along said northern boundary line N89° 59' 16"E, 349.42 feet to the northwest corner of land now or formerly of Fadler Investment Holdings LLC by deed document 2024R-024878 of the Jefferson County records; thence departing said northern boundary line S00° 28' 44"E, 282.87 feet to the northern right-of-way line of U.S. Highway 67; thence along said right-of-way line N82° 40' 15"E, 97.83 feet to a point of offset in said right-of-way line; thence with said offset S07° 19' 45"E, 25.00 feet; thence continuing along said right-of-way line N82° 40' 15"E, 1100.00 feet to a point of offset in said right-of-way line; thence with said offset N07° 19' 45"W, 25.00 feet; thence departing said right-of way line and along the western boundary now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records the following courses: N30° 10' 41"W, 90.22 feet; N48° 04' 41"W, 112.48 feet; N00° 30' 41"W, 35.12 feet; N39° 15' 19"E, 100 feet; N09° 03' 41"W, 72.00 feet; N89° 24' 41"W, 166.39 feet; N00° 35' 19"E, 663.40 feet to the Point of Beginning.

Containing 1,425,602 square feet or 32.728 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc during August 2025



The Petitioner(s) hereby attest that: (i) they are the owner(s) of all fee interests of record in the real estate described above; (ii) the tract(s) of land described herein are adjacent to the City of Festus, and are contiguous and compact to the existing corporate limits of the City of Festus; (iii) such tract(s) are located in unincorporated Jefferson County, Missouri, and are not within any other municipality; and (iv) attached hereto are the notarized signatures of all the owners of all fee interests of record of the tract(s) to be annexed.

Dated this 6 day of November, 2025

Signatures of Petitioner(s):

Stacey M Cook

Stacey M Cook



# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-14.0-0-000-006, 18-6.0-23.0-0-000-003	Date	11/04/25
Cross streets	BUCK CREEK RD @ US HIGHWAY 61	Zoning	County R-1 N-1
Legal Description (Subdivision)	SEE ATTACHED	Lot #	

## Applicant

Company	Stock & Associates Consulting Engineers, Inc		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	Fadler Investment Holdings LLC, 2430 Stonegate Drive Series		
Address	209 East Main St		
City	Festus	State	MO Zip 63028
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from City of Festus N-1 to City of Festus I-1 Industrial

A TRACT OF LAND BEING PART U.S. SURVEY 1996 & PART OF SECTIONS 13 & 14,

TOWNSHIP 40 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI

I herby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Thuan Tammy Fadler Contact: Tammy  
 Signature: Thuan Tammy Fadler Date: 11-6-2025

A tract of land being part of U.S. Survey 1996, and part of the southeast quarter of the southeast quarter of Section 14, and part of the southwest quarter of the southwest quarter of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of Section 14, thence along the northern line of said southeast quarter of southeast quarter S89° 28' 56"W, 1309.80 feet; thence departing said northern line S00° 27' 37"E, 860.08 to a point on the northern boundary of U.S. Survey 1996, said point being 660.37 feet from the northeast corner of said U.S. Survey 1996, thence along said northern boundary line N89° 59' 16"E, 349.42 feet to the northwest corner of land now or formerly of Fadler Investment Holdings LLC by deed document 2024R-024878 of the Jefferson County records; thence departing said northern boundary line S00° 28' 44"E, 282.87 feet to the northern right-of-way line of U.S. Highway 67; thence along said right-of-way line N82° 40' 15"E, 97.83 feet to a point of offset in said right-of-way line; thence with said offset S07° 19' 45"E, 25.00 feet; thence continuing along said right-of-way line N82° 40' 15"E, 1100.00 feet to a point of offset in said right-of-way line; thence with said offset N07° 19' 45"W, 25.00 feet; thence departing said right-of-way line and along the western boundary now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records the following courses: N30° 10' 41"W, 90.22 feet; N48° 04' 41"W, 112.48 feet; N00° 30' 41"W, 35.12 feet; N39° 15' 19"E, 100 feet; N09° 03' 41"W, 72.00 feet; N89° 24' 41"W, 166.39 feet; N00° 35' 19"E, 663.40 feet to the Point of Beginning.

Containing 1,425,602 square feet or 32.728 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc during August 2025

**PETITION FOR VOLUNTARY ANNEXATION**

We, the undersigned [Mark E. Hammon and Lucinda H. Hammon], hereinafter referred to as the Petitioner(s), hereby request that the City of Festus annex the tracts described as follows:

Street Address(es):     11815 State Road CC  
                                  Festus, MO 63028

Jefferson County Parcel ID(s):     18-6.0-13.0-0-002-019

Legal Description:

A tract of land being part of Lot 10 and the east three-fourths of Lot 11 of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows: Beginning at the northwest corner of Lot 1 of Hammon Estates, a subdivision recorded in Plat Book 144 Page 21A of the Jefferson County records, thence S04° 22' 51"W, 203.12 feet to the southwest corner of said Lot 1; thence N85° 38' 45"W, 1194.83 feet to the eastern boundary line of land now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records; thence with said eastern line N00° 23' 15"W, 376.52 feet to the southern boundary line of land now or formerly of Mark E & Lucinda H Hammon by deed document 2017R-024960 of the Jefferson County records; thence with said southern boundary line S77° 36' 15"E, 1223.10 feet to the Point of Beginning. Containing 7.998 acres, more or less

The Petitioner(s) hereby attest that: (i) they are the owner(s) of all fee interests of record in the real estate described above; (ii) the tract(s) of land described herein are adjacent to the City of Festus, and are contiguous and compact to the existing corporate limits of the City of Festus; (iii) such tract(s) are located in unincorporated Jefferson County, Missouri, and are not within any other municipality; and (iv) attached hereto are the notarized signatures of all the owners of all fee interests of record of the tract(s) to be annexed.

Dated this 5<sup>th</sup> day of November, 2025.

Signatures of Petitioner(s):

Mark E Hammon

Mark E. Hammon

Lucinda M. Hammon

Lucinda M. Hammon

[ Mark E. Hammon ]

STATE OF MISSOURI     )  
                                          ) ss  
COUNTY OF JEFFERSON )

COMES NOW Mark E. Hammon, being of lawful age, and, after being duly sworn upon his/her oath, deposes and state that he/she is the Petitioner who signed the foregoing Petition for Voluntary Annexation to the City of Festus, Missouri, that he/she has read said-foregoing-Petition; and that the facts and matters stated therein are true and correct according to his/her best knowledge, information and belief.

Mark E Hammon  
Petitioner

SUBSCRIBED AND SWORN before me, a notary public of Jefferson County, Missouri, this 5th day of November, 2025, known by me to be the person who executed the above petition and verification.

Christy Marie Risenhoover  
Notary Public

My commission expires:  
3-29-27

**CHRISTY MARIE RISENHOOVER**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jefferson County  
My Commission Expires: 3/29/2027  
Commission # 23704891

[ Lucinda H. Hammon ]

STATE OF MISSOURI     )  
                                          ) ss  
COUNTY OF JEFFERSON )

COMES NOW Lucinda M. Hammon, being of lawful age, and, after being duly sworn upon his/her oath, deposes and state that he/she is the Petitioner who signed the foregoing Petition for Voluntary Annexation to the City of Festus, Missouri, that he/she has read said foregoing Petition, and that the facts and matters stated therein are true and correct according to his/her best knowledge, information and belief.

*Lucinda Hammon*  
Petitioner

SUBSCRIBED AND SWORN before me, a notary public of Jefferson County, Missouri, this 5th day of November, 2025, known by me to be the person who executed the above petition and verification.

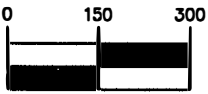
*Christy Marie Risenhoover*  
Notary Public

My commission expires:

3-29-27

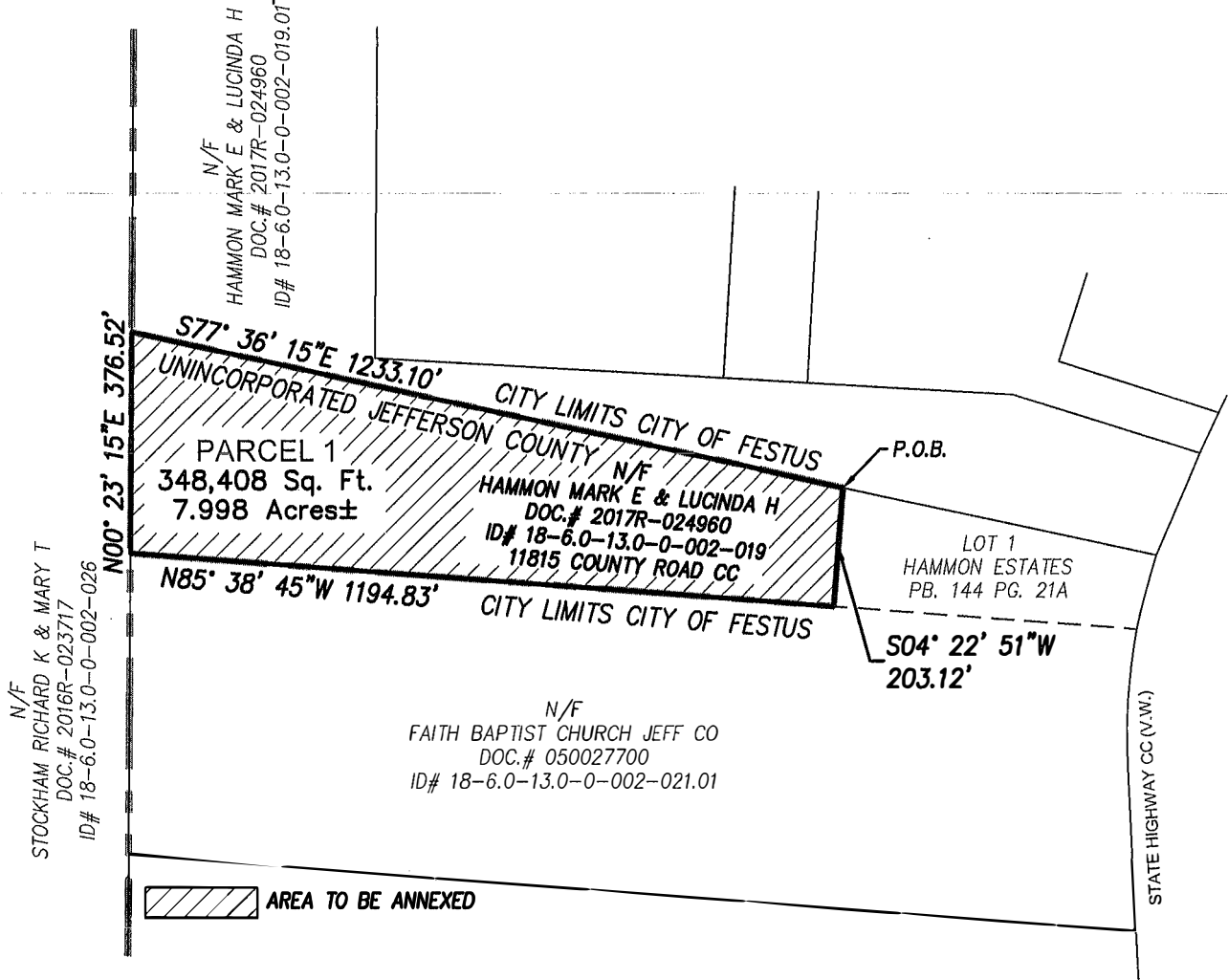
**CHRISTY MARIE RISENHOOVER**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jefferson County  
My Commission Expires: 3/29/2027  
Commission # 23704891

**GRAPHIC SCALE**



( IN FEET )

1 inch = 300 ft.



**EXHIBIT**

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

**ANNEXATION EXHIBIT**

A TRACT OF LAND BEING PART OF LOT 10 AND THE EAST  
3/4 OF LOT 11 OF SECTION 13 BEING LOCATED,  
TOWNSHIP 40 NORTH, RANGE 5 EAST,  
JEFFERSON COUNTY, MISSOURI

DATE 11/05/25

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# Planning & Zoning Application

Property Address	Parcel ID: 18-6.0-13.0-0-002-019	Date	11/04/25
Cross streets	Gamel Cemetery Road and County Road CC	Zoning	County R-1 N-1
Legal Description (Subdivision)	See attached	Lot #	

## Applicant

Company	Stock & Associates Consulting Engineers, Inc.		
Contact	George Stock, P.E. President		
Address	257 Chesterfield Business Pkwy		
City	Chesterfield	State	MO Zip 63005
Phone	636-530-9100	E-Mail	george.stock@stockassoc.com

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	HAMMON MARK E & LUCINDA H		
Address	11815 County Road CC		
City	Festus	State	MO Zip 63028
Phone		E-Mail	

## Present Use :

VACANT PROPERTY

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezone from City of Festus N-1 to City of Festus I-1 Industrial

A tract of land being part of Lot Ten (10) and the east three-fourths (3/4) of Lot Eleven (11) of Section Thirteen (13), Township Forty (40) North, Range Five (5) East, Jefferson County, Missouri

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Printed Name: Mark E. Hammon Contact: \_\_\_\_\_

Signature: *Mark Hammon* Date : 11/5/2025

A tract of land being part of Lot 10 and the east three-fourths of Lot 11 of Section 13, Township 40 North, Range 5 East, Jefferson County, Missouri, more particularly described as follows:

Beginning at the northwest corner of Lot 1 of Hammon Estates, a subdivision recorded in Plat Book 144 Page 21A of the Jefferson County records, thence  $S04^{\circ} 22' 51''W$ , 203.12 feet to the southwest corner of said Lot 1; thence  $N85^{\circ} 38' 45''W$ , 1194.83 feet to the eastern boundary line of land now or formerly of Richard K & Mary T Stockham by deed document 2016R-023717 of the Jefferson County records; thence with said eastern line  $N00^{\circ} 23' 15''W$ , 376.52 feet to the southern boundary line of land now or formerly of Mark E & Lucinda H Hammon by deed document 2017R-024960 of the Jefferson County records; thence with said southern boundary line  $S77^{\circ} 36' 15''E$ , 1233.10 feet to the Point of Beginning.

Containing 7.998 acres, more or less.



# Planning & Zoning Application

Property Address	11815 State Rd CC	Date	11/04/25
Cross streets	Gamel County Rd	Zoning	R1
Legal Description (Subdivision)	Part of Lots 10 & 11 Section 13-40-5	Lot #	N/A

## Applicant

Stock & Associates Consulting Engineers, Inc Company	
Contact	george.stock@stockassoc.com
Address	257 Chesterfield Business Parkway
City	Chesterfield, MO 63005 State Zip
Phone	E-Mail

## Type of Improvement : (check one)

- Boundary Adjustment - (\$50.00)
- Code Change Request
- Conditional Use Permit - (\$100.00)
- Lot Consolidation - (\$50.00)
- PUD Change - (\$100.00)
- Rezoning - (\$100.00)
- Preliminary Plan - (\$50.00 - \$200.00)
- Other : \_\_\_\_\_

## Property Owner

same

Name	Mark E & Lucinda H Hammon		
Address	11815 County Rd CC		
City	Festus	State	MO Zip 63028
Phone	E-Mail		

## Present Use :

Residential

## Proposed Use :

Light Industrial

## Clearly describe the request (Attach any additional documentation) :

Rezoning from R1 One Family to I1 Industrial

Parcel ID: 18-6.0-13.0-0-002-019.01

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

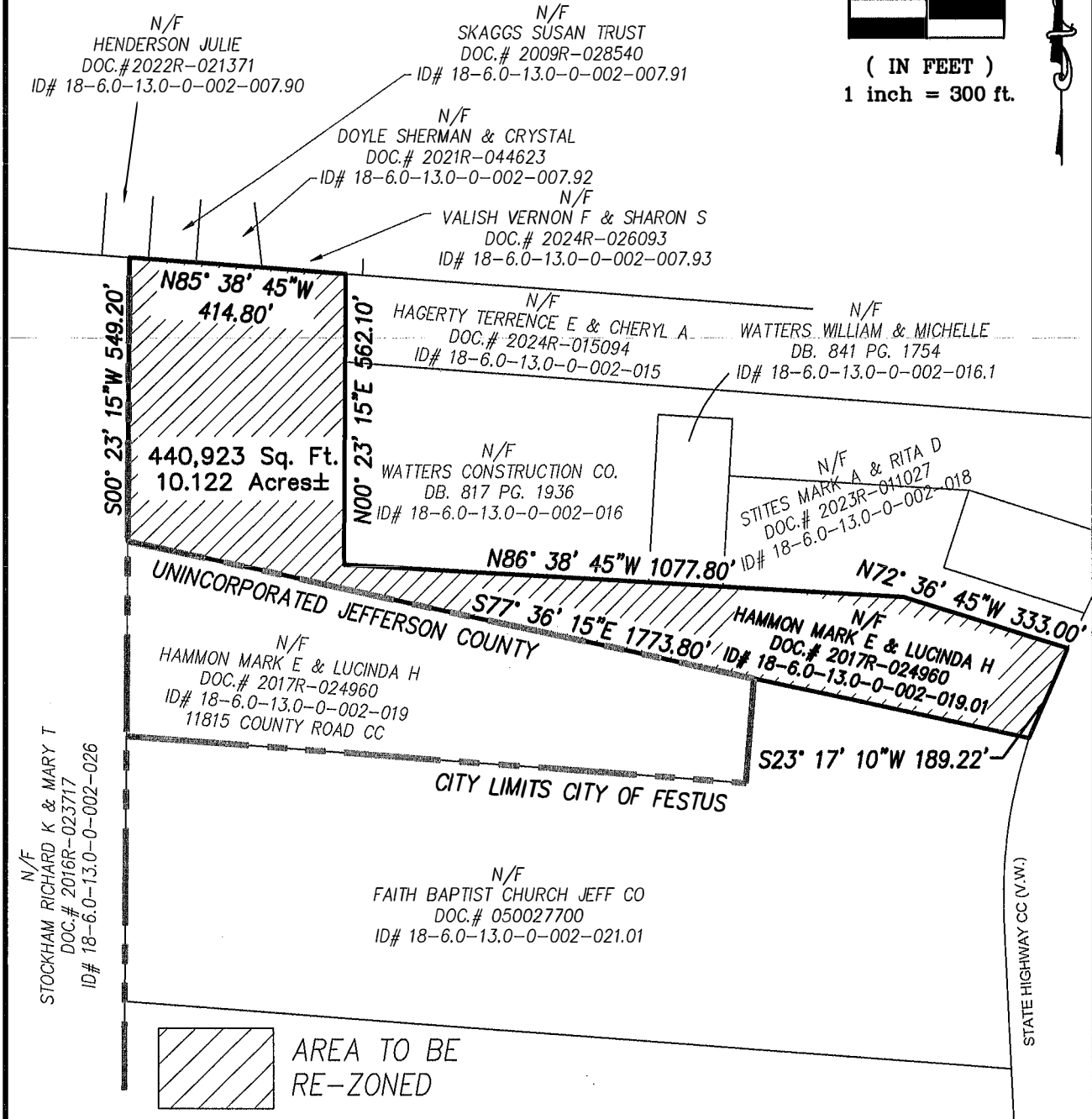
Printed Name: Lucinda M. Hammon Contact: \_\_\_\_\_

Signature: *Lucinda M. Hammon* Date : 11/5/2025

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 300 ft.



**EXHIBIT**

Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

**ZONING EXHIBIT**

A TRACT OF LAND BEING PART OF LOT 10 AND THE EAST  
3/4 OF LOT 11 OF SECTION 13 BEING LOCATED,  
TOWNSHIP 40 NORTH, RANGE 5 EAST,  
JEFFERSON COUNTY, MISSOURI

DATE 8/15/25

"O: \DRAW7800\20257811\Survey\exhibits\HAMMON NORTH.dwg"