



-
- I. Call to Order – Roll Call**
 - II. Mayor and City Council Discussion**
 - a. Gamel Cemetery Commercial Traffic Ordinance Review
 - b. Data Center Online Survey Results Handout (Councilman Belleville)
 - III. Adjourn**

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AMENDING CHAPTER 365 TO ENACT A NEW SECTION THEREIN OF THE CODE OF ORDINANCES OF THE CITY OF FESTUS, REGARDING COMMERCIAL MOTOR VEHICLES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; 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, § 304.120, RSMo, provides that cities may make additional rules of the road or traffic regulations to meet their needs and traffic conditions including restricting travel on certain streets for commercial motor vehicles; and

WHEREAS, pursuant to Section 365.070 of the Code of Ordinances of the City of Festus (“Code”), the Council is authorized to enact an ordinance restricting commercial vehicles and erecting appropriate signage; and

WHEREAS, City Staff recommends that Chapter 390 of the Code of Ordinances of the City of Festus (“Code”) be enacted to restrict commercial vehicle travel through the City; and

WHEREAS, the City Council of the City of Festus finds and determines that amending Chapter 365 of the Code to enact new sections therein would be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FESTUS, MISSOURI, AS FOLLOWS:

SECTION I. Chapter 365 of the Code of Ordinances of the City of Festus, Missouri, is hereby amended to enact a new section 365.080 therein, to read as follows:

TITLE III. TRAFFIC CODE.

CHAPTER 365. STOPPING, STANDING OR PARKING RESTRICTED OR PROHIBITED ON CERTAIN STREETS.

SECTION 365.080 COMMERCIAL MOTOR VEHICLE RESTRICTIONS.

A. Definitions.

Commercial Motor Vehicle

Any motor vehicle used on a highway in interstate commerce to transport property or passengers when the vehicle: (1) has a gross vehicle weight rating (GVWR) of 10,001 pounds or more; (2) is single or combination of vehicles with a gross vehicle weight rating (GVWR) of 26,001 pounds or more; (3) is designed or used to transport more than 8 passengers (including the driver) for compensation or more than 15 passengers if not receiving compensation for the transportation; or (4) any size vehicle that transports hazardous materials that require federal placarding.

Gross Vehicle Weight Rating

The maximum amount of weight a vehicle can safely handle, including payload capacity such as passengers and cargo.

- B. Commercial Motor Vehicles with a gross vehicle weight rating greater than nineteen thousand five hundred (19,500) pounds, shall be prohibited from traveling on the following roadways within the City, except when there is no other viable route:

Gamel Cemetery Road, between its intersection with Pounds Road running south to its intersection with County Road CC.

- C. This restriction shall not apply to school buses, city-owned vehicles, public utility vehicles engaged in construction and/or repair activities, or to Commercial Motor Vehicles engaged in local pickup or delivery within the City to residents therein, including household moving trucks.

SECTION II. The Chief of Police, as the City Traffic Engineer, is directed to erect signage to notify drivers of the restrictions set forth in Section 365.080 of the Festus City Code.

SECTION III. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION IV. This Ordinance shall be in full force and effect upon its passage by the City Council and the approval by the Mayor.

READ TWO TIMES AND PASSED THIS ____ DAY OF _____, 2026.

President of the City Council

APPROVED THIS _____ DAY OF _____, 2026.

Mayor of the City of Festus

ATTEST:

City Clerk

From: Rick Belleville <councilmanbelleville@festusmo.gov>

Sent: Wednesday, July 8, 2026 6:26 AM

To: [REDACTED]

Cc: David Boyer <councilmanboyer@festusmo.gov>; Samuel Richards <mayorrichards@festusmo.gov>; Mike Cook <councilmancook@festusmo.gov>; Kevin Dennis <councilmandennis@festusmo.gov>; Karl Weekley <councilmanweekley@festusmo.gov>; Allen McCarthy <councilmanmccarthy@festusmo.gov>; Dan Moore <councilmanmoore@festusmo.gov>

Subject: RE: Results from Festus Resident Roundtable Q&A

Festus City Council Members:

Recently the Festus Residents held a series of informal roundtable Q&A discussions revolving around the information posted on <https://www.festusforward.com/> and sent the 1st batch of information to me.

They are looking for more answers to their questions. They also did an online survey gathering and documenting serious concerns surrounding this data center project. They are looking for answers from us, their city council. Can you help me get their concerns properly addressed? The main topics of concern on their survey are:

- Water
- Electric
- Community Health Risks
- Residential Property Values
- Impact on the environment
- Wildlife and farm animal concerns

The document supplied to me was quite large. Given how sensitive this project is for residents, I wanted to protect their privacy; name, address, phone# and email

address of those who submitted individual questions and comments. I removed the information linked to their names. A summary of questions and comments has been broken into the above 6 individual categories.

Additional concerns from Local Festus/Jefferson County Informal RoundTable discussions. A cancer survivor, a resident suffering from pulmonary fibrosis, kids with asthma and other current health issues. The biggest concern for all of these folks in that area, is that the buyouts. Can they afford to move away? The buyouts should be ½ mile or 2,500' minimum from the edge of any building on the Data Center property. Many feel their farm business will be destroyed. I have talked to folks there that have small farms within that ½ mile distance.

For example:

A honey Bee Business

20-head of cattle grazing and horses

Farm that raises sheep, chickens, cows and pigs

Families who raise chickens

Small farm with pigs, goats, chickens, etc.

Breeding dogs, raising rabbits for meat, egg layers chickens

Concerns about animals' reproduction rates

Giving the number of people who have reached out, both Festus and adjoining Jefferson County properties, it might be wise to discuss a 6-month moratorium vs rapidly permitting this project. See attached summaries.

Thanks,



Rick Belleville, MHA
Festus Councilman Ward 4
636-484-3878

Festus residents Questions/Recommendations-water usage.

Residents are on private wells; the data center will put a strain on their wells and will have to spend more money to dig a deeper well.

I have researched by talking to others who live near these data centers; it points to diminished water quality, water pressure, and pollution in our creeks & streams.

We need to hear upfront, how much OUR water bill will be? Will it stay at one rate? Being seniors, we're on a very limited budget & didn't think we'd have to have EXTRA on our bills.

Will the water being discharged be treated before it's released back into our streams? Are you willing to drink it?

No well to be drilled - period. Before ANY approval for building the END USER must be identified and specific water use and disposal must be specified with harsh penalties for overage. ALL private wells within 10 miles must be assessed and \$1B be placed in an escrow account for use by citizens impacted by the data center.

Roof top rainwater recycling or water nets (pulls water from the air) would be acceptable.

EXACT water usage for the buildings (all of them), plus the water usage for electricity. No approximates. Who will hold the company liable for violations?

Is water recycled back through? What happens with the water once it has been used to the full extent? Is the water safe once it's been used?

Many of us are on wells. We are in a drought area and depend on the water we have. Whether its CRG or the City, no wells should be drilled to support the data center. No wells drilled for data center.

Questions/Recommendations about community health risks.

I have a family and children. Concerned about noise frequency, polluted drinking water, light and not being able to sleep, dust and debris from construction and allergies being aggravated. The whole community will suffer these consequences.

Where are the facts relating to what a hyper scale data center and all of its components of noise, air, lights and what it has done to residents in close proximity to existing hyper scale data centers. Where are the end results for communities that have had hyper scale data centers already in existence. What health issue increased in those areas and what about special needs families? How do you respond to affects this can have on autistic residents, or constant sound and light for everyone near, or even just the anxiety it can cause because of the noise, lights, sleep patterns interrupted or changed, or the issue of having to deal with low water pressure or higher energy bills or power outages, and the elderly who do not have a choice move? Tell me how a hyper sale data center is beneficial for the RESIDENT'S environment.

Studies show that data center lights & noise are extremely unhealthy for us, not to mention the poisoned water. When are you going to realize that we don't want you here and leave us alone? It is guaranteed that this entire community will be at risk for health issues. Why don't you build this thing in your own backyard? Our entire area is filled with woodlands that cool the earth and stop erosion & flooding. Your data center will exacerbate climate change. We don't want you here.

I am a cancer survivor with health issues and breathing problems. What kind of feed back can you provide that will help ease my anxiety about one of these centers being within less than a mile from my home? How will this affect our environment? Already have trees dying for no known reasons.

I have pulmonary fibrosis, a serious lung disease without a cure! What's this going to do to me? Has anyone dug deep enough on those hard questions to get HONEST answers? How will this affect the healthcare & hospital in our

town. Many are moving away. We need doctors etc & a hospital that is NOT COMPROMISED by a DC. This affects EVERYTHING & EVERYONE! Research & studies should've been done years ago. Stop rushing it.

EMFs? Robert Kennedy Jr says he already has medical proof that these emfs created by these high voltage lines going into these facilities can make the brain blood barrier permeable. Will our soil be good to grow food? Will our water be good to drink for the animals? Will the kids still be able to play in the creek? And fish, or will everything be toxic again? Like before with ABB?

The sound that these produce would drive anyone insane and since Jefferson County just put them in anywhere putting a chain-link fence like they did the bitcoin by the armory is not going to cut it because you can obviously hear it. Constant noise causes stress.

ALL property residents within 1 mile of the DC property line to be offered a full baseline health assessment and \$5B be placed in an escrow account controlled by a neutral 3rd party for a period of 30 years to access as needed for compensation for yet to be known medical issues arising from proximity to a Hyperscale data center All property residents within 10 miles of the DC property line should have access to a separate escrow account at an amount to be determined for a period of 30 years for yet to be know. Medical issues related to proximity to DC A full neutral party assessment of environmental issues to be completed to include assessment and confirmation regarding g burial sites PRIOR to disruption of any dirt and be published and presented to the citizens in a face-to-face forum Biologist and Veterinarians to conduct research into published paper and publish findings as to potential impact and means to minimize risk. DC must adhere to every recommendation ALL land previously zoned residential should be exempt from development as industrial and no building should be constructed within 1/2 mile of property line which that 1/2 mile will remain in perpetual natural habit undisturbed.

Exhaust from the diesel generators need to use natural gas How many generators will be on this project? Need a breakout program for people that live within 2,500 feet of the property line.

What guarantees will the company that is having the data center built, that it will NOT detrimentally affect the residents within a 5-mile radius due to RF and EM emissions? What will be done with wastewater? What will be done with electronic waste? How much pollution (sound, air, water, and light pollution) will this data center emit? Why would you allow industrial zoning near residential, light business, and farm zoning areas? It doesn't occur anywhere else within Festus city limits.

I raise sheep, chickens, cows and pigs. We live within a half a mile of the data center property. Due to the ground vibration, will this cause tremble foot in my animals? What measures will be taken to ensure my animals are not affected?

We have no disclosures as to the chemicals that will be spread across the local area, in air, water, and soil, due to the processes needed to maintain a hyperscale data center industrial site.

Heavy metals pollutants entering aquifer and Joachim creek. Why have studies not been done?

Stress from low frequency hum affecting me, my dogs, my rabbits, and my chickens. Air pollution affecting my air quality and that of my meat rabbits, meat chickens, and affecting my egg layers - thus contaminating my food. The stress of having to consider relocating due to this being built is already affecting my community because this is in a residential area. Why are you not building in an industrial ZONE, not spot rezoning. Will you close the site if evidence appears that there is soil, water, or air contamination? What is your plan to deal with the effects on farm animals? This is a rural area where people raise farm animals for food. There should be NO wells drilled on this property. No private, or public wells. All water usage and sewer usage should be billed to the data center just like the residents of Festus.

Who's going to be left holding the bag when there is an issue

How can they guarantee no one will have health issues living near generators that emit pm2.5 particles. Same as above Clearing of an agriculture land will

decimate local wildlife in this area Industrial parks should not be within close proximity to homes.

We don't even know. There is proof of higher cancer rates, mental health issues from the constant hum, not having enough clean water. All of our green space is turning into concrete. Where does it end. The proposed site #1 has a lot of wildlife and a farm very close. There is proof of a data center in proximity to cattle and farm animals harm them. IT SHOULDN'T BE THERE...PERIOD.

Questions/Recommendations about electricity usage.

Why is it that you need to put a hyper scale data center in the close proximity and surrounding area of residential homes that WILL put a strain on the power grid? Where are the reports of existing hyper scale data centers and the impact it has on the electric grids in those areas. We need reports with FACTUAL information.

My friends & family around the country say their power bills have become outrageous. We don't want you here.

We need to hear upfront, how much OUR electric bill will be? Will it stay at one rate? Being seniors, we're on a very limited budget & didn't think we'd have to have EXTRA on our bills.

The \$3m in reserves for Festus residents need to be doubled and include Festus residents in unincorporated Jefferson County that will ALSO be impacted by rate hikes.

If necessary, is the company responsible for having the data center built, going to pay for electrical grid infrastructure upgrades to satisfy the increased power usage?

There are no safeguards in place to protect Missouri residents from electric cost increases due to infrastructure expansion needs. This will cost all of us on our electric bills every month.

No diesel generators- use natural gas generators only. When we're told to conserve electricity during times of extreme heat or cold, would the data center be subject to that as well?

Data center needs to be on their own power line. No residential or commercial connected. Pay for a dedicated line.

Who pays the electricity bills for the data center ultimately? How much electricity is used in a month? Do we have a strong enough grid that could

sustain the data center and the residents? Will the data center's use of electricity impact electricity's availability to residents?

DC paying their share and not on discount.

Ameren is requesting to increase rates this week for infrastructure needs. We are going to be asked to pay for this data centers infrastructure needs with Ameren. SB4 does not protect residents.

Ameren just issued ANOTHER rate increase. Example: In Henrico County, Virginia, public schools and government offices were instructed to turn off lights, close blinds, and power down computers. This was done to offset a staggering \$5 million increase in annual power costs—caused by a 25% spike in electricity rates. The surge in energy demand is driven by that county's 37 massive data centers, with 17 more to be built. How can we be certain that we will not be paying for data center electricity.

I have heard a lot on this, but still confused. I don't trust what CRG says. I feel there is some word play that we are missing.

Questions/Recommendations about property values.

The buyout is a joke. The whole Ashford Place Subdivision Needs a buyout Offer and It needs to happen now and needs to be significant! I have had the last year of My life destroyed because of this mess! You have no idea! Worried about foundation issues when there will be years of Construction by my home.

I have friends & family who live in the area you are wanting to steal our homes to make your data center. I'm sure the property values will decrease, not only in that area, but in the surrounding areas.

I feel it will affect the value of our homes that are close.

Very concerned! If we were to need long term care & had to provide for that, we'd be screwed as home value would plummet. This is not why we moved here 3.5 years ago!

Being one mile from the property of this alleged facility, how would that affect my property value? When do I sell? Do I sell now? Do I wait till it's built? How much time do I have?

ALL properties within 1 mile of the property line of the DC needs to be offered a buy out to include today's FMV PLUS 50% PLUS \$25k for moving expenses per parcel of land.

From property line to property line there needs to be a 2,500-foot buyout program put in place for homeowners to decide to move on or to stay.

Will the city of Festus along with the company responsible for building this data center be willing to reimburse the local residents who may see a drop in their property values?

Since no one wants to live next to a data center, will CRG consider buyouts to properties within 1 or 2 miles of the buildings?

Each home is an investment in a family's future. Locating an industrial site within Festus will adversely affect the value of homes in the area and directly damage the investments and futures of the residents.

How does it affect home values within a 2-3 mile radius when in a residential, semi-rural area?

Offer a buyout for everyone within a half mile of location.

No one can guarantee property values. Research is showing that property nearest these hyperscale data centers is unable to sell. Home owners are stuck. These should be built ONLY in already zoned industrial zones, not in residential areas. Once this is built there is nothing to protect my property value which has raised nearly \$100K since purchased only 6 years ago.

What are the trends for property values next to other data centers?

Who's going to make up the difference on my property value loss?

Properties within a mile radius will get hit with their property values being located close to a data center with dozens of cooling towers and generators. Property values have never increased due to being located next to an industrial park.

Who WANTS to live next to a data center? I keep being told that my property value would increase due to data center...I need proof of that and proof that the opposite doesn't occur.

My property is next to data center property. No one is going to want to buy a home adjacent to an industrial site. My property value will go down. Our home is our equity. If we move, we will not be able to buy a home comparable to our home. What will be done to help those affected by this? Are we going to be offered compensation? What is CRG going to do for adjacent property when we can't get what our property is worth? Moving the buildings back a little is not going to change the decrease in property values. My home will still be next to a data center and an industrial site. I want in contract compensation by CRG if my home value decreases.

My home mortgage rate is 1-1/2% now. No reason to pay off my loan. If I move, how much do I need to pay to buy down the current rate to be the same? Reduce loan rate by just 1/2% could cost \$8,000.

My Insurance Agent tells me that my home insurance will be raised, becoming unaffordable. They pointed out the corner gas station near the data center and no nearby fire station.

Questions/Recommendations-impact on the environment.

Destroying 400 acres of woods for money and greed is a terrible idea. It needs to stay wooded area. Tell me how a hyper sale data center is beneficial for the RESIDENT'S environment.

Tell me how a hyper sale data center is beneficial for the RESIDENT'S environment. My property will be flooded with each big rain.

This affects EVERYTHING & EVERYONE! Research & studies should've been done years ago. Stop rushing it.

A full neutral party assessment of environmental issues to be completed to include assessment and confirmation regarding g burial sites PRIOR to disruption of any dirt and be published and presented to the citizens in a face-to-face forum.

Will you close the site if evidence appears that there is soil, water, or air contamination?

Water waste.

What about the air pollution from diesel generators? What are the allowed pollution standards? Again, specifics need to be in contract. What about data centers warming the air around them raising the temperature? What happens to the hazardous materials produced in data centers? How are they disposed of? Will CRG pay whatever it costs to clean up the site when it's obsolete? Setting aside money for cleanup is good, but what if it's not enough money? There should be in contract that they will pay full amount needed for cleanup. What about any surrounding area not on data center land that may be affected and need clean up?

Questions/Recommendations-impact wildlife & farm animals.

There are animals all around? What about the bee farmer that spoke at the gym? What about cows and horses that will be affected by light and noise?

The freedom of the wildlife in our area should be not disturbed. We chose to live in this area of Festus for a reason. I personally and I'm sure most would agree, this area is what we chose partially because it has wooded areas that are homes to our wildlife. Bee keepers will be affected. Deer will be affected. The fish will be affected. Our personal animals at our homes will be affected. Why does that not matter to your company and employees that already have millions of dollars? This area is not welcoming if a hyper scale data center. We have enough technology to do what we need to do.

We have species of endangered long eared bats that live in our area, and with the vibration coming from these data centers, you'll be stressing out wildlife and farm animals alike.

Lack of essentials, water & electricity will definitely affect our food supplies & family farms! I've done my own research & soil cannot be used again for this purpose.

Will definitely affect our locally grown food & small family farms! Concerns about animals' reproduction rates.

Biologist and Veterinarians to conduct research into published paper and publish findings as to potential impact and means to minimize risk. DC must adhere to every recommendation.

I raise sheep, chickens, cows and pigs. We live within a half a mile of the data center property. Due to the ground vibration, will this cause tremble foot in my animals? What measures will be taken to ensure my animals are not affected?

What is your plan to deal with the affects on farm animals? This is a rural area where people raise farm animals for food.

Are there any ongoing studies to show the affects of data centers on wildlife and animals?

Clearing of an agriculture land will decimate local wildlife in this area
Industrial parks should not be within close proximity to homes.

The proposed site #1 has a lot of wildlife and a farm very close. There is proof of a data center in proximity to cattle and farm animals harm them. IT SHOULDN'T BE THERE...PERIOD.

How does the noise, vibration, and air quality affect the animals? What has other hyper-scale data centers and their neighbors experienced? Provide facts or studies on this issue.