

Public Notice posted in accordance
RSMO. 610 as amended
By: Kimberly Barfield
City Clerk

Posted: Date/Time Posted: Thursday, February 26, 2026
5:00 PM

**CITY OF PACIFIC
300 HOVEN
BOARD OF ALDERMEN AGENDA
REGULAR MEETING
Tuesday, March 3, 2026
7:00 P.M.**

This meeting is open to the public.

**The meeting will be streamed live on the City of Pacific YouTube channel:
<https://www.youtube.com/@cityofpacific768>**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Prayer
5. Approve Agenda
6. Approve minutes
 - a. Approve the minutes from February 3, 2026
 - b. Approve the minutes from February 17, 2026
 - c. Approve the closed session meeting minutes from February 17, 2026
7. Public Participation
8. New Bills
 - a. Bill No. 5309 An Ordinance adopting a policy pertaining to Nondisclosure Agreements, and further, amending Chapter 105 of the Municipal Code by the addition of a New Article III and New Section of 105.120 pertaining to same (1st reading)
 - b. Bill No. 5310 An Ordinance amending the Budget for the 2025-2026 Fiscal Year. (1st reading)
9. Consideration of Bills previously introduced
 - a. Bill No. 5306 An Ordinance approving a Conditional Use Permit to Rhea Rose and Diana Han for operation of a short-term rental at 1505 Cypress Drive. (2nd reading)
 - b. Bill No. 5307 An Ordinance rezoning an approximate 5-acre parcel located at 1547 Thornton Street from C-1 Downtown Commercial District to M-1 Light Industrial District and changing the city's zoning map accordingly. (2nd reading)
10. Mayor's Report
 - a. Appointment of Mike Wymer as Sexton
11. Old Business

- a. Bill No. 5298 An Ordinance approving a Subdivision Plat for the subdivision of the lot located at 1722 Highway N into two parcels and authorizing city officials to acknowledge the city's approval of the plat for recording. (2nd reading-Sage) Tabled 1-6-26 (2nd reading)
- b. Bill No. 5305 An Ordinance authorizing the release of the remainder of the escrow held to ensure the completion of certain subdivision improvements for Manors of Brush Creek Subdivision. (2nd reading) Tabled 2/3/26
- c. Bill No. 5308 An Ordinance amending schedules III and IV and Tables III-A and IV-A of Title III, the Traffic Code, relating to restrictions on parking on Second, Third and Fourth Streets between St. Louis St. and Osage and on South Fourth St. (2nd reading)

12. New Business

- a. Resolution No. 2026-05 A Resolution authorizing and directing the Mayor to execute a contract for a Fireworks Display with Starfire Corporation.
- b. Resolution No. 2026-06 A Resolution to amend the Fiscal Year 2025-26 budget, authorize the transfer of \$ 815,238 from the Contingency Reserve Fund to the General Fund, and appropriate and authorize the use of Contingency Funds up to \$ 815,238 to cover the deficit balance in the General fund brought forward from the previous fiscal year.

13. City Administrator Report

14. Chief's Report

15. Public Works Commissioner

16. City Attorney Report

17. Operations Committee report

18. Administrative Committee report

19. Planning and Zoning Commission report

20. Park Board report

21. Tourism Commission report

22. Meramec Valley Historical Society report

23. Jeffrey White Memorial Skatepark Project committee report

24. Miscellaneous

- a. Approve Special Event Permit for Kaleidoscope Consignment on March 29, 2026 for a Farmers Market & Craft Fair.
- b. Approve Special Event Permit for Route 66 Committee for BBQ & Bluegrass Festival on March 29-31, 2026 at Liberty Field.

25. Reports of City officials

- a. Alderman Lesh
- b. Alderman Kelley
- c. Alderman Cleeve
- d. Alderman Gass

- e. Alderman Stewart
- f. Alderman Hoven

26. Adjourn

The Board of Aldermen will consider and act upon the matters listed above and such others as may be presented at the meeting and determined to be appropriate for discussion at that time. The City of Pacific is working to comply with the Americans with Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact City Hall (271-0500) at least twenty-four hours in advance.

To: Board of Alderman

RE: Tuesday, March 3rd, 2026 Board of Alderman Meeting

1. As we proceed through the planning and zoning steps and discussion about data centers, I would like clarification on whether or not the city attorney can attend meetings and provide opinions to the Planning and Zoning Committee. As this moves forward through the process, I am concerned there might be a need for a legal opinion.
2. There have been some questions concerning the amount of time that is given to the public for public comment. I have included that resolution in your packet.

RESOLUTION NO. 2023-32

A RESOLUTION ESTABLISHING A POLICY TO ALLOW PUBLIC COMMENT / PARTICIPATION DURING PUBLIC MEETINGS

WHEREAS, the Board of Aldermen has determined that it is necessary to establish a policy allowing for public comment/participation during public meetings.

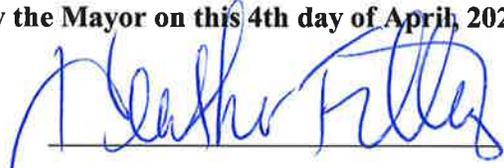
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN FOR THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

SECTION 1. All Public meetings (including Committee meetings) will have an agenda item for Public Comment/Participation permitting any person an opportunity to address public officials subject to the following guidelines:

- This excludes Board of Alderman “working sessions”.
- Board of Alderman meetings will allow any comment related to the City, policy, ordinances, issues, etc. regardless of being on the current agenda.
- All other public Committee meetings will only allow comments on issues that are on the current meeting agenda (off agenda items are at the discretion of the Chairperson).
- The time limit for speakers will be determined by the Chairperson of the meeting.
- Speaker cards must be completed prior to speaking.

Adopted by the Board of Aldermen and approved by the Mayor on this 4th day of April, 2023.

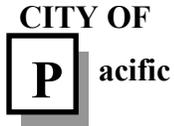




Heather Filley, Mayor

ATTEST:


City Clerk



February 3, 2026 * RECORD OF PROCEEDINGS

**CITY OF PACIFIC
REGULAR MEETING OF THE BOARD OF ALDERMEN
300 HOVEN
PACIFIC, MISSOURI**

The meeting was called to order at 7:00 p.m. by Mayor Filley. The meeting was held at City Hall. The public was able to attend in person.

A roll call was taken with the following results:

Present at Roll Call: Mayor Filley
Alderman Kelley
Alderman Cleeve
Alderman Gass
Alderman Stewart
Alderman Hoven

Also present: Administrator Litterell
Attorney Karr
Chief Klingler
Engineer Girondo
Public Works Commissioner Brueggemann
City Clerk Barfield

Pledge of Allegiance

The Pledge of Allegiance was done.

Prayer

Pastor Haas offered prayer this evening.

Approve Agenda

Mayor Filley turned it over to Chief Klingler for an introduction of a new officer, and canine. Chief Klingler stated Officer Turley and his partner K9Victor. They have worked together for three years and they are our newest addition. The Board welcomed them.

Mayor Filley asked for a motion to approve the agenda. Alderman Kelley stated the minutes from the special meeting on January 27th were not on this agenda because they were not

available for this meeting.

Motion made by Alderman Kelley, seconded by Alderman Gass to approve the agenda. Mayor Filley asked for any discussion. **A voice vote was taken with an affirmative result. Nays: none. Whereupon, Mayor Filley declared the motion carried.**

Approval of Minutes

- a. Approve minutes from January 20, 2026

Motion made by Alderman Lesh, seconded by Alderman Cleeve to approve the minutes of the meeting on January 20, 2025. Mayor Filley asked for any discussion. Alderman Stewart stated she made the motion for the Jan 6th minutes open, but the ayes and nays of the vote were not listed. Please add those. **Motion made by Alderman Stewart, seconded by Alderman Hoven to amend the minutes and add the names of the votes. A voice vote was taken with an affirmative result. Nays: none. Mayor Filley declared the motion carried. A voice vote was then taken on the main motion, with an affirmative result. Nays: none. Mayor Filley declared the motion carried.**

Public Presentation – Mayor Filley stated everyone will be given three minutes to speak.

Twilia Ashwort, 6551 Highway O, Pacific, MO stated she has lived in Pacific all her life. She is against the Crooked Creek Data Center development project. Please consider the consequences of this decision. Protect our environment and water. We do not want to be a test tube and Beltline has never built one. She entered a letter into the record.

Nancy Watson, 743 Innisfree Drive, Pacific, MO stated she was requesting a “stay” on all decisions regarding zoning changes, contracts, and any related matters on the park. She urged them to say no. The data center is receiving nationwide attention. We live on family property, 165.25 acres. They border this proposed park on the west side. She invited all of them to visit the farm so they understand why they love living here. She asked that they ask themselves if they want to live next to a data center.

Mary Chapman, 4981 LaBarque Trail, Pacific, MO, stated there is another data center trying to go in at Montgomery City. They passed out information at that meeting regarding the water used by data centers. Mr. Sanders made it clear that the one for Pacific that it is sixteen buildings, this sounds like a mega center. She suggested more creative ways to come up with the funds for the improvements that are needed.

Rene Bollinger, 203 Turkey Creek Road, Pacific, MO asked if these facilities are allowed to build non-stop through Planning & Zoning. All the migrating birds having lights non-stop for six to ten years. Traffic and lights are what we’re looking at. What will it really be like? We want clear answers.

David Gullet – reserved his right to the next meeting. Mayor Filley stated he would need to fill out a new card at that time.

Natalie Stahl-Lafata, 3083 Hwy N, Catawissa, MO stated she was concerned about the chemical in our water, clothes and everywhere, it is PFAS. At some point there has to be an outlet, and the water has to go somewhere. The PFAS is going to come out.

Presentation

- a. CLA Audit report for June 30, 2025

Ethan Lay, CLA had a power point presentation. This was reviewed and seen by a power point. The audit was submitted on December 30, 2025. The audit results were an “unmodified” opinion, and this is the best you can receive. There was also a Single Audit issued this year for federal grants. There were five audit findings that were reviewed. Alderman Cleeve asked about the unassigned fund balance in general fund. Mr. Lay stated essentially, we look at restricted and non-restricted and assets. These are a snapshot of time, not necessarily the operations of the entire year. Alderman Cleeve asked about the pension system and the less funded statement. Mr. Lay stated that was driven by LAGERS itself. Alderman Kelley asked that this be tabled until the Administrative Committee reviewed. Mayor Filley stated this is just a presentation. It is not on the agenda for approval.

New Bills

- a. Bill No. 5305 An Ordinance authorizing the release of the remainder of the escrow held to ensure the completion of certain subdivision improvements for Manors of Brush Creek Subdivision. (1st reading)

Alderman Kelley stated she would sponsor the Bill. She continued that there are reports of the sound being muffled. As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 5305 by title only for the first reading. Mayor Filley asked for discussion. Alderman Hoven stated this is a trash pile. The water is still sitting there when it rains, and we cannot leave it like this. PW Commissioner stated in the last week he was there and it was not holding water. Alderman Hoven stated the people shouldn't have to pay for this. Mayor Filley stated it sounded like the Administrator and Commissioner should do another walk thru with the developer. Alderman Hoven stated he would also make himself available for this, along with Alderman Kelley. **Motion made by Alderman Lesh, seconded by Alderman Kelley to table Bill No. 5305. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion carried.**

Consideration of Bills previously introduced

- a. Bill No. 5302 An Ordinance establishing special enforcement zones in which speeding violations shall be subject to increased fines and designating certain streets as special enforcement zones. (2nd reading)

As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 5302 by title only for the second reading. **Motion made by Alderman Hoven, seconded by Alderman Cleeve to**

approve Bill No. 5302. Mayor Filley asked for any discussion. Alderman Cleeve asked Chief if this is saying all fines are maxed or just certain discretion. Chief Klingler stated the officers have no discretion with this; it is done in court. Alderman Kelley stated she had concerns with this, and there are streets that were not added, and she thought it got out of hand. She is not in support of this after all the comments she received. Alderman Gass stated he was against this also. Alderman Hoven stated this was about getting people to slow down, and obey the law, it's not about the money. He sees it all over town. Alderman Gass stated they are still going to speed. Alderman Cleeve agreed there needed to be some kind of deterrence. **A roll call vote was taken with the following results: Ayes: Alderman Cleeve, Alderman Hoven. Nays: Alderman Kelley, Alderman Gass, Alderman Stewart, Alderman Lesh. Whereupon, Mayor Filley stated with a vote of 2-4 and Bill No. 5302 failed.**

- b. Bill No. 5303 An Ordinance exempting the City of Pacific from the provisions of Section 311.2026, RSMO, relating to Liquor Licenses (2nd reading)

As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 5303 by title only for the second reading. **Motion made by Alderman Kelley, seconded by Alderman Stewart to approve Bill No. 5303.** Mayor Filley asked for any discussion. **A roll call vote was taken with the following results: Ayes: Alderman Cleeve, Alderman Gass, Alderman Gass, Alderman Stewart, Alderman Hoven, Alderman Lesh, Alderman Kelley. Nays: none. Whereupon, Mayor Filley stated with a vote of 6-0, Bill No. 5303 becomes Ordinance No. 3474.**

- c. Bill No. 5304 An Ordinance, Chapter 230 of the Municipal Code by the addition of a new section 230.050 to enact catch-and-release requirements for fishing at Hawthorne Pond and the Pond in Liberty Field Park. (2nd reading)

As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 5304 by title only for the second reading. **Motion made by Alderman Cleeve, seconded by Alderman Gass to approve Bill No. 5304.** Mayor Filley asked for any discussion. Alderman Cleeve stated you would still need to have a fishing permit for those ages 16-64. He continued that Saturday and Sunday following the first Monday in June, where you don't have to have one is the only time one is not needed. **A roll call vote was taken with the following results: Ayes: Alderman Gass, Alderman Stewart, Alderman Hoven, Alderman Lesh, Alderman Cleeve. Nays: Alderman Kelley. Whereupon, Mayor Filley stated with a vote of 5-1, Bill No. 5304 becomes Ordinance No. 3475.**

Mayor's Report – no report.

Old Business

- a. Bill No. 5298 An Ordinance approving a Subdivision Plat for the subdivision of the lot located at 1722 Highway N into two parcels and authorizing city officials to acknowledge the city's approval of the plat for recording. (2nd reading) Tabled 1-6-26.

This remained on the table at the request of the requestor.

- b. Approve appointment of Deanna Buell to Park Board (Tabled 1-20-26)

Motion made by Alderman Gass, seconded by Alderman Cleeve to approve. Mayor Filley stated this was on the table. Alderman Lesh called point of order, stating at the advice of the attorney nominations do not need a motion they are a nomination and the board votes.

Motion made by Alderman Cleeve, seconded by Alderman Gass to remove the appointment of Deanna Buell to the Park Board from the table. Mayor Filley asked for any discussion on the untabling. A voice vote was taken with an affirmative result.

A voice vote was taken on the approval of Deanna Buell to the Park Board. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried. Alderman Lesh stated he did contact the nominee and reached out and appreciated the bio.

New Business

- a. Resolution No. 2026-02 A Resolution to accept a contract proposal from 5J Rodeo Company LLC (dba Outlaw Rodeo Productions) for conduct of rodeo events sponsored by the City of Pacific.

As posted pursuant to the ordinance City Clerk Barfield read Resolution No. 2026-02 by title only. **Motion made by Alderman Gass, seconded by Alderman Cleeve to approve Resolution No. 2026-02.** Mayor Filley asked for any discussion. Alderman Cleeve stated there was an e-mail from the Director of Emergency Management with a concern for item 6, and he has a concern also. He suggested it should be added *“however, the event may be cancelled, delayed, or suspended if conditions create a reasonable risk to human health or safety as determined by the parties in good faith”*. He thought this would handle what Mr. Schulman is concerned about. Alderman Kelley stated in the past the rodeo company has made the call, and they have done a good job. What they don’t want is us to cancel it prior to the night of the event. Past practice, we have never had a problem. If it is unsafe, they will call it. Alderman Cleeve stated this was a human element, and that was on the city to cancel. Alderman Lesh stated to that point, it could be cancelled but we still have to pay them. Discussion followed. Mayor Filley stated any changes made this evening will go to the company and they can either approve, or send back their changes. Alderman Cleeve asked about line 7 and the certificate of insurance. City Clerk Barfield stated she has them submit what MIRMA requires, which is the \$ 2 million, hold harmless and name the city as an additional insured. Alderman Cleeve stated the next item was line 8; he questioned if this should also apply to the producer? What happens if they breach contract, it looks like if they walk away, we are out our expense. Attorney Karr stated that is still a breach of contract, but here it appears if we breach, we pay the costs and expenses incurred by provisions of contract. What it should say is *“if any party defaults in the performance of any covenant contained herein, the defaulting party agrees to pay the other party the cost and expenses in enforcing the provisions of the contract”*. **Motion made by Alderman Cleeve, seconded by Alderman Gass for item six language change and item eight language change as stated above amending the contract.** Mayor Filley asked for any discussion. Alderman Lesh asked about line eight. Mayor Filley stated this would apply to both sides. Alderman

Kelley asked if there was a major change to this contract compared to prior years. City Clerk Barfield stated no. Alderman Lesh stated to confirm, if there are changes, they propose, it will be brought back. Mayor Filley agreed it would be brought back. Alderman Lesh wanted to be informed either way as a board. **A voice vote was taken with an affirmative result. Nays: Alderman Kelley. Abstain: none. Whereupon, Mayor Filley declared the motion carried.** Attorney Karr stated the resolution is still fine, the amendments are in the contract. **A voice vote was taken on Resolution No. 2026-02 with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

City Administrator report

Cargo containers – since the tickets were issued we have received responses from the citizens taking care of them. Those tickets were issued and there were concerns. His recommendation is there is a need for these containers, especially when there's construction going on and used for storage of tools, and fireworks. There is a temporary use permit that we could use to grant allowing them to be used for 30 days; and then the ordinance is kept in place. Once the time frame is up, they would need removed. Alderman Hoven suggested the fireworks stand be allowed 45 days. Attorney Karr stated this would be under Title VI and not need to go to Planning & Zoning. Alderman Lesh stated the ordinance banned them as an accessory building but this would allow them temporary. Attorney Karr stated the temporary use permit would allow for this. She continued she revised a form when the sidewalk issue was discussed that could be easily adopted for this type of use. Administrator Litterell stated the citations would need issued if they did not come in for the permit. The first round of citations has been cancelled. Alderman Kelley stated the full-time fireworks stand she thought they were allowed to have a container as originally approved. Discussion followed. **Motion made by Alderman Lesh, seconded by Alderman Stewart to create an amendment to the ordinance to add time limits, and in the interm no issuing of a temporary use permit for cargo containers or tractor trailers.** Mayor Filley asked for any discussion. Alderman Gass did not think a motion was necessary, as this was the city administrator's job. Alderman Lesh stated the motion was to amend the ordinance. Attorney Karr stated she thought he was instructing the attorney and administrator for a language change, and this would be from the majority of the Board. Administrator Litterell asked about the dates on the forms. Attorney Karr stated what is missing from the ordinance is the maximum time, who can extend it, the minimum time, etc. We don't know what the board wants, but we can set it for city administrator authorization to have on the permit itself. She continued she could bring back a draft version. Mayor Filley restated the motion for clarification of create an amendment to the ordinance to add time limits, defining days of use, and in the interm no issuing of a temporary use permit for cargo containers or tractor trailers. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

First & Osage – across the street from Little Ireland by the body shop, MoDot would like to make this a permanent no parking area. This is in your packet and circled in red. He visited with the owner of the Auto Body shop and it would be an inconvenience for them, and Little Ireland agreed as well. Alderman Gass stated they can't do this, it is up to us. It is not a state road. They have a maintenance agreement for 22' from the center. That was passed years ago. The

Highway Department uses it as Hwy F and Hwy OO. Administrator Litterell stated he expressed those concerns to MoDot. He is looking for direction from the board. Discussion followed. The census of the board was for Administrator Litterell to get more information. Next, Administrator Litterell stated regarding the same project, and replacing the sidewalks on both sides for those two blocks. There is a sidewalk that has a pebble look to it, and they want to replace it with just the common sidewalk. It would not have the same historic look as it does now. To replace it with the pebble look would cause the businesses to close down longer. Alderman Hoven thought the businesses would like it to be replaced with the same kind of sidewalk. Administrator Litterell stated he is recommending replacing it with the common sidewalk in an effort to not keep the businesses closed. Mayor Filley suggested Administrator Litterell reach out to the businesses that will be affected and get their opinion. She thought a timeframe from MoDot would also be helpful. Discussion followed. Alderman Gass would like the administrator to talk to the engineer and have him survey across the road because there is a sunken trench at the entrance to B&H. This should be on right-of-way, and they need to patch it.

Chief's Report

Chief Klingler stated for the month of January there were 920 service calls, 152 traffic enforcements for a total of 51-man hours. Officer Turley is the employee of the month.

Public Works Commissioner

Monthly report – he stated would get done.

Snow – there was a few issues with sub-divisions. There were two new guys and we are working through it. Alderman Gass asked about Columbus, Olive, and Elm the signs for the weight limit are all gone. It is the whole area the signs are missing.

City Attorney Report – no report tonight.

Operations Committee Report – Alderman Lesh stated they met on January 29th. The Union Street project was reviewed and staff brought back recommendations on how to proceed. Administrator Litterell put together a plan that helps with cash flow. The money is reimbursable when applied for. The start date is pushed back to July 1st. They would not do the asphalt overlay initially but come back in the spring for it into the next fiscal year. Mayor Filley stated the project would begin July 5th, after the 4th of July parade. There is a low bid from CE Construction for \$ 2,914,033. **Motion made by Alderman Lesh, seconded by Alderman Stewart to approve the low bidder, CE Contracting, in the amount of \$ 2,914,033 for the Union St. project.** Mayor Filley asked for any discussion. Alderman Kelley thought projects were going to be held off on until Adm had a chance to go over the budget. She recommended this be waited on, and bring back to the next board meeting. Mayor Filley stated the current budget will not be affected, but will be included with new budget discussions. Alderman Kelley still wanted to wait. Alderman Gass thought we needed to move on this so we don't lose the contractor. Discussion followed. Alderman Kelley stated she did not know this was going to be brought up tonight. **A voice vote was taken with an affirmative result. Nays: Alderman Kelley. Abstain: none. Mayor Filley declared the motion carried 6-1.**

Sidewalks on Lamar was also discussed. There was no action taken to move forward with this. Crosswalks on Lamar was discussed. It was decided this can be done by Public Works. This would be at Bosse Drive and Lamar.

Franklin Co – Alderman Lesh stated Administrator Litterell attended a meeting with Franklin County traffic regarding concerns with the development on Hogan Road, Grandview Estates. They discussed making improvements at the Gray Summit end of Hogan, not at Viaduct. They did not think the traffic was going to come this year. CBB did a traffic study a few years ago, and it showed it was congested in that area. Alderman Gass suggested MoDot be contacted regarding Viaduct St, and the congestion. The outer road is not a good road to carry that many cars. **Motion made by Alderman Gass, seconded by Alderman Hoven to have Administrator Litterell meet with MoDot to discuss traffic study and implications of the potential new subdivision and affect Viaduct and Hogan and improvements.** Mayor Filley asked for any discussion. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.

Administrative Committee Report – Alderman Cleeve stated they did not meet due to weather. We have re-scheduled for February 9th, at 5:00 PM. Mayor Filley stated she will not be in attendance as she is out of town for work.

Planning & Zoning – Alderman Lesh stated Planning & Zoning at the last meeting they had an item from West Asphalt for rezoning from commercial to M-1. They are stockpiling material here and no additional machinery, and building used for lab testing. The commission recommended this. He continued there was a previous meeting with a short-term vacation home in Hawthorne. Attorney Karr stated a work session was scheduled to discuss this topic. City Clerk Barfield stated the applicant asked this be postponed to the next meeting. Alderman Lesh continued they also recommended from the Jan 27th meeting, that the city have specialist available at the February 25th meeting. **Motion made by Alderman Lesh that administration reach out to some specialist in the areas of a Hydrologist, Hydrogeologist, Flooding specialist, Wastewater specialist, Calvey Creek Sewer District Representative, PWS3 Representative, Industrial Architect, Ameren UE Representative, Electrical Engineer, Environmental specialist, Depart of Natural Resources, Mo Conservation Department, Zoning Specialist for a second opinion, and someone in Environmental law. Concerns include the impact on local wells, specialist in the flooding area, Jeff Meadows with the lagoon improvements and have them at the meeting on the 25th.** Mayor Filley asked about any fees to be charged, and if the city is paying for this. Alderman Lesh stated the city receives an application fee, and this could be paid out of that. The city would pay for it up front. This is in section 405, PUD section, they give an application fee, his rough calculation would be in the amount of \$ 35,000. If this is depleted the city could request more money. **Motion was seconded by Alderman Hoven.** Mayor Filley asked for any discussion. Alderman Hoven did not think there should be a limit on the specialist. The city should not be paying for it; there is no limit and the city is not going to pay for it. Discussion followed. Alderman Kelley stated they have both paid for the \$ 2,000 deposit. Alderman Lesh stated there is another section that references acres. Alderman Cleeve asked that someone look at the utility bills, and make sure they will not increase. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

Alderman Lesh stated the next item was not a recommendation from Planning & Zoning, but himself, but in light of other situations, **a motion was made by Alderman Lesh that if the attorneys need to engage or direct the Planning & Zoning individually, that they first get authorization from the Board of Aldermen.** Attorney Karr was not sure who this applies to. Alderman Lesh stated it would apply to having individual discussions or direction giving to members of the Planning & Zoning. Mayor Filley confirmed, that the Board has to approve that the attorney talks to Planning & Zoning members individually. Alderman Lesh agreed, this would be if they needed to talk to her outside of an adjourned meeting. Attorney Karr stated she did not think that had ever occurred. Alderman Lesh agreed, in her tender. **Motion was seconded by Alderman Stewart.** Mayor Filley asked for any discussion. Mayor Filley asked if Attorney Karr needed to meet with the Planning & Zoning Chairperson to discuss an item on the agenda, that she must have board approval first. Alderman Lesh stated this is any individual. Attorney Karr asked if she should attend the special work session for short-term rentals? Alderman Lesh thought that workshop should be worked out with AJ Gironde, and then sent back to the attorney for any modifications. It was pointed out that the attorney doesn't need to be present, and avoids additional fees. Alderman Lesh stated yes, that was established in the minutes of the Planning & Zoning meeting. They would want her to attend the special meeting on the 25th. Mayor Filley asked if a P&Z member reaches out directly to Attorney Karr, she is not to respond unless the Board has approved? Alderman Lesh stated that was correct, it needed to be directed through the Board of Aldermen. City Clerk Barfield confirmed, that they would need to wait for the Board to have a meeting to obtain the permission. Alderman Lesh agreed that was correct. Alderman Cleeve asked if this was for everything? Mayor Filley stated the way the motion is, yes. **Alderman Lesh stated he could modify it to just the data center. Mayor Filley stated to confirm, the motion is that the attorney cannot talk to any Planning & Zoning member about the data center. Alderman Lesh agreed. Alderman Stewart stated she still seconded the motion. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

Park Board Report – Alderman Cleeve stated the next Park Board meeting is February 9th at 7:00 PM.

Tourism Commission Report –Alderman Kelley stated they will meet on 9th. City Clerk Barfield stated she thought it was February 10th at 3:30 PM. There is still one member needed.

Meramec Valley Historical Society Report – Alderman Stewart stated they will meet February 11th at 5:00 PM.

Jeffrey White Memorial Skatepark Project Committee report – Alderman Cleeve stated SWT, design engineer, and Primary Concrete met on the 27th to review. They are working on final designs. The final footprint is angled away from the ballfield. We are waiting on final plans. Mayor Filley stated the final plans just came in, and have been sent to Land Water Conservation. Staff will check for the grading plan. Then this would come to the Board.

Miscellaneous

- a. Approve Special Events Permit for Pacific Partnership for the St. Patrick's Day

Parade on March 14, 2026.

Motion made by Alderman Stewart, seconded by Alderman Cleeve to approve the special events permit for Pacific Partnership for the St. Patrick's Day Parade on March 14, 2026. Mayor Filley asked for any discussion. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion carried.**

b. Special event permit for 5K Shamwalk & Run on March 7, 2026.

Motion made by Alderman Gass, seconded by Alderman Cleeve to approve the 5K Shamwalk & Run on March 7, 2026. Mayor Filley asked for any discussion. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion carried.

Report of City Officials

Alderman Hoven – stated there is a lot of violations down town. It's storage containers, grass cutting etc. Where does it stop? He asked if Mr. Overschmidt had an obligation to be in court? There are so many violations in Hawthorne. One has a lawn mower as a mail box, stumps in driveways etc. Attorney Karr stated if they request a trial, he would be called in to testify. He can show up just to monitor. It is a good idea for the prosecutor to open a line of communication. Chief Klingler stated in court, they receive the summons, if they plead guilty the judge fines them. Typically, he would then give them an SIS on the condition they correct the problem. If they don't, then the fine goes into effect. The inspector follows up and reports back to the court. If there is a code violation, and they plead guilty, and pay the fine, they can choose not to correct the problem, but pay the fine. Then I receive another summons, and the process repeats. The condition can continue to exist. It can take 4-6 different court dates, if they don't show up for court, which is just how the court system works. He continued the city can get involved and has a company come in and clean it up and place a lien on the property. It could take a long time for the city to receive their money back. This is a time-consuming process. Discussion followed. Attorney Karr stated both different options can also be done at the same time, as long as it is a nuisance abatement. Discussion followed. Attorney Karr explained the process for a nuisance violation.

Social media – regarding the data center, and there is a lot on social media. Nobody has received enough information to make a decision on this, and wanted to set the record straight.

Alderman Lesh – he missed a few things earlier in the motion. He asked if the current law firm we are using has experience in environmental law or specialist we can draw on. Attorney Karr stated an attorney who has represented the Sierra Club or that type of thing, they do not do that. They do a lot of governmental regulatory work, but an attorney that would say this is a good condition but not required to protect the environment, then someone else would need to be brought in. **Motion made by Alderman Lesh, seconded by Alderman Hoven that the city bring in an environmental law specialist, to help in this matter, along with a second specialist on the zoning.** Mayor Filley asked for any discussion. Alderman Gass asked if this is after the meeting with P & Z? Mayor Filley stated it may depend on how long it takes to find one. Alderman Lesh stated he was looking for someone to help with language in the documents.

Alderman Kelley asked if the money would be used from the applicant's fee? Attorney Karr stated she doubted that would be included, generally it is plan review. Alderman Stewart stated the applicant could be asked to fund it. Attorney Karr stated this is a preliminary funding agreement and would have to be negotiated with them, and approved by the board. **Alderman Lesh rescinded his motion, and Alderman Hoven rescinded his second.**

Motion made by Alderman Lesh to ask the applicant to pay for cost of an environmental law specialist as it pertains to the data center. Attorney Karr stated that would be Beltline and be in the form of a preliminary funding agreement. Generally, a deposit is paid, and the city draws down on that and it continues. It also includes a not to exceed number. She could reach out and start this process. **Motion was seconded by Alderman Hoven.** Mayor Filley asked for any discussion. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

Police cars – Alderman Lesh stated a few weeks ago we discussed the purchase of a police car. He wanted to be clear it should be taken against line 408-00. **Motion made by Alderman Lesh, seconded by Alderman Cleeve to be sure this was expensed from 408-00, vehicles.** Mayor Filley asked for any discussion. Alderman Gass stated he thought this would be up to the administrator, and a motion was not needed. Alderman Lesh stated the other line item discussed was equipment, and it was not equipment. Alderman Gass stated this was something for the administrator to worry about. Alderman Lesh disagreed, line items are to be adhered to. This needs to be disciplined. Alderman Stewart stated she thought it should be coming from the correct line item, and if it was wrong, be corrected. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

NDA Agreements – **Alderman Lesh stated he would like to make a motion to have a draft bill related to a policy on non-disclosure agreements. He wanted the foundation to be a policy for non-disclosure agreements, including the board must be informed in writing prior to entering into an agreement, the term of the NDA would end when all of the board asks for information, and receives it. There would be no more confidentiality after that point. It would also end if the board must be informed of confidential information. The term of the agreement will be no longer than 60 days. These would be the three principals to start off with. Motion was seconded by Alderman Hoven.** Mayor Filley asked for any discussion. Alderman Cleeve asked if we as a board would need updated on something, then the NDA would end there? Alderman Lesh stated updated would not be the right word, all we would be informed of at the onset is that one was entered into with a potential developer. **A voice vote was taken with an affirmative result. Opposed: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

New section of code – Alderman Lesh stated he would bring this forward at a future meeting, but was looking for municipal government accountability and transparency and providing documents to aldermen upon request. This would not override closed items. In the past, in his first year he was denied information. Putting this in writing shows aldermen in the future this is allowed. Also providing post closed session summaries. In the past this was done, and he would like to put this into policy.

Meeting on the 27th – he asked the question and was not answered, who authorized the NDA? Mayor Filley stated she had no problem saying that after conversation with the city attorney when it was for the city to sign an NDA, it was verified that administratively the city administrator could sign the NDA, and that is the action that was taken. Alderman Lesh confirmed the authorization came from the mayor? Mayor Filley stated it came from the mayor and attorney. The next question was we have an appointment for the city attorney; do we have an agreement or resolution that we entered into? Mayor Filley stated it was for the firm, probably when she first came on board. City Clerk Barfield stated she thought the most recent resolution was 2021. Alderman Lesh stated this was before the senior aldermen and mayor came on board. He asked Attorney Karr if she had to take direction from any senior partners in any of the opinions and legal information that she gives to us? Attorney Karr stated no, she has been doing this for 34 years and the opinions that I have are mine and based on the law. If you are asking if she has to run back to somebody or direct me, no. Alderman Lesh stated he was not implying anything. Attorney Karr stated she don't know what happened in the past that gave rise to this, but she does not take direction from anyone when she is giving legal advice, attending a meeting, answering questions it is based on her experience and she has been doing all government law since 1991, and the law that goes with it, such as real estate. Alderman Lesh thanked her. Alderman Kelley stated she received a copy from the clerk's office and it states the firm and Mr. Jones.

Alderman Kelley – Motion made by Alderman Kelley that all the e-mails that were sent out redacted be opened up for the public knowledge regarding the data center. Some went out redacted and when she saw them on social media, she was not sure that it should not have been shared. Motion was seconded by Alderman Stewart. Mayor Filley asked for any discussion. Alderman Cleeve stated when there are redactions there is a specific code listed. He asked Attorney Karr if there was anything that could not be unredacted? If it's legal to do this then fine. Attorney Karr suggested anything related to individual personnel employment matters not be unredacted, because it brings into question the interest of the employees. There are provisions about security that includes cyber and credit card information, infrastructure and access codes not be unredacted. Specifically regarding to the data center, she did not have any of those concerns about that. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

Verbal release of NDA – Alderman Kelley stated she received an e-mail from Administrator Litterell releasing them of the NDA verbally.

Alderman Kelley asked Attorney Karr if she has worked with data centers before or are currently under contract for your firm to work with any? Attorney Karr stated no and their firm has a policy that they don't represent developers or other companies that could be experts to any governmental entities. Alderman Kelley asked Administrator Litterell the same question. Administrator Litterell stated no.

Emails – Alderman Kelley stated a lot of the residents are responding that the aldermen mailboxes are full and they are getting kicked back. She asked that they all check their e-mails. Alderman Lesh stated the aldermen previously in Ward 1, for Rafael is not here. Alderman

Kelley stated that is not one of them, and it has been stated.

Data center – Alderman Kelley stated we have not seen a packet for the Planning & Zoning meeting and have not made any decisions. She has not made any decision, and wanted to reassure the public of that.

Alderman Cleeve – to follow-up on the NDA, we were released from the NDA on January 23rd. That is the e-mail that he has. He also wanted to answer the questions about construction projects and daylight hours. Mayor Filley stated we have codes in effect for construction during certain hours. Alderman Cleeve stated they cannot construction 24/7. He figured there would be lighting issues, but for this data center, what he saw was all downward facing, but we would need to get more details on it. It's not that we are not paying attention, or we don't care, he typically doesn't go back and forth when they are speaking and tries to catch up after the fact. His e-mail was working just fine. He thanked everyone for their feedback.

Alderman Gass – stated regarding the data center, he does try to answer everyone and respond that he received it. Next, he spoke to a few cities in Indiana, and Illinois, Kentucky and Tennessee about the data centers. In Indiana they are being built everywhere, they also said there was no complaints from everyone close to it. There was one complaint about her well. She ended up being hooked up to city water with a year's free water. He has not heard any real troubles with them.

Horse shows – Alderman Gass stated someone at city hall needs to be working on getting horse shows here. It draws people to town, and we have a nice arena. This could include other types of shows also.

Alderman Stewart - thanked Robert and his crews for the snow removal. She also had a phone call regarding the data center and we take the time to get all the information before making a decision. This caller also suggested tabling this for six months.

Adjournment

Motion made by Alderman Hoven, seconded by Alderman Cleeve to adjourn. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. The meeting adjourned at 9:53 P.M.

Mayor Filley

ATTEST:

City Clerk

My name is Twila Ashworth and I live at 6551 Highway 0, Pacific, Mo. I've lived here all my life. I am against this development.

Crooked Creek Data Center.

I would like to appeal to the city of Pacific to consider the consequences of such a data park to our environment, our lifestyle, and our health. WE are responsible for what we leave behind for future generations. I ask the officials of Pacific to do the right thing by protecting our water and our environment by not approving this project.

- Water is vital to life. Data centers use hundreds and millions of gallons of water DAILY. Wildlife, trees, lakes, rivers and humans **DEPEND** on this precious, **VITAL** commodity. Without water, everything dies.
- Extreme stress on the electrical grid is everyone's concern. It has been documented that in some states electric bills have risen 800%. How can we afford this? Data parks do not pay for themselves. We the people pay the price.
- The decisions you make now will have a lifelong impact on all of us including your own children and loved ones. Emissions will not stay across the river. They will come to your neighborhood as well. The air we breathe and the water we drink, will also be **YOUR** air and water. An uptick in cancer rates are already being documented where data centers are located in other states. It's a high price to pay for our families.
- Beltline has never built a data park. Their only two projects are Pacific and a project in Oklahoma. I do not want to be Beltline's test tube specimen to see if they build it right the first time.
- Data centers and parks are industrial in nature and emit water, air, and land pollution. Data parks and centers do not belong in residential areas whether it's inside the city limits or rural or on prime farmlands. Data centers belong in already established industrial parks only. We need to protect our farmland from being taken over by data centers. Foreign countries will not feed us.
- Other cities are currently in legal mitigations due to data centers impact on people's health. Pacific risks similar ramifications.

To Members of the Pacific City Council:

Edward Gass – Ward 1

Karla Stewart – Ward 1

James Cleeve – Ward 2

Tyler Hoven – Ward 2

Scott Lesh – Ward 3

Debbie Kelley – Ward 3

Mayor Heather Filley

Dear Ladies and Gentlemen:

I am writing this as a very concerned citizen regarding the proposed Crooked Creek Beef Farm Data Park. I just learned about this data park from my neighbor on Saturday, January 31, 2026, as they showed me a map of the data park. The map revealed it will border my home located at 6551 Highway O. I am devastated. First, few residents living in my immediate vicinity knew about this development until just recently. Why wasn't the population in this area informed about this since this will directly impact each and everyone of us, and particularly me and my neighbors since it borders our property.

Many of us are generational families who have lived in this area since our childhoods, and properties have been handed down from one generation to the next. My property was originally owned by my grandparents, then my parents, and myself. We chose to live here because we consider it a better life with the peace, natural beauty, and wonderful family life this area provides for ourselves and our kids. Many people in recent years have moved out here from various cities and from other states because they also love the natural beauty of the area, the wildlife, the same peaceful lifestyles that we love and enjoy.

Now, this is going to be disrupted FOREVER if this data park goes through. This is the second data park (first, the Robertsville Road Data Park and now the Crooked Creek Beef Farm Data Park) that people specific to our area have found out about through Facebook posts and word of mouth in the past 2 weeks. Shouldn't we have a voice in this? We are relying on you, the city officials, to carefully consider how these data parks will drastically impact all of us who live in Pacific and the surrounding areas.

Isn't this a conflict of interest for Mr. McLaren to be serving on the Planning and Zoning Commission in Franklin County since this data park is projected to be on his property in Franklin County? Since this involves his property, he should step down. I have heard from numerous people that Mr. McLaren is requesting his property to be annexed by the city of Pacific; therefore, avoiding going through the Franklin County process. Where is the honesty and transparency in this? It appears he is using Pacific officials to fast track this data park project without much input from the people who will be most impacted.

Data parks and centers are massive in construction of huge, numerous buildings; as well as generators to keep these facilities operating. They use massive amounts of water and electrical resources, and will have a tremendous impact on our electrical grid and water

resources. Many of us have our own well, and are concerned that our wells will go dry or possibly become contaminated. Our landscape will be changed forever with no turning back. It is a well-known fact that Franklin County has been in a drought condition for quite some time. This excessive water usage from these centers will only exacerbate the impact this will have on our watershed if drought conditions continue to exist in forthcoming years due to global warming.

These centers use massive amounts of electricity stressing our electrical grids. This will have a tremendous impact on residents' electrical bills. With all of the electrical rate increases that Ameren has implemented, many people have already turned down their thermostats and sitting in cold houses, and they still are struggling with paying their electrical bills. These data parks and centers will only increase our electric bills even more. With this kind of usage to the electrical grid, we even risk power outages to our homes.

The effects go beyond the resources these data parks and centers need to operate. There is sufficient evidence from the data parks/centers that already exist in other states of microwaves in the air, noise pollution, water pollution contaminating our air, water, and land. All of this has a heavy impact on people's health. It has already been proven that there is an uptick in cancer rates and other health issues such as breathing conditions like asthma, where clusters of data centers are located in other states. Some of these cancers are very rare in nature with no chance for a cure. These parks and centers not only affect our health but will affect the health of our environment – trees, wildlife, lakes, rivers, and creeks without the ability to change it once the damage has been done. These health issues will not only affect us now, but for generations of people after us. We do not want our families, nor our environment subjected to this irreparable damage.

Another health hazard is the noise emission from the constant hum these buildings emit. This hum, even at low frequencies, go on 24/7. It can have an impact 3-5 miles in radius. Audiologists know that a constant hum (regardless of low or high frequencies) promote hearing loss. Knowing this information, if a data park/center is permitted on this property, the hum frequency will impact the hearing of all those living within this radius, and could impact the hearing of our children even when attending schools in our area.

I personally attended the Town Meeting in Union where representatives for the planning of the data park at the Robertsville Road facility were speaking. They stated at the meeting that this facility would require at least 300,000 gallons of CLEAN water daily to keep the data equipment cool. Even if they use a contained water system, every three years these data parks/centers must be purged of contaminated water and refreshed with CLEAN water. They did not inform how this purge is performed, nor where the contaminated water would be disposed. This is very concerning to me and should be for every person living in Franklin County.

We need to protect our farmland from data parks/centers, wind farms and solar farms. Where will our food source come from? Foreign countries do not have the land to produce enough food for their populace and the United States too. That is just common

sense. We will pay a very heavy price once these data parks/centers are allowed to be built on every corner of each county in our state utilizing land that was once agricultural. The people who sell their property for millions and the companies that build these data parks/centers will make billions on the backs of innocent people who just want to live a peaceful, tranquil lifestyle; and want to leave a safe and beautiful legacy behind for their children for generations to come.

Representatives of these centers say there will be jobs created for our communities, but, in truth, that is a lie. Most of the workers who build these centers will come from their own companies. At most, any construction work for our community will be short lived. After the construction is done, they will all be returning to Georgia, Texas or other states where they live in peace...away from data centers. These are not permanent jobs for our community. Data parks/centers are virtually self-sustaining with very few full-time workers. Remember, AI is replacing jobs; not creating them.

Most disturbing is Beltline Energy, to date, has never constructed a data park or center. There is too much at risk to trust any company just beginning to enter the data park/center construction game. I do not want myself, my neighbors, nor my community to be the guinea pigs for this development.

We love our lifestyle without the AI data centers. I ask that the Pacific leadership consider the risks to a community of people who will not get to vote on this issue. I ask that you do the right thing in protecting and preserving our environment, our families, our health and our lifestyle instead of allowing another company from another state to exploit us and our environment for commercial interests.

We are the foothills to the Ozarks with beautiful rivers, lakes, creeks, streams. People come here on vacations to play on these very same rivers and lakes. Please do not allow these to be polluted by big corporations whose owners and employees do not live near these mega structures, that are resource draining; and are a risk to our health and environment.

I have included some data on the health and environmental impacts of these centers for you to consider.

Thank you.

Twila Ashworth

Beltline Energy

Based on available information, Atlanta-based Beltline Energy has **not yet constructed** a data center or data park, but they are in the process of proposing and developing multiple, large-scale data center projects in Oklahoma as of 2025-2026.

Here are the details regarding their active proposals:

- **Luther, Oklahoma (Proposed):** Beltline Energy has proposed a 400-acre data center project near the OG&E Red Bud Power Plant. As of early 2026, this project was still in the proposal/negotiation phase, with local officials waiting on formal zoning applications.
- **Yukon, Oklahoma (Proposed):** The company signed a purchase agreement with the city of Yukon in 2025 for a data center project, which involves long-term plans (6 months to 2 years) to meet infrastructure conditions. Residents have raised concerns regarding water usage for this specific project.
- **Pacific, Missouri (Proposed):** In January 2026, Beltline Energy presented a proposal for a \$16 billion data center project involving a land annexation in Franklin County, near Pacific, Missouri.

Background on Beltline Energy

While they are entering the data center space, Beltline Energy historically specialized as a renewable energy developer, particularly in utility-scale solar solutions in the Southeastern U.S.. The current projects are framed as "behind-the-meter" facilities, aiming to leverage existing power infrastructure for AI and digital storage.

Data centers and their associated, specialized industrial parks are driving an exponential increase in electricity consumption, fundamentally challenging existing power grids and, in many regions, causing higher energy bills for residential and small business customers. Driven by artificial intelligence (AI), data center power demand in the U.S. is projected to grow by over 130% by 2030, potentially representing up to 12% of total U.S. electricity demand, up from 4.4% in 2023.

Impact on Electric Usage and Grid Infrastructure

- **Enormous Energy Load:** A single modern, AI-focused data center can consume 60-90 MW of power, equivalent to the energy needs of over 15,000 households. A new generation of "hyperscale" data center campuses is being planned to consume up to 5 GW of power, which is more than the capacity of some large existing nuclear or gas plants.
- **Grid Strain:** The 24/7 nature of data centers (99.995% uptime requirements) puts immense strain on regional grids, particularly in hot spots like Northern Virginia, where data centers already account for over 25% of the total electricity supply.
- **Rising Costs for Consumers:** In areas with high data center activity, such as the PJM market (stretching from Illinois to North Carolina), this increased demand has contributed to record-high wholesale electricity costs. These expenses are often passed on to residential ratepayers, potentially increasing bills by 8% or more nationally by 2030.
- **Forced Infrastructure Upgrades:** To handle the increased load, utilities are investing billions in new, often fossil-fuel-driven, generation and transmission, the costs of which are typically spread across all consumers.
- **Water-Energy Nexus:** Data center cooling systems are highly energy-intensive, responsible for roughly 38-40% of their total energy consumption. Additionally, many use evaporative cooling, which requires millions of gallons of water annually, creating a "thirsty" infrastructure that further drains local resources.

cancer rates and data centers



Recent studies and reports indicate growing concerns that the rapid expansion of AI data centers poses public health risks, including potential links to increased cancer rates in surrounding communities, primarily due to air pollution from backup generators and water contamination. These facilities are increasingly described as a "digital cancer alley," with emissions from diesel generators containing carcinogenic substances like Benzene and Arsenic. ☺

Key Health Concerns and Data Center Impact:

- **Air Pollution & Cancer Risk:** Data centers often rely on large, diesel-powered backup generators for power stability, which emit fine particulate matter (PM2.5) and nitrogen oxides (NOx). These pollutants are linked to respiratory diseases, cardiovascular conditions, and cancer.
- **"Digital Smog" Impact:** A 2025 report found that health impacts from pollution related to data centers in California tripled between 2019 and 2023. Projections suggest that by 2030, U.S. data centers could contribute to nearly 1,300 deaths annually.
- **Specific Case Studies:** Reports have linked specific data center projects, such as an Amazon facility in Oregon and others in Ohio, to concerns regarding "clusters" of rare cancers and other serious health issues, including miscarriages.

- **Water Contamination Concerns:** Data centers require significant water for cooling, which can lead to increased concentration of contaminants in local water supplies. In some areas, this has raised concerns about elevated nitrate exposure, which is linked to various cancers.
- **PFAS "Forever Chemicals":** Data centers use PFAS (per- and polyfluoroalkyl substances) in their cooling systems and hardware, which are linked to cancer and immune system damage. ☹

Public Health and Regulatory Response:

- **Economic Cost:** The estimated public health cost of pollution from data centers is projected to exceed \$20 billion annually by 2030.
- **Mitigation Efforts:** Experts are calling for stricter regulations, including placing new data centers away from densely populated areas, monitoring air quality, and limiting the use of diesel generators.
- **Inequality Issues:** Communities of color and low-income residents are already overburdened by pollution, disproportionately affecting communities of color and low-income residents. ☹

While some reports suggest that the cancer risk from data center emissions is in the early stages of analysis, the potential for harm is gaining significant attention from researchers and community advocates. ☹

Mitigating the Public Health Impacts of AI...

Nov 5, 2025 — The Growing Public Health Burden of AI. ...

Harvard Business Re... ⋮



Global data center expansion and huma...

Sep 15, 2025 — This persistent noise adversely...

ScienceDirect.com ⋮

AI's toxic footprint: Are data centers driving cancer and miscarriage rates up?

By [\[Name\]](#) | Fact-checked by [\[Name\]](#)

Published January 30, 2026

Industry Buzz

The pollutants emitted from these power plants [can] can lead to respiratory, cardiovascular issues, even cognitive decline. We have research that shows individuals living near these pollutants [see] an increased risk for Alzheimer's... The public health implications are huge.

—Erin Shirley Orey, DrPH

Data centers are the backbone of cloud computing and AI—but they operate at an industrial scale, using enormous amounts of energy and water. Now, a growing body of investigative reporting is asking a provocative question: Could the environmental footprint of data centers be intersecting with community health in ways clinicians can't afford to ignore?

What investigations reveal

The most detailed public coverage comes from a *Rolling Stone* investigation with the Food & Environment Reporting Network, focusing on eastern Oregon's Morrow and Umatilla counties, where multiple Amazon data centers operate alongside intensive agriculture. Investigative reporting suggests nitrate levels in local groundwater wells have climbed to 70 parts per million (ppm) or higher, well above Oregon's 7 ppm legal limit and the US federal standard of 10 ppm.

These elevated levels are linked to increased reports of rare cancers and miscarriages in local residents. This narrative frames the data centers as exacerbating a long-standing contamination issue by altering groundwater dynamics and recycling nitrate-laden water.

Residents and advocates draw parallels to historic environmental health crises such as in Flint, MI. Kristin Ostrom, executive director of Oregon Rural Action, told reporters that the communities facing these risks are ones that have limited political influence and may not fully understand the hazards related to exposure.

Corporate response is fundamentally different. An Amazon spokesperson stated that the story was "misleading and inaccurate." "The volume of water our facilities use and return represents only a very small fraction of the overall water system — not enough to have any meaningful impact on water quality," the source adds.

The pollutants emitted from these power plants [can] can lead to respiratory, cardiovascular issues, even cognitive decline. We have research that shows individuals living near these pollutants [see] an increased risk for Alzheimer's... The public health implications are huge.

What the evidence does and does not show

At present, the association between the water quality in Oregon and adverse health outcomes is based on community observations and investigative reporting. So far, no peer-reviewed epidemiological study

has demonstrated that data center operations cause cancer or miscarriages.

Mechanistically, nitrates in drinking water are a recognized public health concern.

Elevated nitrate exposure has been linked to methemoglobinemia in infants (blue baby syndrome) and has been investigated as a potential risk factor for various cancers in observational studies. Regulatory agencies set limits on nitrates precisely because of these risks. However, linking facility water usage to specific health outcomes requires careful exposure assessment, dose quantification, and confounder control, none of which are yet present in the public literature.

Independent systematic reviews note that residential proximity to environmental hazards, including polluted water and industrial sites, is associated with adverse reproductive and cancer outcomes when confounders are carefully accounted for.

Other environmental factors connected with data centers also warrant clinical awareness:

- **Air pollution and particulate matter:** Models suggest expanding data centers could contribute to local air pollutant emissions through energy production and backup generators; such air pollutants are established risk factors for respiratory disease and cancer.
- **Water resource stress:** Data centers require massive water withdrawals for cooling, which could alter local aquifer dynamics and interact with existing contamination.

At present, policy and research gaps remain. Until enough evidence exists, clinicians should integrate environmental exposure assessment into patient histories and support systematic

Data Center Water Usage

Dec 17, 2024

by Matt Tesvich, Global IT Director

Can the digital age be powered sustainably?

Data centers are the beating heart of the digital age, powering everything from online shopping to complex AI computations. These digital nerve centers, however, have a big appetite for a resource that's becoming increasingly scarce: [water](#). As data centers continue to grow, so does their water demand.

The United States [has the most data centers in the world](#), with more than 5,000 in operation. Germany follows with just over 500. Physical footprints for data centers range from 1,000 square feet to more than 1 million, with an average of about 100,000. By one estimate, [data center water usage in the U.S. has increased by 146%](#), marking a 146-fold increase since 2010.

In This Article

- [The Water Challenge for Data Centers](#)
- [How Data Centers Use Water](#)
- [Water-as-a-Service®](#)

Can Transform Data Center Water Management

- [A Bright Future for Data Centers Is Possible](#)

The Water Challenge for Data Centers

Water plays a crucial role in cooling the massive servers and networking equipment within these centers. Large [data centers](#) for cloud service providers and major internet companies consume large amounts of water. Google's centers that support Gmail, Google Drive, and YouTube used about 550,000 gallons daily in the past 12 months, or about 200 million gallons per year. Smaller data centers use significantly less water, often under 100,000 gallons daily. Notably, Google's data center in The Dalles, Oregon [consumed 10% of the town's total water supply](#) in 2022.

Water in data centers is used in cooling towers, pumps, chillers, heat exchangers, pipes, condensers, humidification and fire suppression systems, as well as facility maintenance. Computer room air handlers may also use water cooling.

A chilled water system is a highly efficient, water-based cooling system preferred by hyperscale data centers. A central chiller cools the water, circulates it through heat-absorbing coils, and then dissipates the heat into the environment with a cooling tower. The water then reenters the system to be used again.

Traditional cooling methods such as air conditioning can be energy-intensive and inefficient in handling the heat loads generated by modern hardware. Many data centers are turning to water-based cooling solutions, which offer superior performance and energy efficiency.

How Data Centers Use Water

Data centers manage spent water in a variety of ways. Some pipe it to a nearby wastewater treatment facility or discharge it into the environment in compliance with heat pollution regulations. In evaporative cooling systems such as cooling towers, some of the water evaporates while cooling the rest of the water.

In recirculation and reuse systems, water is recirculated after it does the job and cools down again with even less water wasted, but the reused water's conductivity may grow too high, and with each cycle, scale-forming calcium, magnesium, or silica reaches higher concentrations.

Ultimately, spent cooling water from data centers may be [reused for nonpotable applications](#) on-site or shared externally for uses such as crop irrigation.

Water efficiency at data centers can be gauged using the Water Usage Effectiveness (WUE) metric, calculated as the ratio of annual water consumption to energy consumption measured in kilowatt-hours. One recent sectoral WUE estimate suggests data centers used an average of 1.8 liters of water for each kilowatt-hour of electricity.

Growing reliance on water-based cooling systems has put significant pressure on local resources, since the water generally comes from municipal or regional water utilities. Only about 5% of the water comes from other sources, such as on-site groundwater wells, surface water, seawater, produced water, nonpotable graywater, recycled water, or harvested rainwater.

As data centers expand, the demand for water can strain municipal supplies and erode community support, particularly in regions already facing water scarcity. While data center operators may not have extensively monitored their water use, more municipalities now require new data centers to [conduct water audits](#). Many of the top hyperscalers, including Amazon, Microsoft, Google, and Meta, have committed to going "water positive" by 2030.

Water-as-a-Service® Can Transform Data Center Water Management

Data centers need water expertise, but staffing a water treatment plant with professionals and keeping up with technologies and regulations is complex. Seven Seas Water Group's [Water-as-a-Service®](#) (WaaS®) simplifies water for data centers with maximum water sustainability for a minimum investment. WaaS® essentially delivers a tailored water utility dedicated to the needs of the data center. The operator need only pay an easily budgeted bill, and WaaS® delivers, operates, and maintains the treatment system and assumes compliance responsibilities. WaaS® even offers the unparalleled sustainability that has earned [industry recognition](#).

Maintaining an industry-leading 97% plant availability with more than 2,000 installations since 1970, Seven Seas brings continuity to count on as data centers evolve, change hands, and adapt to changes in regulatory frameworks and climate shocks.

A Bright Future for Data Centers Is Possible

Predicting the growth of data center demand can be difficult with AI disrupting the sector so profoundly. One prediction holds that [AI will go toward computational resources](#) for AI. If your data center has not developed a [water management strategy](#), it is time to prepare for growth with WaaS®. The AI revolution is getting white-hot, but WaaS® is here to keep community relations warm and computation cool. [Contact us today](#) to optimize your data center's water efficiency.

Data centers typically consume between 300,000 and 5 million gallons of water daily for cooling, with large hyperscale facilities reaching the higher end of that range, which is comparable to the daily usage of a city of 10,000 to 50,000 people. Water consumption is increasing rapidly, driven by AI demand, with some projections showing a 870% increase in water for cooling.

Key Details on Data Center Water Usage:

- **Typical Usage:** A 15-megawatt data center can consume roughly 360,000 gallons per day.
- **Large-Scale Consumption:** Some large facilities can consume 1 to 5 million gallons daily.
- **Usage Sources:** Water is primarily used in cooling towers, chillers, and evaporative systems to manage the intense heat generated by servers.
- **Regional Impact:** In 2022, a single [Google data center in The Dalles, Oregon](#) consumed 29% of the town's total water supply.
- **Future Trends:** Data center water consumption is projected to double or quadruple by 2028.
- **Efficiency Efforts:** Some operators are moving toward closed-loop systems, direct-to-chip cooling, and using non-potable water to reduce reliance on local drinking water supplies.

While some data centers use closed-loop systems that require minimal water, many others, particularly those in warmer climates or supporting high-density AI, rely heavily on evaporation, leading to significant water usage, according to [McAfee](#) and Seven Seas Water Group.

02-03-26

Mayor Filley, Alderman Stewart, Alderman Hoven, Alderman Cleeve, Alderman Lesh, Alderman Kelley, and Alderman Gass,

My reason for speaking tonight is to request a stay on all decisions regarding zoning changes, contracts, and any related matters concerning the proposed Meramec Valley Technological Park. When any of these issues are presented for a vote, I urge you to vote no. As you are well aware, the data center issue is receiving increased local and nationwide attention.

My husband Richard (Jerry) and I live on family property outside the Pacific city limits. The Watson-Risenhoover-Wilson families own 165.25 acres. Two of our properties border the proposed data park on the west side on Highway O.

We live on beautiful farmland. We have an 8-acre lake and two ponds. Our fields are cut for hay several times a year. The hay is used by a local farmer to feed his cattle. We have a garden where we grow organic vegetables. Jerry's father and mother (now deceased) purchased the first piece of property in 1980, adding acreage as the years went by. We purchased the family home in 1990, and Jerry's parents built another home across the lake. There are four wells and septic systems on the properties. Today, four of our family members own parts of the original family property and live here as well.

Many people will email you about the negative aspects of data center development. Their concerns are valid and disturbing. In addition to those concerns, we are emphasizing the value of the peace and quiet, the wildlife, the clean lake, ponds and air, and our shared family history with Pacific and Franklin County. We reared our daughter from the age of 12 on the farm with her grandparents next door. We hope our grown children and our grandchildren will continue enjoy the same benefits of rural life after we are gone.

We are now 79 and 80 years old. The Beltline representative, Ryan Sanders, invited all of you to visit a data center. We invite all of you to visit our farm. We would like to show you our property so you can understand why we love living here and want to stay. Please call me when you have an opportunity to visit.

Ask yourselves, whether you live on acreage, a city lot, a home in the countryside, or an apartment: would you want to live next to a data center? Should you not be protected from data center development when you live on residential or agricultural property? For our family, the answer is clear. No rezoning, no data center.

Thank you for listening to our appeal. Please give this matter your careful consideration.

Nancy K. Watson and Richard J. Watson, Jr.

743 Innisfree Drive Pacific MO 63069 (314-435-1783)

Data Center Environmental Impacts

Provided by Missouri Coalition for the Environment

Water

Data centers are incredibly water intensive. Water is used directly to cool onsite equipment and indirectly through energy consumption.

- Large data centers can consume over 5 million gallons of water per day.¹
- Water used by data centers is mostly evaporated, which means they will concentrate existing pollutants, such as PFAS, nitrates, and heavy metals, in the water they discharge back into our watershed.²

Energy

Massive amounts of energy are needed to power data centers. Ameren intends to build gas and nuclear generation to meet data center demand, which will increase data center water needs. Increased use of fossil fuels, like natural gas, will continue to accelerate droughts, floods, and severe storms across the state.

- One large data center can use over 100 MW of electricity, or the equivalent of 16,400 homes.³
- Electricity rates skyrocket for homes near data centers, rising up to 20%.⁴
- Homes near data centers are at higher risk for electricity outages: In 2022, Texas data centers caused 112 MW of outages.⁵

Health

Data centers are hot, noisy nuisances. They run 24/7, creating non-stop heat, noise, and light pollution, which disrupts human health.

- Internal noise levels in data centers reach up to 96 decibels, which can cause permanent hearing loss after just 30 minutes of exposure.⁶
 - Constant noise exposure affects sleep, increases stress, and damages cardiovascular health.
- Light pollution from constant security lighting can disrupt sleep and is linked to breast cancer and negative effects on mental and cardiovascular health.⁷

SOURCES:

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3. Roe, Don. "Data Centers—Land Use, Environmental, and Economic Consideration," City of St. Louis Planning & Urban Design Agency, September 8, 2025. <https://efis.psc.mo.gov/Document/Display/849169>
4. Halper, Evan and Caroline O'Donovan. "As data centers for AI strain the power grid, bills rise for everyday customers," The Washington Post, November 1, 2024.
5. McLaughlin, Tim. "Big Tech's data center boom poses new risk to US grid operators," Reuters, March 19, 2025. <https://www.reuters.com/technology/big-techs-data-center-boom-poses-new-risk-us-grid-operators-2025-03-19/>
6. American Speech-Language-Hearing Association. "Loud Noise Dangers." ASHA – Hearing & Balance. Accessed September 15, 2025.
7. Araújo Alves, Juliana et al. "Low-Frequency Noise and Its Main Effects on Human Health," Journal of Applied Scientists, July 28, 2020. <https://www.mdpi.com/2076-3417/10/15/5205>

Deanna Buell
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deannabuell1@gmail.com

Graduate of Rolla High School, Rolla MO
Graduate of Southwest Missouri State University,
Bachelor's Degree in Fine Art and certification to teach K-12 Art

Employment History:

Sears 11 years
 PT consultative sales associate, replenishment supervisor, department manager, assistant store manager of home improvement

Petco 15 years
 Store manager

TJ Maxx 3 years
 Assistant store manager

Thanks to promotional opportunities, hard work and the guidance of mentors, I've enjoyed a wonderful career in retail management. Although my college degrees have never been put directly to work, I know my success in management is due to skills learned throughout undergraduate studies. While the current trend is to career hop, I've spent my time with three employers. Getting to know the communities, its people and customers has made me a better merchant and manager. The culture of every community is different and that type of knowledge and understanding only comes with time and experience.

"It is what it is" happens to be a quote from one of my mentors and has proven helpful throughout my career. It's a reality check, a state of the union, or a starting point. Oftentimes, it's said about things that aren't as we want or need them to be. Acknowledging the reality of the situation allows one to put together an action plan, and set short term and long-term goals.

Away from work, I consider myself a generalist artist. I have many interests, including collage, sewing, scrapbooking, cyanotype printing, barn quilt painting, and making artist trading cards. I'm a member of Immanuel Lutheran Church in Washington where I'm active in choir and the women's ministry. At our previous church, I served on the Church Council for six years.

I've been married for 25 years to the man I met while working at Montgomery Ward in college. Although we don't have children, we dote on our dog and cat, finding their presence in our lives very rewarding. In the past, our Greyhounds were certified therapy dogs who enjoyed visiting residents in nursing homes on a regular basis. Our current Greyhound's personality isn't suited for that work, but he really enjoys meeting people on walks.

My husband and I lived near Pittsburgh, PA for 10 years before returning to Missouri. What drew us to Pacific was its location. It's centrally located for both of us to be near our families, just outside the county of St. Louis, and allows us easy access to the employment and recreational opportunities of a big city. Our first home was behind the Brew Haus, and eight years ago we bought our current home in Hawthorne Estates.

My husband and I also enjoy visiting new places in our region. There are so many great destinations—museums, natural wonders, towns and festivals that one doesn't have to travel far to enjoy. Taking day trips led to my interest in Route 66; the road we travel on every day is the very road tourists from all over the world want to experience for themselves. I was excited to join the Rt. 66 Centennial Committee and have been working to establish a quilt square trail to further enhance the beauty of our community and promote tourism within it.

Through my membership on the Rt. 66 Centennial Committee, I learned more about our city, its leaders and how it functions. I've enjoyed meeting new people, having a positive impact on our community, and considered how I might do that through another city board. Throughout the fall, it was disheartening to learn the park board couldn't function due to lack of membership to hold a quorum. While I was thoughtfully considering seeking a spot on the park board, Ms. Bandermann reached out to give me a push over the finish line.

I use the City Park the most. Living nearby, it's an easy car ride with my dog; we walk the perimeter or circle drive and sometimes meet other dogs in the big dog park. This summer I joined a walking group that used the trail around Liberty Field. Aside from attending the rodeo and BBQ festival, I'd never spent time there and was pleasantly surprised by the upgrades. When we lived behind the Brew Haus, part of that property was still a cow pasture. We take out of town visitors up to Blackburn Park and try to visit Jensen's point at least once a year for the views.

If approved to serve, I look forward to applying my skills as a retail manager to opportunities and challenges within our parks. The residents of our city deserve a functioning park board, and I would aspire to keep an open mind while listening to multiple perspectives, analyze return on investments, assist in short term and long-range planning, as well as make responsible recommendations for the use of resources. The parks within our city serve an interesting mix of uses. They are tourist destinations, special event spaces, sporting facilities as well as places for locals to eat lunch, walk, swim, play or play disc golf. If approved, as a park board member I would look forward to enhancing and promoting all of the opportunities for recreation that we offer in our community parks.

from Alderman List

3-Feb-2026 v1.0

List of potential specialists for P&Z Public Hearings on Data Centers

Hydrologist – MO Conservation Dept (Jefferson City, MO) River water quality

Hydrogeologist - MO Geological Survey (Rolla, MO) Records water well permits in the state, including location, depth, etc.

Flooding Specialist – USGS (Rolla and North County Offices)

Wastewater Specialist – Archer Elgin (J. Meadows)

Calvey Creek Sewer District representative

PWSD3 Representative

Industrial Architect/Engineer (Butler & Associates)

Ameran UE Representative

Electrical Engineer

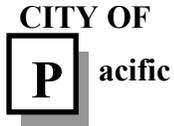
Environmental Specialist

Dept of Natural Resources (Mo DNR) - George Schultz

MO Conservation Dept (MDC) Wildlife Biologist - Buck Bratcher

Zoning Specialist (2nd Opinion)

Environmental Law



February 17, 2026 * RECORD OF PROCEEDINGS

**CITY OF PACIFIC
REGULAR MEETING OF THE BOARD OF ALDERMEN
300 HOVEN
PACIFIC, MISSOURI**

The meeting was called to order at 7:00 p.m. by Mayor Filley. The meeting was held at City Hall. The public was able to attend in person.

A roll call was taken with the following results:

Present at Roll Call: Mayor Filley
Alderman Kelley
Alderman Cleeve
Alderman Gass
Alderman Stewart
Alderman Hoven
Alderman Lesh

Also present: Administrator Litterell
Attorney Karr
Chief Klingler
Public Works Commissioner Brueggemann
City Clerk Barfield

Pledge of Allegiance

The Pledge of Allegiance was done.

Prayer

Pastor D'Arden offered prayer this evening.

Approve Agenda

Motion made by Alderman Gass, seconded by Alderman Cleeve to approve the agenda. Mayor Filley asked for any discussion. Alderman Kelley stated she did not think closed session was needed tonight, and asked for it to be removed. Mayor Filley stated this was asked for by Attorney Karr. **A voice vote was taken with an affirmative result. Nays: none. Whereupon, Mayor Filley declared the motion carried.**

Approval of Minutes

- a. Approve minutes from special session on January 27, 2026

Motion made by Alderman Cleeve, seconded by Alderman Gass to approve the minutes of the meeting on January 27, 2026. Mayor Filley asked for any discussion. **A voice vote was taken with an affirmative result. Nays: none. Mayor Filley declared the motion carried.**

Public Presentation

Mayor Filley stated she had several speaker cards, and everyone would be given two minutes to speak. Please state your name and address for the record.

Henry Hahn, 58 Cedar Brook, Pacific, stated he had concerns about the proposed Bill No. 5308. He did not think anything by the church should be changed. The kids cross there several times a day. His solution was to post signs at Osage and Union that there are no trucks over 12,000 pounds.

Brandy Heine, 833 Cypress Drive, Pacific, stated she is against the short-term rental on Cypress. They don't like the constant strangers and traffic noise. They want to keep this a family subdivision.

Twila Ashworth, 6551 Highway O, Pacific, stated they are against the data center. This will affect property values. This process needs to slow down as there are many questions. She submitted her comments for the record.

Darlene Hogue, 7480 Hwy HH, Catawissa, stated she has concerns with the data center. These should be placed where they belong, away from residential areas. On the McLaren property there is an old cemetery with headstones falling back to the 1800's. What will happen to this? This area is also home of the bald eagles. She submitted her comments for the record.

Emilie, Duker, 3604 Cedar Heights Lane, Pacific, asked what happens if we have lots of regulations on the data centers but an accident still happens and the aquifer is polluted? Where will we get our water? What happens if our wells dry up? She submitted her comments for the record.

Sheman Smith, 4300 Highway N, Robertsville, stated that McLarens annexation is a clear conflict of interest. He sits as a Franklin County Commissioner Board. This is a clear conflict that undermines the process. He has concerns with the data center and was against this.

James Boyle, 10827 Dittmer Catawissa Road, Dittmer, stated water is his concern regarding the data center. We are not hearing who the tenant is because when we do they need to be willing to pay for the fees. He understands they are looking to draw potable water from Catawissa. This is a concern. There are lithium-ion batteries that were used in Frederick Town, and were shut down. They left this out of their proposal. This is very dangerous, and is a huge issue.

Janet Hubbard, 3643 Owl Hoot Drive, Catawissa, stated it was Spring Break, and she suggested a road trip, the one Ryan Sanders offered to take them on. She suggested a data center that is comparable to the one that is being proposed, of 16 buildings. This is in northern Virginia. You should all go, along with city residents, and the ones that live next door to the park. Talk to the government officials, and residents. Talk about the impact, jobs, neighbors of the data park, noise level, light pollution, pollinators, rivers, what is the environmental impact. Meet back together, then make your decisions. She submitted comments for the record.

Nancy Watson, 743 Innisfree Drive, Pacific, stated she has learned a lot about data centers in three weeks, and they do not want to live next door to one. They do not want to hear the trucks, construction noise, etc. There are five families living on their 165 acres. There is a better location for this hyper data center, not on the 500 acres or prime agricultural land. Beltline will continue to buyout other properties. Please deny the rezoning request. And why would the city consider this since this is not in the city limits. She can show them why this would make their property uninhabitable. She submitted comments for the record.

Jerry Watson, 743 Innisfree Drive, Pacific, stated this data center will harm his family. He lives next door to this proposed data center. The impact on residents includes higher electricity rates, the Meramec River will have environmental damage, eight years of construction vehicles, lowered water table affecting water wells throughout the community. Personally, he will have coffee accompanied by a constant 55-decibel whine instead of a morning bird song. He asked for no annexations, no zoning changes and no data centers. Comments were submitted.

Jessica Nicodemo, 6679 Eagles View Drive, Pacific, stated this has taken over her peace. She appreciated the aldermen that have gotten back to her. She is a Watson and grew up there, and those are her grandparents. Will her kids be able to fish on the lakes they have? Can we enjoy the cemetery at her families back yard? This is affecting her mental health, and every entity of this community. We all care. She thanked Debbie, James, Ms. Stewart, and Mr. Hoven, she appreciated the e-mails back.

Curtis Lierheimer, 589 Innisfree Drive, Pacific, stated this is the fourth member of the Watson family. The family cares about this three-generation property, and if this is approved, some are planning to displace ourselves in Pacific. This means we give up part of our family legacy, because we cannot prosper. Think about the people that have been here, and want to stay here, don't push them away.

David Mueller, 2100 Martina Drive, stated he is the owner of 1505 Cypress. He builds custom homes and bought this for his mother. Due to bad health, she could not move in. The home was listed on trophyhomes.com. The new owners already want to put more improvements to it, after he put in an additional \$ 60,000. There are twenty-five neighbors that are okay with this in the subdivision. There was three people that did not approve, but one changed her mind and is okay with it after seeing it. Herb Adams, former mayor, stated he welcomed this because he knew of the revenue, and the property has to be kept up. He also spoke to Steve Myers, who was supportive of this. Long term renters can trash their place, an Airbnb cannot, this is their only supply of income. Comments attached.

New Bills

- a. Bill No. 5306 An Ordinance approving a Conditional Use Permit to Rhea Rose and Diana Han for operation of a short-term rental at 1505 Cypress Drive. (1st reading)

Mayor Filley asked for a sponsor. Attorney Karr stated this came out of a zoning application, so there is a responsibility to consider it. The people have a right to petition their government, even without a sponsor it needs read. As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 5306 by title only for the first reading. Mayor Filley asked for discussion. Mayor Filley stated there was a letter in the packet addressing comments from the Planning & Zoning Commission.

- b. Bill No. 5307 An Ordinance rezoning an approximate 5-acre parcel located at 1547 Thornton Street from C-1 Downtown Commercial District to M-1 Light Industrial District and changing the city's zoning map accordingly. (1st reading)

Alderman Hoven will sponsor the Bill. As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 5307 by title only for the first reading. Mayor Filley asked for discussion. There was none.

- c. Bill No. 5308 An Ordinance amending schedules III and IV and Tables III-A and IV-A of Title III, the Traffic Code, relating to restrictions on parking on Second, Third and Fourth Streets between St. Louis and Osage and on South Fourth St. (1st reading)

Alderman Cleeve will sponsor the Bill. As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 5308 by title only for the first reading. Mayor Filley asked for discussion. Alderman Kelley asked how this came about. Mayor Filley stated there were concerns from the Emergency Management Director, who had concerns reported to him from residents, and feedback from special events. Third St. and W. St. Louis had many requests for a 4-way stop. Chief Klingler stated the Second St. request has to do with postal trucks. Discussion followed. Alderman Kelley stated these are public streets and if there is a concern, we have two committees before we have tax payer money spent on drawing up an ordinance. She was not in favor of this and thought it should be sent to committee, and voted no tonight. **Motion made by Alderman Gass, seconded by Alderman Kelley to send this to committee and tabled.** Mayor Filley asked for any discussion. Alderman Cleeve stated he did not have comments on the tabling, but thought a map should be brought back. Alderman Lesh stated this would not be on for a second reading for the next agenda, Mayor Filley agreed, it would need to be removed from the table. **A voice vote was taken with an affirmative result.**

Consideration of Bills previously introduced - none.

Mayor's Report

- a. Rodeo contract update

Mayor Filley stated the redline agreement was sent back to 5J Outlaw, and they did accept them.

The contract was signed, as per direction of the Board of Aldermen.

b. Franklin County Transportation Committee

Mayor Filley stated the city has a spot on the Franklin County Transportation Committee. This is the seat previously held by city administrators. Mayor Filley asked for approval of City Administrator Litterell to the Franklin County Transportation Committee. Attorney Karr stated no motion was necessary. **A roll call vote was taken with the following results: Ayes: Alderman Kelley, Alderman Cleeve, Alderman Gass, Alderman Stewart, Alderman Hoven, Alderman Lesh. Nays: none. Mayor Filley declared with a vote of 6-0, this passes.**

Old Business

- a. Bill No. 5298 An Ordinance approving a Subdivision Plat for the subdivision of the lot located at 1722 Highway N into two parcels and authorizing city officials to acknowledge the city's approval of the plat for recording. (2nd reading) Tabled 1-6-26.

This applicant requested 30 days, which keeps it tabled until the first meeting in March.

- b. Bill No. 5305 An Ordinance authorizing the release of the remainder of the escrow held to ensure the completion of certain subdivision improvements for Manors of Brush Creek Subdivision. (2nd meeting) Tabled 2/3/26

Mayor Filley asked for a motion to un-table Bill No. 5305. There was no motion, and it remained tabled.

New Business

- a. Resolution No. 2026-03 A Resolution authorizing and directing the mayor to execute a contract for part-time financial services with Family Office Services, LLC.

As posted pursuant to the ordinance, City Clerk Barfield read Resolution No. 2026-03 by title only. **Motion made by Alderman Cleeve, seconded by Alderman Lesh to approve Resolution No. 2026-03.** Mayor Filley asked for any discussion. Alderman Cleeve stated he thought she was leaving. City Clerk Barfield stated she has agreed to a bridge contract, while we try to find someone else to bring in. She did indicate that preparing for the audit was more than she was prepared for. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

City Administrator report

Alt lease – Administrator Litterell stated Paul Alt would like to renew the lease on the farm. This is for \$ 500 a year. **Motion made by Alderman Hoven, seconded by Alderman Gass to approve renewing the Alt property lease for \$ 500.00.** Mayor Filley asked for any discussion. Alderman Lesh stated this helps keep the city property cleaned up. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion**

carried.

Specialist for meeting on February 25, 2026 – Administrator Litterell stated he went through the State specialist, and has received feedback from one department. They will share their report with us at the next meeting. The other specialists we are working with need paid. He asked if he needed to bring their fees' back to the Board? There is also an environmental attorney who is willing to be at the meeting. Attorney Karr stated the details on the agreement is still being worked out. Ameren representatives will also be present. Alderman Lesh asked if we were at a risk of not having certain specialist at the meeting? Administrator Litterell thought we were, but asked if he needed to bring the individuals back for approval? Alderman Lesh was not in favor of approving anybody before the agreement is in place. **Motion made by Alderman Cleeve, seconded by Alderman Gass that if the contract with the city and Beltline is in force, that we allow the City Administrator to engage with them have those present on the 25th. All requested resources by the city are contingent on the agreement in place to pay for the resources unconditionally, with no restrictions for the city.** Mayor Filley asked for discussion. Attorney Karr stated the only funds given back to them, would be anything not spent. Any funds spent would need to be accounted for. The funds would be used for anything in the list. Discussion followed regarding the specialist. City Clerk Barfield restated the motion. If the agreement needs to come back to a special meeting, they would agree. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.** Alderman Kelley asked if a special board meeting is needed to be set? Attorney Karr thought something could be scheduled for Monday or Tuesday. Alderman Cleeve stated the Administrative Committee is at 5 pm. Board members agreed for a special Board meeting on the 2-23rd, at 5:45 pm to discuss the Preliminary Funding Agreement.

Planning & Zoning meeting – Administrator Litterell stated the special meeting on the 25th, the Chief has been working hard to coordinate this. He asked where the Board wanted to sit at that meeting? Board members agreed they would sit on the stage. Mayor Filley cautioned them about discussion so there is no meeting of the Board. Alderman Lesh will be there as the liaison. Administrator Litterell stated staff is working on how to get the sound to stream to the YouTube. We may have to purchase a piece of equipment. Alderman Kelley stated the school does graduation; they may be able to help. Administrator Litterell stated he has asked them twice. We are also waiting on a quote.

Budget changes – Administrator Litterell stated he was asked to look at the budget for changes. He has e-mailed those out this evening. Alderman Cleeve stated this could be referred to the Administrative Committee.

Alderman Kelley stated the department head reports have been missing for Code Enforcement, and Economic Development and Building Department. Please include those in the packets.

Special Event permits – Alderman Kelley asked where they are at, she has not seen the one for the city park. She asked for an update on this. Mayor Filley stated depending on the event, they could be approved administratively.

Chief's Report

Chief Klingler stated City Clerk Barfield has the document for the Missouri Highway Safety Program. These grants are MoDot sponsored. There is no cost for the city. They reimburse for overtime.

Canine Victor has been on the job for about a week, and already made a felony arrest with the Highway Patrol.

Disc golf course – Alderman Cleeve stated there was discussion on Facebook about kids running around here. The video he saw was dark, but they are driving through it. Chief Klingler stated what has happened in the past, we spot them, but they take off, and it is hard to get to them.

Mayor Filley went back to the Highway Safety Program and asked for a motion to approve. **Motion made by Alderman Cleeve, seconded by Alderman Gass to approve participating in the Missouri Highway Safety Program.** Mayor Filley asked for any discussion. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Whereupon, Mayor Filley declared the motion carried.**

Public Works Commissioner – PW Commissioner Brueggemann stated on Bill No. 5305, there was a meeting with McBride. They are working on the detention pond, and necessary corrections.

1st & Osage – there was a preconstruction meeting, and they are looking at starting in July.

Union St – this project will start after June.

City Attorney Report – no report.

Operations Committee Report – Alderman Lesh stated they have not met.

Administrative Committee Report – Alderman Cleeve stated they met on the 9th. The audit and budget were discussed. There is a follow-up meeting on Monday and they responded to the questions.

Planning & Zoning – Alderman Lesh stated Planning & Zoning met February 10th on the subdivision of the old gas station property where there will be a Jimmy Johns. He also brought forward partners who are going to operate a laundry mat. The laundry mat goes in the building, and they are building next door to it for the Jimmy Johns.

Park Board Report – Alderman Cleeve stated there was no meeting. The next meeting is March 9th, at 7 pm.

Tourism Commission Report – Alderman Kelley stated they met February 10th. They had items to bring forward, but since their minutes are not approved, she will wait. They will meet on March 9th at 3:30 pm. There is also an additional opening on the commission after March, so please reach out.

Meramec Valley Historical Society Report – Alderman Lesh stated they met on February 11th and discussed Sue Reed’s book and they are for sale. The plaque program, had an estimate from Bruns Monument for additional six more for a total of \$ 4,000. To date they have twelve plaques that are on order from last year. Those are not out yet, but will be going up. The larger plaques that were purchased, there were seven of them, bringing the total to \$ 18,000. They plan to create a brochure map. That is a cost of \$ 2,000, which comes close to the budget amount of \$ 7,500. In the future the target is a total of fifty plaques.

Jeffrey White Memorial Skatepark Project Committee report – Alderman Cleeve stated there has been no meeting. The update is at the last meeting it was said we received plans, but it was new drawings. The notice to proceed from DNR has been approved, and we are working towards final design.

Miscellaneous

- a. Approve list of bills.

Motion made by Alderman Hoven, seconded by Alderman Cleeve to approve the list of bills. Mayor Filley asked for any discussion. Alderman Gass stated on Red Cedar, the electric bill is hefty for this building. If the basement is leaking and we are running de-humidifiers, we need to have this fixed. City Clerk Barfield stated she pulled a year’s history and it runs from \$700 to the cost this month. Alderman Gass asked about the lagoon maintenance, and the invoice from Hawkins. PW Commissioner Brueggemann stated this is for items bought monthly for the lagoon. Discussion followed. Alderman Gass thought we should shop around. Alderman Lesh asked about the light repair. PW Commissioner Brueggemann stated that was supplies for the banners. There was further discussion about various invoices. **A voice vote was taken with an affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion carried.**

- b. Approve Special Event Permit for Bigfoot on June 13, 2026 for annual open house event.

Motion made by Alderman Cleeve, seconded by Alderman Hoven to approve the special event permit for Bigfoot on June 13, 2026. Mayor Filley asked for any discussion. **A voice vote was taken with an affirmative result. Nays: none. Whereupon, Mayor Filley declared the motion carried.**

Report of City Officials

Alderman Hoven – stated next week’s special meeting for Planning & Zoning, anybody is welcome to come speak.

Alderman Lesh – asked if we were ready for the new pool season. Administrator Litterell stated we would have the pool contract on the next agenda.

Inclement weather - Next, he asked what the product was that is put down on the roads in inclement weather. PW Commissioner Brueggemann stated it is salt traction control product. It

is approved by EPA. We cannot use cinders anymore. It will have to be swept up at some point.

Alderman Kelley – Data center, she stated she reviewed e-mails and it reflects back onto our attorney. She was upset and overwhelmed to see the negative stuff done behind the aldermen's back. There are comments such as "if they refuse, then we will not disclose the information to the board", and there are comments from staff about the board behind our back. There was a private meeting on December 10th, that was not shared with us. She also looked at the bills for December and there is \$ 1,500 that none of us knew about, but we paid. We have a contract with Attorney Jones and his firm; it states his name. She would like for Attorney Jones to return, and also give the firm the 60 days' notice prior to changing, after the April election. **Motion made by Alderman Kelley, second by Alderman Stewart to request Mr. Jones to return, and they are given the 60-day notice of termination of contract.** Mayor Filley asked for any discussion. Mayor Filley did not think Attorney Jones could return as the dedicated representative, that was her understanding when he stepped down. He fills in from time to time. Alderman Kelley stated he does still take the city's calls, so he is still representing the city somewhat. Mayor Filley stated it is up to the mayor to appoint the law firm, so sixty days from today is around election time. Keep this in mind. Alderman Kelley stated she will give documents to the clerk so they can be entered into the record of what was received. She apologized to the aldermen that did not receive them, as she thought they were sent to all of them. Alderman Cleeve asked Attorney Karr if she wanted to add anything. Attorney Karr stated that Bob is on senior status, and is scheduled to be here the first meeting in March. She can ask him to cover the special board meeting next week. In respect to the e-mail, I always said that the non-disclosure agreement does not cover the board members unless they approve it. The non-disclosure agreement is for the city employees who were called into this meeting. Given that it was not enforceable to the board members, they would have to approve it before entering into the confidential communications. Alderman Kelley stated the e-mail she was referring to states "lets have the mayor, city administrator sign it then we will not release to the board, until they approve the NDA in closed session". When we go into closed session, they can be filled in. If they refuse, we do not disclose any confidential information to the board". She continued we represent the citizens and this was not done properly. There are also statements from staff stating let's not tell the Board of Aldermen, then there is a contract employee who is getting guidance from you to draw up a boundary adjustment. Tax payers' dollars were spent on stuff that was hidden from us, she did not approve of it. This is the only way to set the record straight and start off fresh and she stands behind her motion. Alderman Lesh stated he had questions from those e-mails. There is a statement that seems to be a plan that was set in place, it starts off "let's not tell the board" and seems to mean there was prior conversation that was not in the e-mails. He asked for anyone to attest to this. Alderman Kelley stated that was a Dec 9th e-mail. Attorney Karr stated that was a response to an e-mail from the Dir. of Economic Development. Alderman Kelley read from the e-mail. Alderman Cleeve stated he spoke to Mrs. Wilson about that statement, and what she was concerned about was the timing, as it would require a special meeting. Alderman Kelley stated the notes the attorney kept from the meeting were good and helpful. She continued everything was done very disrespectful. Alderman Lesh thought there was conversation when Beltline came and there was a plan of how to tell the aldermen. The e-mails make it look horrible. Attorney Karr stated this came up, and she thought Tiffany and herself felt very rushed, and felt like we had to meet with them right away, and we might be given proprietary information that they

didn't want disclosed. Alderman Stewart stated if you follow the data centers around, that is what they want, to rush. Of all the e-mails there is none from the mayor, was she not involved. Mayor Filley stated she was involved when staff involved her, but she would answer that more after we got back to the motion. Alderman Kelley stated the e-mails speak to an annexation and a PUD, but we only have a PUD, and we allowed for a special meeting. Mayor Filley thought we should get back to the motion first. Alderman Lesh thought it was part of the discussion. Alderman Lesh stated he asked the question because the buck does not stop with the attorney, it stops with the mayor. **A roll call vote was taken with the following results: Ayes: Alderman Kelley, Alderman Stewart, Alderman Lesh. Nays: Alderman Cleeve, Alderman Gass, Alderman Hoven. Mayor Filley declared the vote is a tie 3-3. Mayor Filley broke the tie with a "nay" vote. Motion failed.** Mayor Filley stated she would answer the question and yes, she has been involved with conversations. As the administrative branch of government. There are three branches of government, staff operates day to day with the mayor oversight when needed. She was brought in by phone calls, e-mail, and me being at city hall. There are some things she knew about prior to the rest of the board, and some not. She knows her e-mails were requested. She has been included in conversations when staff felt it was time to include her. Alderman Lesh stated he would like to follow-up on this. Alderman Stewart stated he could have her time.

Alderman Cleeve – thanked everybody who reached out with e-mails and information. He has gone through everything that has been sent.

Alderman Gass – stated there is a time and place when the aldermen should know. The city attorney has good judgement, and a smart person. I trust her with whatever she is doing. It is not my opinion; her seal is the opinion. There are a time and place and this is a business meeting, and there's a time when the aldermen need to know something. The mayor and attorney know when that place is.

Alderman Stewart – yielded time to Alderman Lesh.

Alderman Lesh – stated in the e-mails, when they were requested, they were redacted and there was a code listed by it, and a week later we motioned to un-redact them. He asked why the original reason was to redact them? Attorney Karr stated they were redacted to take out attorney-client privilege, because the Board of Aldermen is the only one that can waive that privilege. When there was a vote to open them, you voted to waive attorney client privilege. Alderman Lesh asked why then wasn't everything redacted. Attorney Karr stated the only items that constitutes actual advice is redacted. If she is just copied on an e-mail, and her response is not needed, it is not attorney-client privilege. Only giving legal advice is attorney client privilege. Alderman Lesh stated the meeting on Jan 6th, the e-mails lay out a plan regarding the details of the NDA, "but if they don't agree, we don't tell them the details". Those e-mails occurred after the last meeting in December and we were not scheduled to meet again until January 6th. When we get to Jan 6th, and staff has decided to tell us earlier than the plan. He asked if that was the plan? Attorney Karr stated it would have been whenever the next meeting was, we would ask for closed session. Alderman Lesh stated we go into closed session and there was discussion in there and it speaks to what we are saying now, that there seems to be an effort, unless we make a motion to underact those minutes so we can speak. **Motion made by**

Alderman Lesh, seconded by Alderman Steward to un-redact the January 6th, 2026 closed session meeting minutes. Mayor Filley asked for any discussion. Alderman Lesh stated this will allow him to continue speaking. He reminded everyone there are no devices for recording closed session, so it is the minutes of the clerk and she is not a stenographer, and not verbatim. He stated this is the meeting that the mayor was remote. **A voice vote was taken with affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion carried.** Alderman Kelley stated for clarification their meeting was December 10th. Alderman Lesh continued that we went into that meeting because it was called by Alderman Kelley because we had been told by staff about the NDA. This was to discuss the NDA, but half way through the meeting we were told that under the sunshine law we couldn't discuss anything we just learned about, which was the Beltline agreement, and the city attorney stated there was city ordinance for this. Attorney Karr agreed, Code 150.030. At that point he addressed everybody in the room, that there was a rush, and we were not operating from a position of good negotiation and was not being strong, and he told everyone in there we need to tell the public. There was discussion back and forth, he rejected the idea that we were in closed session and we couldn't say anything. He told the city administrator he would not be signing an NDA. What we are experiencing from the public at this point is a lot of astonishment, and everybody in the room didn't realize it. Was there an effort that the aldermen wouldn't know about it. Attorney Karr stated there was no effort, we did not view the NDA as applying to the Board, but she was reading 150.030, which is clear, which is when she pointed to it and said to vote to open up everything, because that section in your own code says these matters remain confidential until the Board votes to open them. Those are the matters covered under 610.021, and that was when she said all they had to do was vote. Alderman Lesh stated there was a motion at that meeting, and was about a public statement about the project. Alderman Hoven stated he still felt like he was under the NDA, even though he didn't sign it, and he thought it was insinuated that it covered him as well. This is why he felt like that meeting couldn't be opened up to the public. Alderman Kelley agreed, and in closed session it was shock, but the attorney did advise us that we were in closed session, and felt like she locked up down more, and she couldn't express her concern on what happened in a private meeting. She felt like it was a gotcha ya time. Alderman Lesh stated there are no recording devices, and to the best of the ability of the city clerk, and there is one sentence he read "Attorney Karr stated this is a land deal that will eventually be annexed and an agreement, and he (Alderman Lesh) was concerned about a penalty for the NDA, Attorney Karr stated the NDA follows the ordinance, unless there is a vote of the Board to open it. NDA's do not override Sunshine Law. This follows what Attorney Karr was saying. The meeting was at a point in time to continue on with what Beltline wanted, and aldermen kicked back on it, and eventually it was an open session meeting. He was with Alderman Kelley, he doesn't know why we got there, and maybe when people are shown a lottery ticket their brains go out the window, and that's how he felt at first when he was told.

Closed Session

Mayor Filley asked for a motion to go into closed session under RSMO 610.021 (1). This legal matter is to have confidential communications with City Attorney about such legal matter which is totally unrelated to the proposed data center project.

Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its

representatives and its attorneys.

Motion made by Alderman Gass, seconded by Alderman Cleeve to go into closed session under RSMO 610.021 (1). Mayor Filley asked for any discussion. Alderman Kelley stated she did not believe this is a topic we should be discussing. Alderman Lesh stated on this matter, it has to do with the Board of Adjustments topic, can we have an answer to the comment. Attorney Karr stated if the Board wanted to waive attorney-client privilege, it could be discussed in open session. **A roll call vote was taken: Ayes: Alderman Cleeve, Alderman Gass, Alderman Stewart, Alderman Hoven. Nays: Alderman Kelley, Alderman Lesh. Mayor Filley stated the motion failed 4-2, the ayes have it and we will go to closed session.**

The Board went into closed session at 9:12 pm.

The Board reconvened at 9:26 pm.

Present at roll call: Mayor Filley, Alderman Kelley, Alderman Cleeve, Alderman Gass, Alderman Stewart, Alderman Hoven, Alderman Lesh, Administrator Litterell, Attorney Karr.

Motion made by Alderman Lesh, seconded by Alderman Kelley that Attorney Karr provide a summary of the motion that were made in closed session. Mayor Filley asked for any discussion. **A roll call vote was taken with an affirmative result. Nays: none. Abstain: none. Mayor Filley declared the motion carried.** Attorney Karr stated there was one motion made in closed session and the decision was not to appeal the matter from the Board of Adjustment in relation to the Stumpe property for a non-conforming use.

Adjournment

Motion made by Alderman Lesh, seconded by Alderman Gass to adjourn. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. The meeting adjourned at 9:30 P.M.

Mayor Filley

ATTEST:

City Clerk

2/17/26

1 message

Hubbard Farms [REDACTED] Tue, Feb 17, 2026 at 3:31 PM
To: Hubbard Farms [REDACTED], "loveneverendsjh@gmail.com" <loveneverendsjh@gmail.com>

Spring Break is on the horizon...so maybe it is time for a road trip!

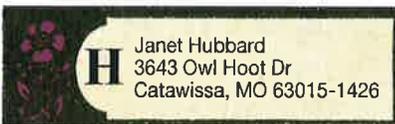
If I remember correctly, Ryan Sanders of Beltline Energy, offered in January to take the Board of Alderman on a tour of a data center development under construction. I would respectfully suggest that you might consider scheduling a road trip but I would enlist another tour guide. I would also respectfully suggest that you travel to a site of a completed and operating data park of at least 16 buildings. At this point, much of what you have heard and many have researched are possible outcomes that could occur after the construction and operation of a data park. To make an informed decision, guesswork will not do. You may have to travel as far as Northern Virginia as 35% of all global hyperscale data centers are located there.

Who should travel with you? Of course, city officials and residents but please consider inviting folks who would live next door to the proposed data park as part of your fact-finding trip. Who to talk to once you arrive? Talk to the local government officials and the local taxing entities....did they see the revenues that were publicized to them in initial presentations? Talk to residents.....has there been an impact on the power grid? Have there been fluctuations in power due to energy needs of the data park that have caused power outages and voltage variances that could damage appliances and other equipment sensitive to power fluctuations? Have any changes in water pressure been observed? Perhaps just a trickle from water faucets rather than a steady flow? Or, has there been a more serious impact on water quality and availability? What has been the impact regarding local jobs created and what were the quantity and salary levels of those jobs?

And what of the folks who travelled with you who would actually live next to the Crooked Creek data park? Send them out to talk to the neighbors currently living next to the data park.

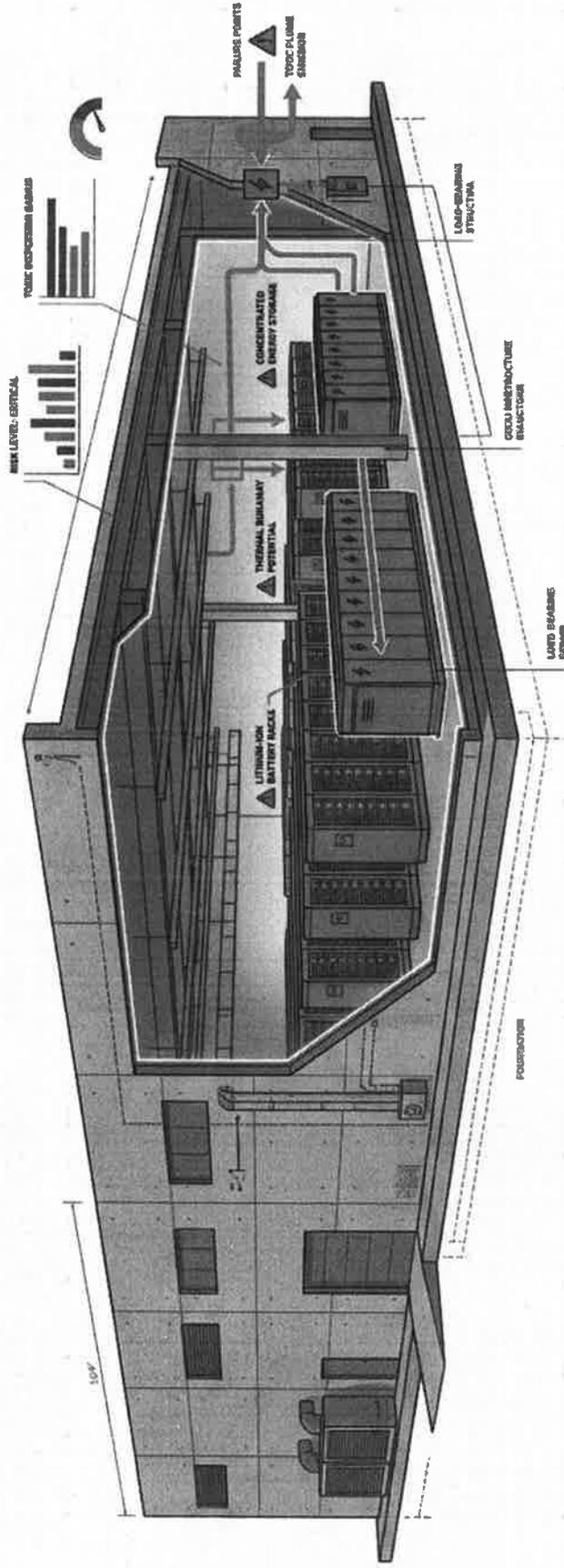
What have they noticed regarding the noise level? Both the noise level from daily operations as well as the noise level when generators are tested? What about the light pollution? Have they noticed any impact on the local flora and fauna, on the pollinators, wildlife? What about the local area rivers (if they are being used as a water source), has there been an environmental impact? Bring your travel team back together and examine the data.

Accurate data should drive decisions that will impact our community for generations and not the promises of a visitor from out of state.



THE ASYMMETRIC RISK

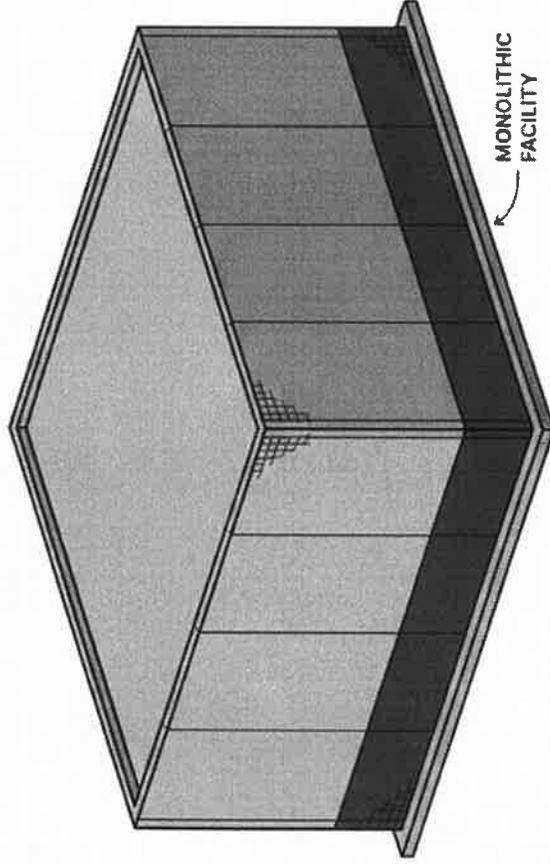
Hyperscale Data Centers & The Municipal Burden



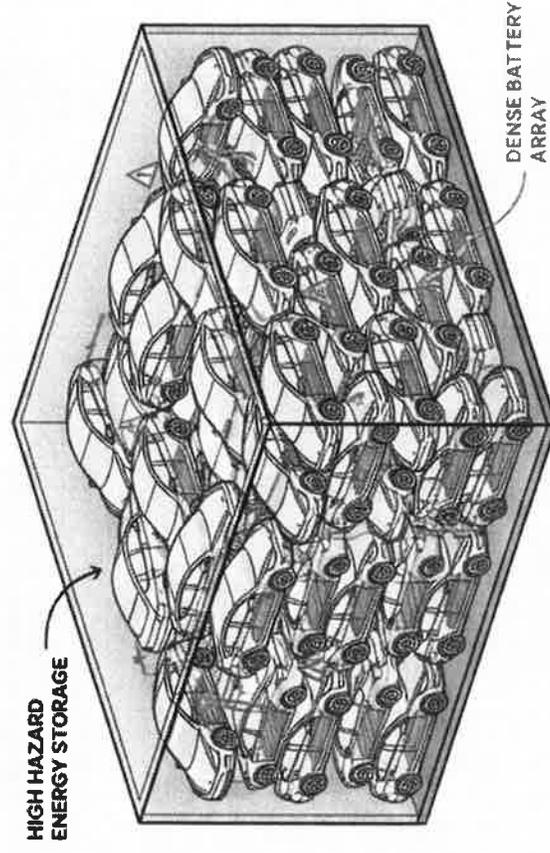
Lithium-Ion Hazards, Toxic Fallout, and the Unfunded Mandate on Local Governance.

THE ILLUSION OF THE SILENT NEIGHBOR

THE PERCEPTION: Digital Library



THE REALITY: 100 MWh Energy Density

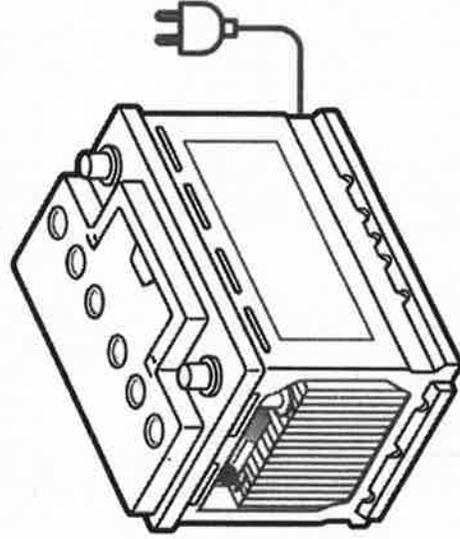


To the naked eye, these are monolithic, windowless fortresses. But a typical hyperscale facility with 100 MWh of battery storage contains the energy equivalent of 1,250 Tesla Model 3s parked inside a single enclosed building.

“The cloud is not an abstract digital concept; it is a physical, high-hazard industrial neighbor.”

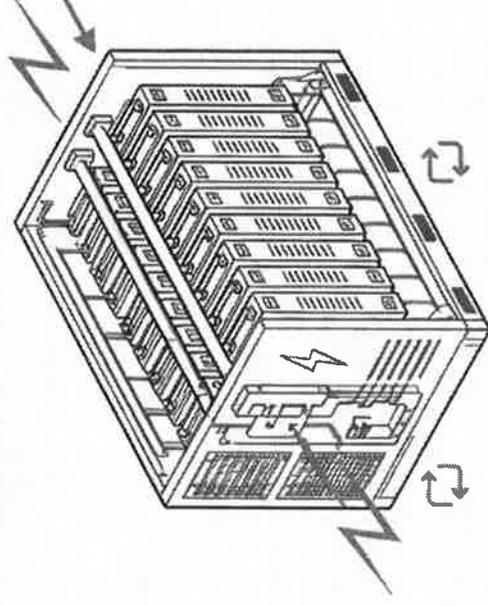
THE TECH PIVOT: FROM WAREHOUSE TO POWER PLANT

THE OLD WAY: VRLA (Lead-Acid)



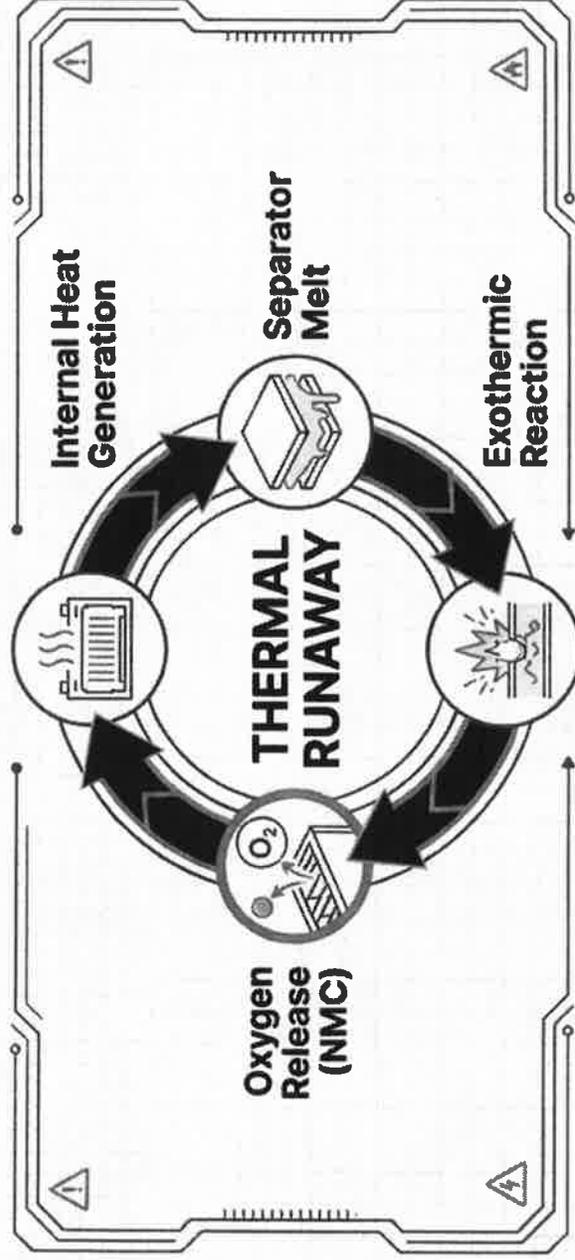
- Passive standby power.
- Heavy, low density.
- Rarely cycled.
- Risk: Low.

THE NEW WAY: Li-Ion BESS



- Active grid stabilization.
- Peak shaving for AI power demands.
- High density, frequent cycling.
- Risk: **HIGH VOLATILITY.**

IT'S NOT A FIRE. IT'S A CHEMICAL EVENT.



Definition:

Thermal Runaway is a self-sustaining exothermic reaction where internal heat generation exceeds dissipation.

NMC Batteries: The Oxygen Trap.

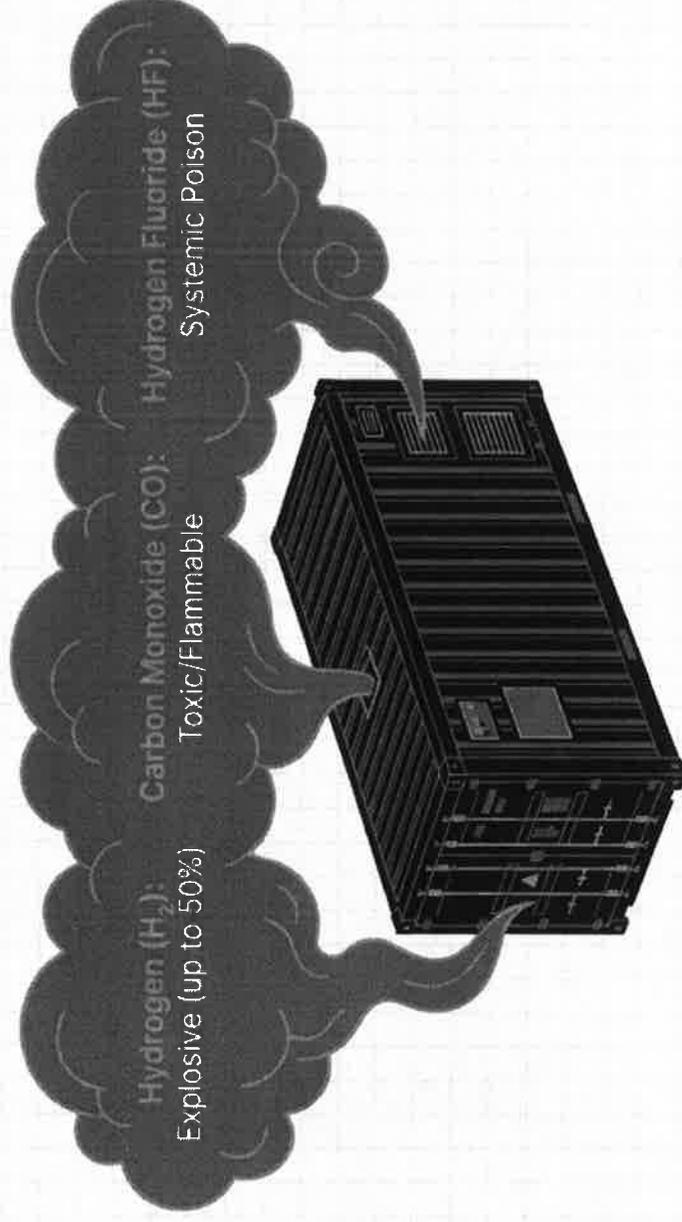
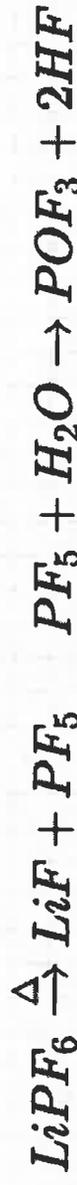
Cathode decomposition releases elemental oxygen. The fire provides its own fuel and oxidizer. You cannot smother it.

LFP Batteries: The Toxicity Trap.

Harder to ignite, but releases significantly higher volumes of toxic Hydrogen Fluoride (HF) gas.

Firefighter Reality: You cannot put it out. You can only cool it.

THE INVISIBLE KILLER: TOXIC OFF-GASSING

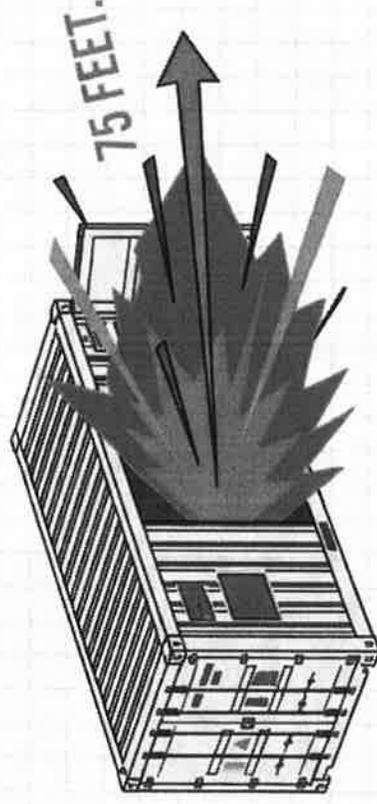
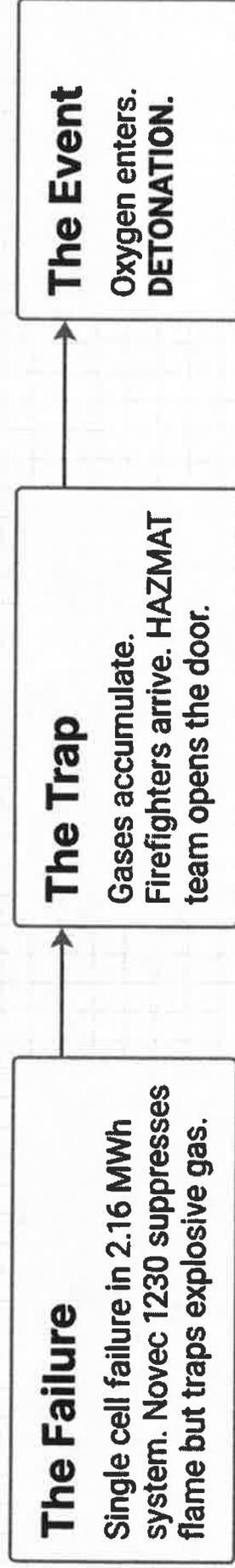


The Human Toll:

HF penetrates tissue and chelates calcium in the blood, leading to cardiac arrest hours after exposure. Standard firefighter turnout gear does NOT protect against this.

A single 1 MWh container can release 20kg to 200kg of HF gas.

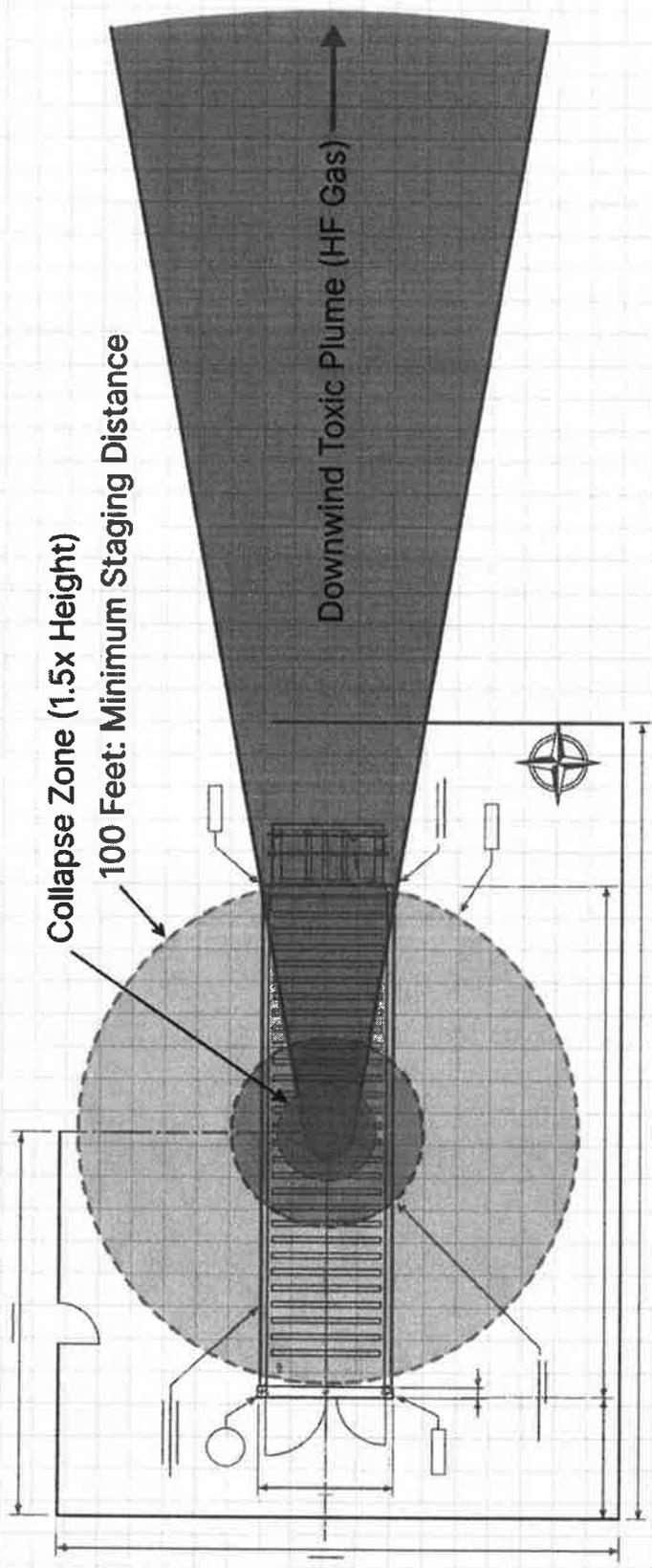
CASE STUDY: SURPRISE, ARIZONA (APRIL 2019)



Consequence: Firefighters thrown 75 feet. Traumatic brain injuries, spinal damage.

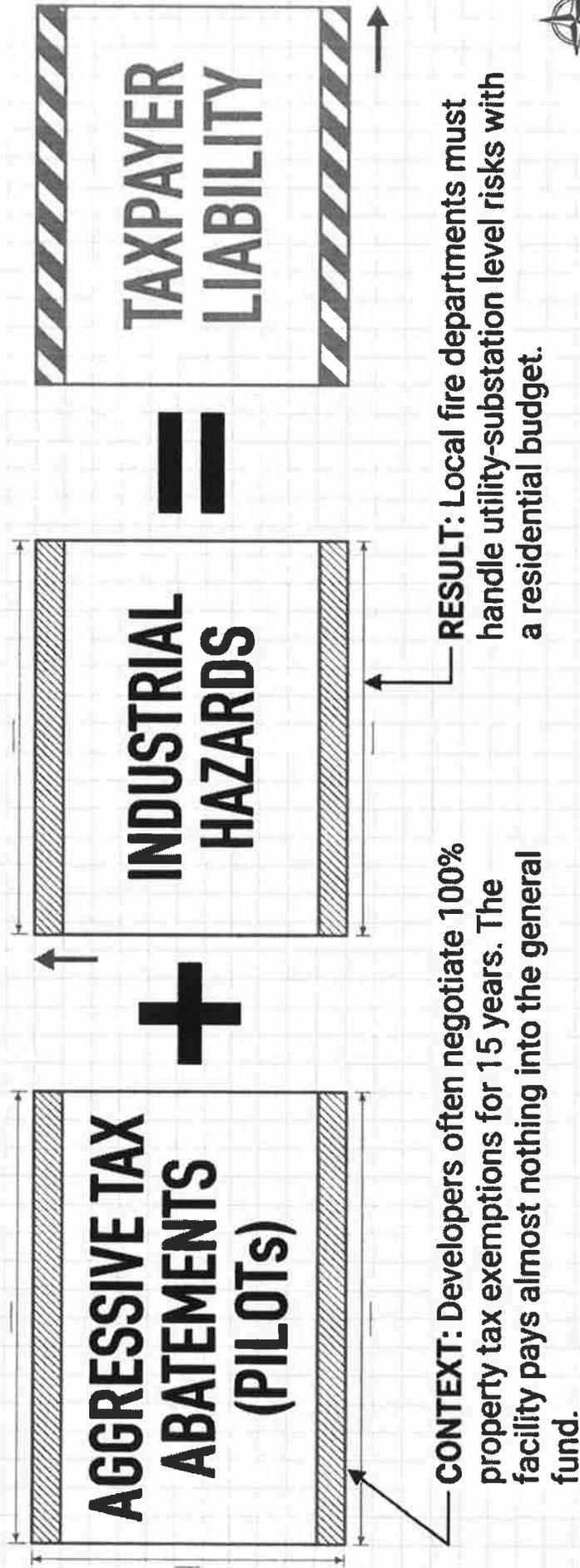
THE LESSON: DO NOT OPEN THE DOOR.

THE 'KILL ZONE' & ENVIRONMENTAL FALLOUT



Ecological Impact: Water runoff containing Cobalt, Nickel, and dissolved HF acid enters the water table, creating a HazMat cleanup site.

THE FISCAL BLACK HOLE: PRIVATIZED PROFIT, SOCIALIZED RISK



"The data center gets the profit; the community gets the risk."

THE COST OF READINESS: AN UNFUNDED MANDATE



**Key Question:
Who pays for
this? Without
a CBA, YOU
do.**

BILL OF MATERIALS: EMERGENCY RESPONSE EQUIPMENT & TRAINING

ITEM DESCRIPTION	ESTIMATED COST / REQUIREMENT
1 F-500 Encapsulator Agent (250-gallon tote)	~\$9,200
2 Hazmat Gear (Level A/B for HF protection)	REQUIRED
3 Specialized Nozzles (Fog/Piercing)	\$3,000/unit
4 Pro Board Certification Training (80 Hours)	SIGNIFICANT OVERTIME

THE OPERATIONAL BURDEN: STRANDED ENERGY



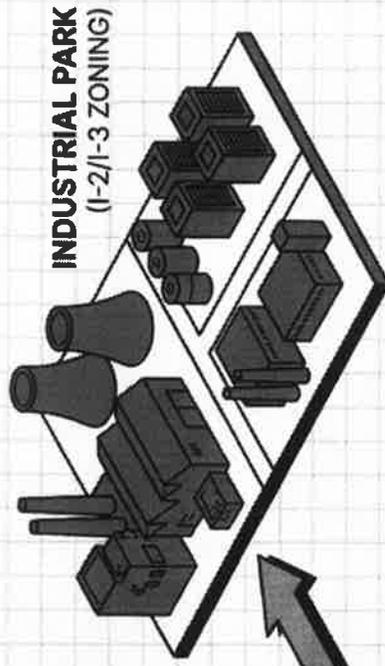
1. **Stranded Energy:** Charge trapped in damaged cells can spontaneously re-ignite.

2. **Resource Drain:** A small municipal department must sideline their only ladder truck to watch a cooling metal box for two days.

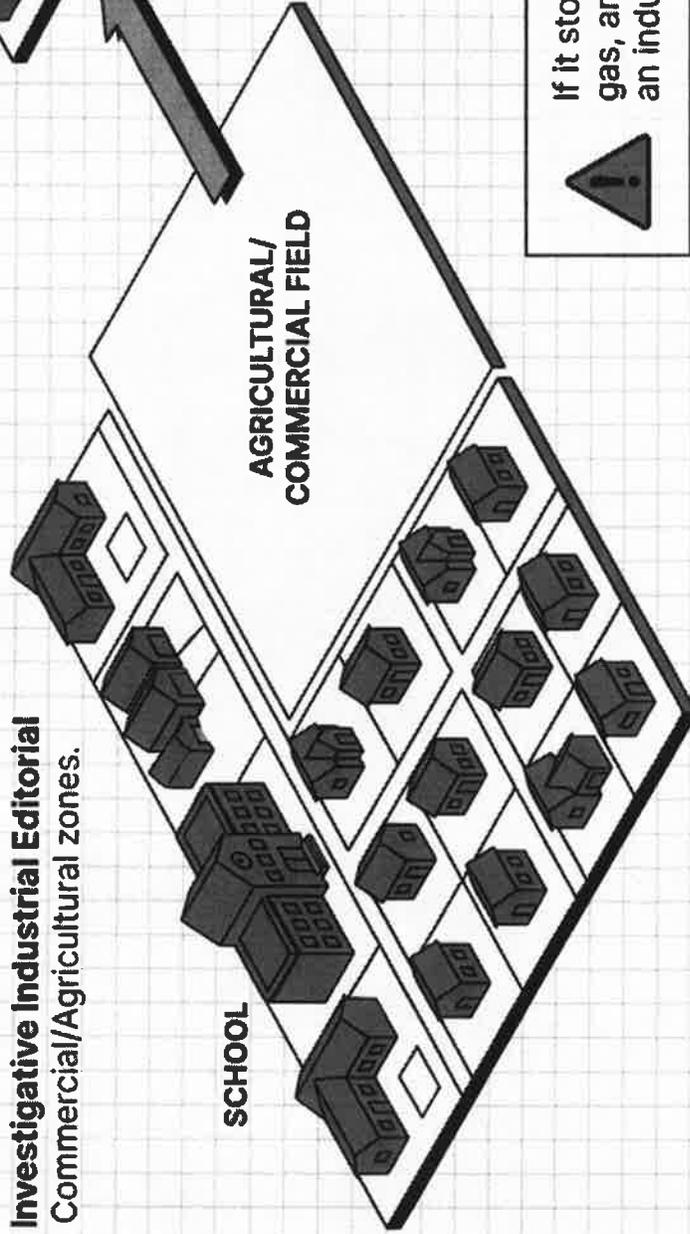
3. **Vulnerability:** Leaves the rest of the community exposed to residential fires or medical emergencies.

RECLAIMING CONTROL: ZONING REFORM

Investigative Industrial Editorial
Commercial/Agricultural zones.

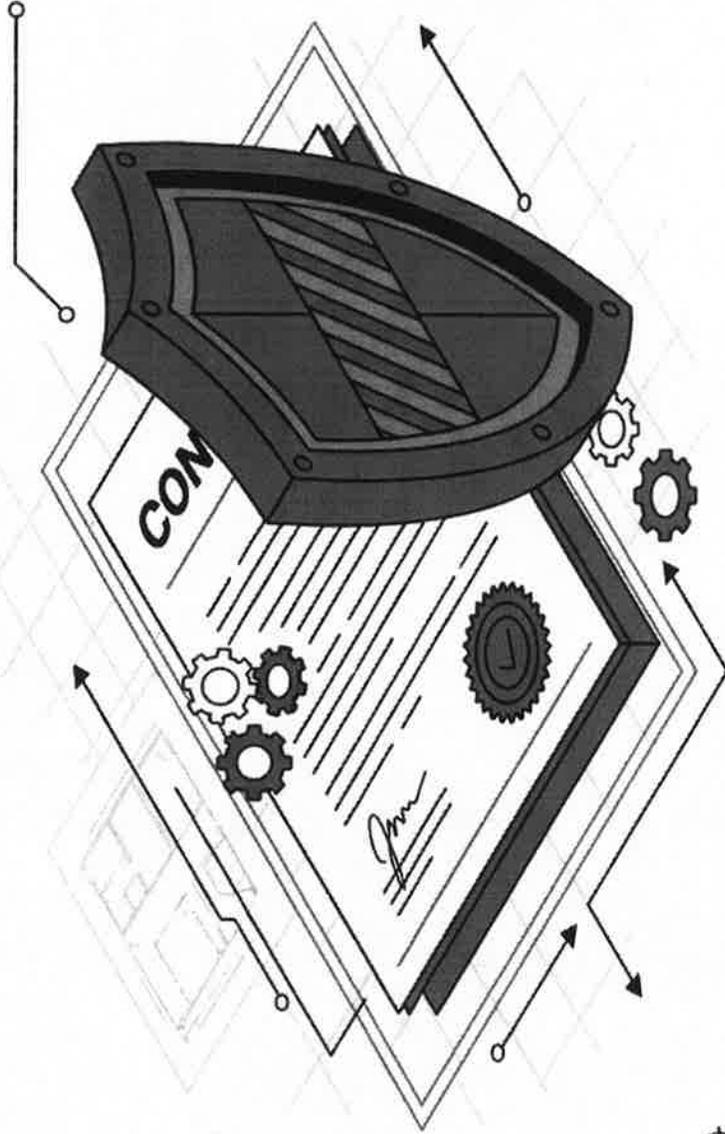


ACTION: End "By-Right" usage in Commercial/Agricultural zones.
REQUIREMENT: Move Data Centers to Heavy Industrial (I-2/I-3) zoning.



 If it stores hazardous chemicals, emits toxic gas, and poses explosion risks, it belongs in an industrial park, not next to a school.

THE FINANCIAL SHIELD: COMMUNITY BENEFIT AGREEMENTS



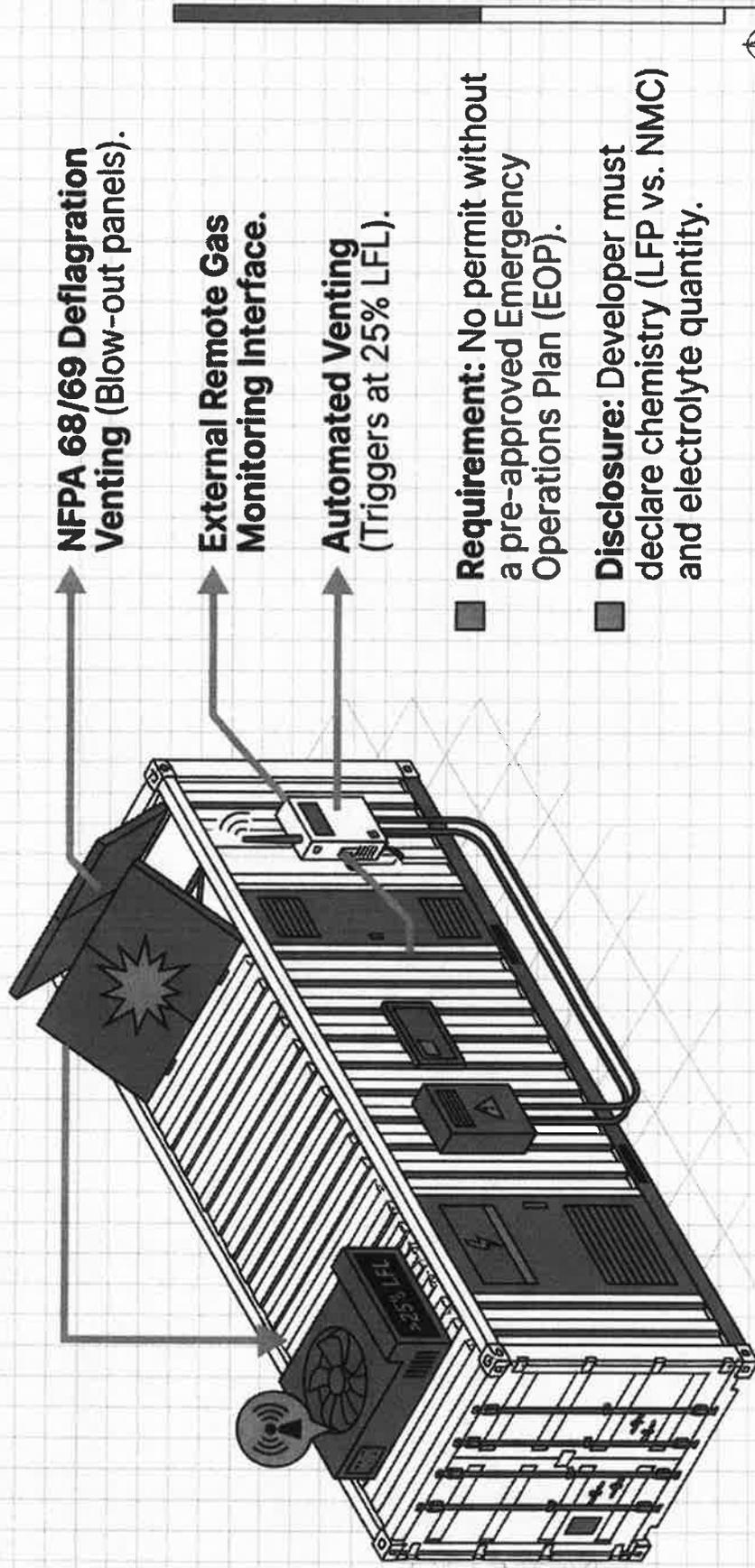
Concept: A binding contract to internalize the cost of safety.

The Mandate: The Developer must fund 100% of the suppression capability.

Line Items for the Developer

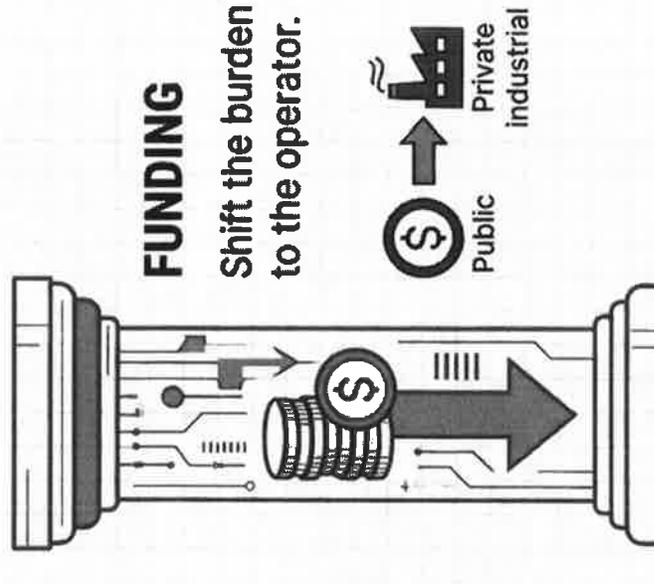
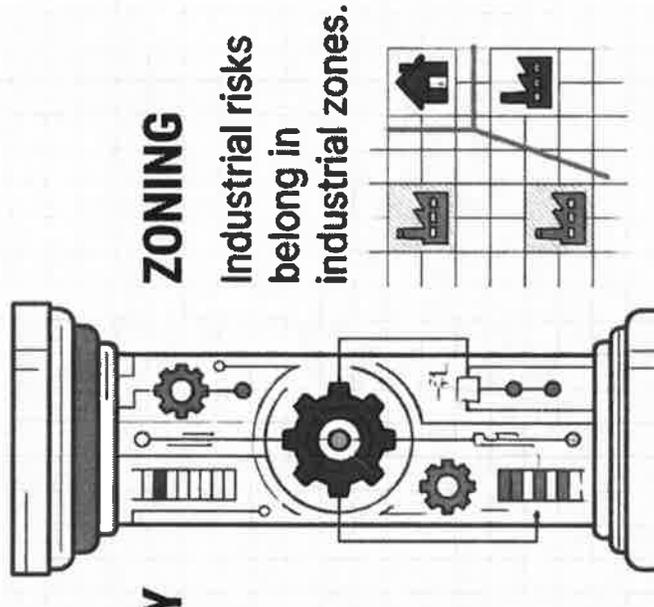
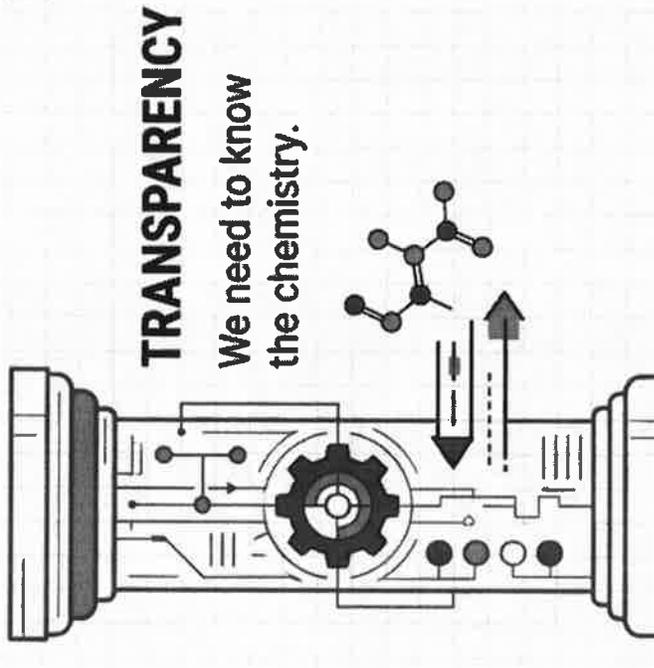
- Purchase of specialized tanker/HAZMAT apparatus.
- Initial stockpile and replenishment of F-500 Encapsulator Agent.
- Funding for annual Hazmat Tech training for the local force.

EMERGENCY OPERATIONS & TRANSPARENCY



- **Requirement:** No permit without a pre-approved Emergency Operations Plan (EOP).
- **Disclosure:** Developer must declare chemistry (LFP vs. NMC) and electrolyte quantity.

CONCLUSION: THE SOCIAL CONTRACT



NO ABATEMENT WITHOUT SAFETY FUNDING.

Data centers are essential, but they cannot exist at the expense of public safety or municipal solvency.



REFERENCES & SOURCES

- Four Firefighters Injured In Lithium-Ion Battery Energy Storage System Explosion – Arizona (UL FSRI, 2020)
- BESS Safety Standards and Emergency Operations Protocol (NFPA 855)
- Early Warning Method and Fire Extinguishing Technology of Lithium-Ion Battery Thermal Runaway (MDPI, 2023)
- Data Center Fires: Municipal Costs Analysis

CONTACT: Data Center Researcher - <https://dcriq.com>

2/17/2026

My name is Twila Ashworth and I live at 6551 Highway 0, Pacific, Mo. I want to ask the mayor and aldermen and all Pacific leadership this question...

- Transparency? How come Beltline met with specially invited property owners to a private meeting in Eureka to give them buy-out offers? This is not transparency. The deception continues.
- This is a Franklin County land grab by Beltline Energy. Their endeavor is to take over **ALL OF THE PROPERTIES ALONG HIGHWAY 0 AND TO TURN IT INTO A MASSIVE DATA CENTER COMPLEX.** This current project is not going to be their only data center project. It's just the first one. They are already wheeling and dealing for ALL the Highway 0 property. Beltline and other huge corporations have skin in the game. Their **ONLY** purpose is to do **WHATEVER** it takes to make huge sums of money for **THEMSELVES**. These corporations, including Ameren, including our own governor, want us off our land. It's our land. Land that has been handed down to us from generations before us. We have been good stewards of the land and to turn our land into an industrial dumping ground is a travesty.
- Property owners who live next too or near this data center will experience a de-escalation in their property values but property taxes will continue to rise for us as though our property is of prime value. No one will be interested in purchasing our homes. No new buyers will want to live next door to such a facility. But nobody seems to care, because **YOU** are not the one living next to it nor will you be.
- Data centers do **NOT BELONG** in unincorporated, rural areas. There are plenty of blighted areas and abandoned industrial buildings all across the region, and the United States. These data centers need to be located there, and reinvestment in those areas. Prime agricultural land **SHOULD NOT BE REZONED INDUSTRIAL, LIGHT OR HEAVY.**
- This project needs to slow down significantly so further studies can be done. Not just a quickie job. Questions: What will be the water usage of this site? Even if these facilities use a self-contained water system, every three years these data centers must be purged of contaminated water and refreshed with **CLEAN** water. How will this purge be performed and where will the contaminated water be disposed? Retention ponds to hold contaminated

water poses great environmental and health risks to people and wildlife. How many and what kind of toxins are going to be emitted into the air? Can you provide us the names of all these toxins?

- All decibels are dangerous when it is a constant. It is still noise pollution that will affect us and the wildlife. Wildlife hearing is much more sensitive.
- What will be the daily consumption of electrical power?
- How and what kind of sewage systems will be installed – will toxic waste from the center be a separate sewage system from the human waste sewage system?
- Who is responsible if this center is not built correctly? Beltline has never built one. Would you have **JUST ANYONE** build your home if they never built one before? Who is responsible if there is a tragic disaster such as a tornado strike, earthquake, toxic disaster? Who is responsible when Beltline leaves? Who pays up when people are sickened and upticks in cancer rates, Parkinson, breathing problems, and other issues develop from this center? Is Pacific going to pay those people for their pain and suffering? The Brown & Crouppen's and the Morgan & Morgan's will definitely love Pacific leadership.
- I'm sure some of you have been invited to tour a data center. Like all of us who have special guests coming into our homes, we make a mad dash to make sure we clean up our homes—the unsightly stuff is hidden away in closets, basements, anywhere it can be hidden in an effort to look like Better Homes & Gardens. These data center visits do the same.
- I would hope **Pacific officials** would contract with the proper environmental agencies and companies that are **INDEPENDENT AND UNAFFILIATED with Beltline nor Ameren** to do these studies. Beltline nor Ameren should get to choose **WHO THEY WANT TO DO THE STUDIES**. Quite frankly, I cannot trust any report from any of them. Since AI is the expert in the field, I'm going to believe what AI says about data centers -- health issues, noise pollution, harmful toxins emitted into the air, massive water usage, extreme electrical grid usage which also emits toxins into the air, impacts on wildlife and human life. AI has no heart, no feelings, no huge sums of money to sway, and has no opinions...just **FACTS**. I'm going to believe AI over anyone. I cannot rely on the results when there are conflicts

of interest from anyone that would prosper with this development. This goes beyond Beltline and Ameren making money. It also involves individuals who sit on boards, committees, and commissions who have something to gain—a lot of money at the expense of the rest of us. That is a conflict of interest. Money talks and backdoor deals are made even in studies.

- When such a massive sum of money is flashed in front of your eyes, it's hard to go against such an enticement to make money and fix everything that is wrong; however, common sense goes out the window when huge sums of money is flashed. What might look like a windfall and a blessing, just might wind up being a disaster. This particular site affects the Meramec River. Future sites will affect the Jacks Fork, the Current, as more and more of these data centers are spread across Missouri's landscape. Tourism will stop for all of Missouri entirely as news spreads that Missouri is not a good place to vacation or to live. Its landscape just consisting of row up row of data centers, wind farms, and solar farms. People will move away rather than move in. People moved out of St. Louis, St. Charles, and bigger cities to the Pacific area seeking refuge from the noise, the crime, overcrowded subdivisions so they could experience a rural life. A place where they can make their own decisions without someone else **TELLING THEM** what they can or cannot do. I implore you to just don't take the money and run.
- Pacific is known as the Foothills of the Ozarks. Build upon the rich benefits we already have instead of focusing on data centers, and industrialization. Don't destroy our best qualities.

what are the harmful effects of data centers



Data centers cause significant environmental and community harm through intense energy consumption (accelerating climate change), massive water usage for cooling, and local air/noise pollution. They often strain local electrical grids, increasing energy costs for residents, and use diesel generators that emit toxic nitrogen dioxide and particulate matter. 🌱

Key harmful effects include:

- **Massive Water Consumption:** Data centers, particularly AI facilities, use millions of gallons of water daily for cooling, which can deplete local water resources and threaten water security in drought-prone areas. A single facility may consume as much as 5.6 million gallons per day, notes a [Clean Energy Group article](#).
- **High Energy Demand & Emissions:** Operating 24/7, data centers rely on, and sometimes prolong, the use of fossil fuel power plants. This contributes to greenhouse gas emissions and can undermine renewable energy goals.
- **Local Air Pollution:** Data centers employ large, diesel-powered backup generators for emergency power. During regular testing or outages, these generators release high levels of nitrogen oxides (NOx) and particulate matter, which are linked to respiratory issues and other health problems in nearby communities.

- **Noise Pollution:** The cooling systems, including fans and chillers, create constant noise, with levels sometimes exceeding 80 dBA, which can disturb nearby residents.
- **Infrastructure Strain & Higher Utilities:** Large data centers can overload local power grids, leading to increased utility rates for residents and necessitating costly infrastructure upgrades.
- **Land Use and Resource Competition:** Construction of these facilities can result in the loss of cultural areas, forests, or land previously zoned for housing. 📍

These facilities also present occupational hazards, such as exposure to electromagnetic fields (EMF), heat stress, and chemical exposure for workers. 📍

The environmental impact of data centers

Jan 9, 2025 — Data centers also consume a lot of energy: * **Backu...

STAX Engineering



WHAT HAPPENS WHEN DATA CENTERS COME T...

Jul 16, 2025 — Increased Utility Rates: Data centers increase local...

Science, Technology and ...



2/17/2026
Submitted
w/ attachments
to the City
Clerk
DH

My name is Darlene Hogue, I live at 7480 Highway HH, Catawissa, MO
I have lived here all my life.

In these past weeks, I am sure you have received an abundance of information regarding data campuses and the health issues and environmental concerns they create.

- What about the rich history of Pacific.

On the (Phelan) now McLaren, piece of land slated for the 16-building data campus, there is an old cemetery with headstones dating in the 1800's. These headstones date back to the first families who settled here before the Civil War. It is the location of the original cabin structure of the St. Patrick Church. Some of the headstones may be gone, but their bones are still there. What about the grave sites of these loved ones who thought they could rest in peace? What happens to them if discovered during construction? Are their loved ones' bones going to be scooped up and thrown in a landfill, eliminating their existence forever? Currently, there are descendants of these pioneers living in our community. Are current families going to have access to this cemetery? Ancestry is very important to people, and old cemeteries are visited to document these events in their family tree.

- What about the Wastewater Systems for this data center campus? Will the wastewater system separate human waste from chemical contaminants. How will chemical contaminants be kept from entering our rivers, streams, etc.? Groups have spent a significant amount of time cleaning up our rivers and streams. The Meramec River is home to Bald Eagles in our area. As I am sure you are aware... these birds are a protected.
- Based on an AI search for ideal locations to build data centers - it is in northern states because their temperatures remain cooler than any other part of the US. It specifically mentioned that no data center should be constructed in areas prone to flood, earthquakes, or drought conditions.
- Franklin County has been in the worst drought for the past 2 years based on the 132-year history.
- Additionally, Missouri is primarily threatened by the New Madrid Seismic Zone. A major active fault line in the region. It is a fact, that active movement is beginning to have an uptick.

- A new AI risk - Data Centers create “bad harmonics”. Erratic voltage spikes damage household appliances and raise fire risks. Research shows that 75% of highly distorted power readings show up within 50 miles of major data center operations.
- There are also fire risks associated with the generator batteries used at these data facilities and the power surges associated.
- I hear that Beltline has said, “ They will not drill wells on this site.” They may not, **BUT** Ameren already has a plan in place and **WILL** drill wells (**yes, plural**) wherever necessary to supply water for power and cooling for the data campus. If this data campus is approved, ANYONE with a well, could be FORCED to deed over their well and join Calvey Township’s water and sewage system.
- Beltline knows that the river water and using graywater is not enough to produce 5 million gallons a day for usage. Even if they use the closed system, it will emit contaminated mist vapor into the air causing sever health issues for those living close by. There are families in which this data campus will be within 50 feet of their home’s property line. Even if the campus sets back, it is still too close for safety. My Mother’s property is one of those properties. She has lived there since the day she was married. Her property is her life’s history. She accredits her health to being able to work outside everyday, all year long when weather permits! Shame on you for bringing this kind of stress to her doorstep!
- FACT: When completed and operating ... Data Campuses do not hire large amounts of employees. There will not be the permanent employment that Beltline is telling you. Beltline is not the employer for data centers.
- Residential is the better way to grow revenue for Franklin County, the City of Pacific and communities around this area.
- **Beltline Energy has come into the Pacific and surrounding communities like an Amtrak train...full speed ahead. We need to slow down all the high-pressured sales tactics. There is no reason to push this annexation and re-zoning so quickly. Especially if Beltline Energy, Ameren and various companies involved have nothing to hide.**

We need evidence and results from independent testing from various research companies **NOT** affiliated with Beltline Energy, Ameren or any company that benefits or profits from this project. Beltline, Ameren, all the companies which will be using these data centers. Amazon, Google, Facebook and the list goes on....they are the benefactors, therefore they should pay their share of the increased utility rates, and continuous pollution monitoring; not impose these costs upon the residents.

Data campuses should be placed where they belong – away from ALL residential areas. There are plenty of empty abandoned warehouses and factories in industrial parks “Be green” and repurpose those locations.

Let your decision truly be what is best for the health of residents, the environment, wildlife and the natural resources of water, air, and soil for all communities.

We hear it everyday in the news...the bully tactics all the way from Washington DC ... to state capitals Now to YOU as leaders of our communities.

It's not too late for each of YOU to do the right thing Say NO to data campuses and promises that Beltline Energy has NO intentions of keeping because they cannot bring their promises to fruition.

Thank you.



National Integrated Drought Information System



- Data and Maps
- By Sector
- By Location
- Research and Learn
- About
- News and Events

NATIONAL CONDITIONS > MISSOURI > FRANKLIN COUNTY

Drought Conditions for Franklin County

On This Page

Get notified when conditions change

SIGN UP FOR ALERTS

101,492 people in Franklin County are affected by drought

- ↑ 1.3% since last week
- ↑ 532.9% since last month

100% of people in Franklin County are affected by drought

- ↑ 1% since last week
- ↑ 84% since last month

20th driest January on record, over the past 132 years

↓ 1.33 inches from normal

20th driest year to date over the past 132 years (January 2026)

↓ 1.33 inches from normal

[Learn more about these stats](#)

Current Conditions for Franklin County

Help Improve This Site



Current Conditions for Franklin County

U.S. Drought Monitor

30-Day Precipitation

30-Day Temperature



The U.S. Drought Monitor depicts the location and intensity of drought across the country using 5 classifications: Abnormally Dry (D0), showing areas that may be going into or are coming out of drought, and four levels of drought (D1-D4).

The U.S. Drought Monitor is a joint effort of the National Drought Mitigation Center, U.S. Department of Agriculture, and National Oceanic and Atmospheric Administration.

Source(s): NDMC, NOAA, USDA

Legend

Drought & Dryness Categories



D0 - Abnormally Dry	0%
D1 - Moderate Drought	100.00%
D2 - Severe Drought	0%
D3 - Extreme Drought	0%
D4 - Exceptional Drought	0%
Total Area in Drought (D1-D4)	100.00%

Updates

Drought Index

Water Supply

Agriculture

[VIEW MORE NATIONAL DROUGHT MAPS](#)

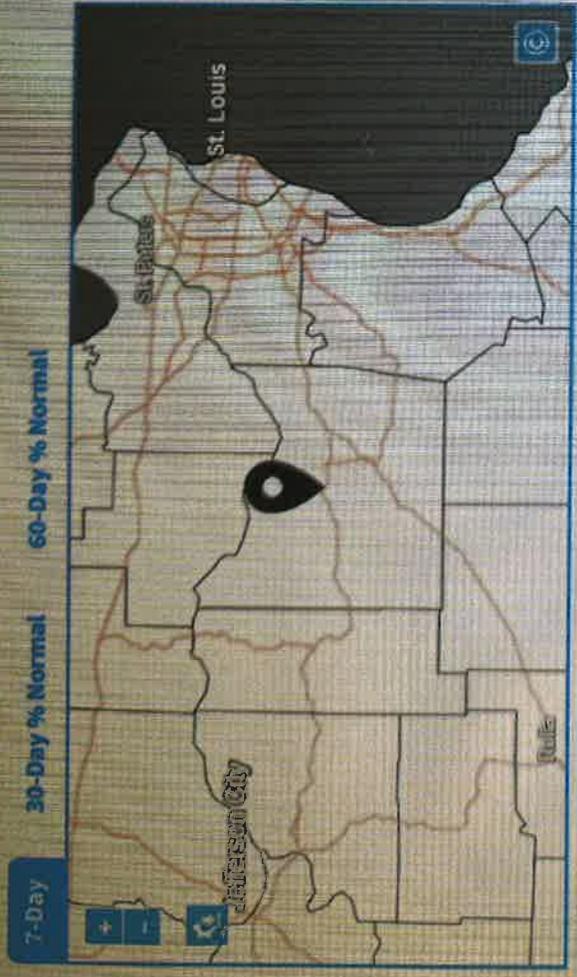
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DATA VALID: 5/21/26

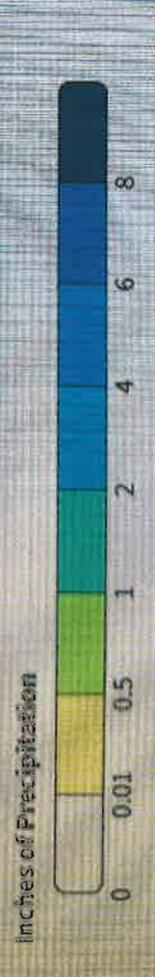
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Recent Precipitation and Temperature Conditions

Precipitation Conditions



Legend



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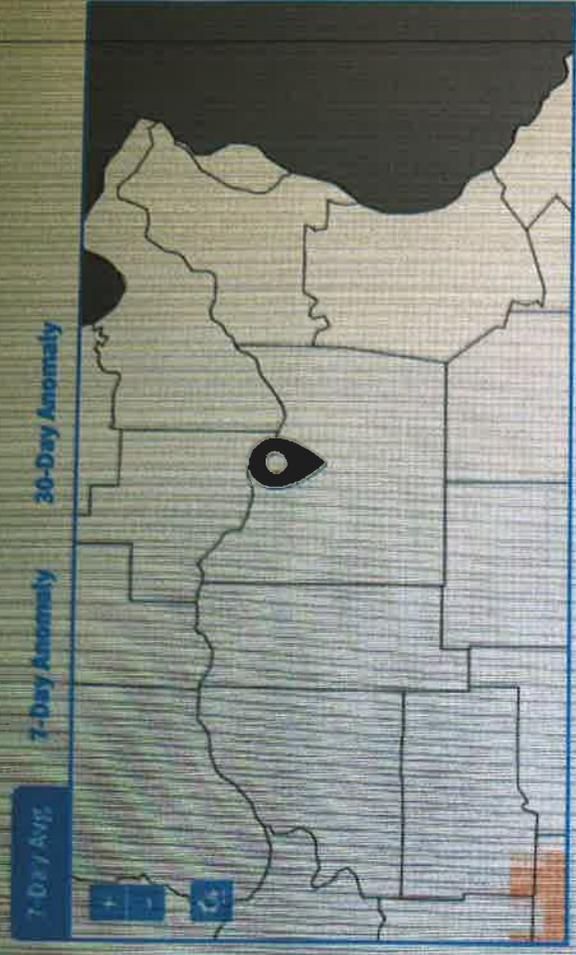
Precipitation Water Supply Agriculture

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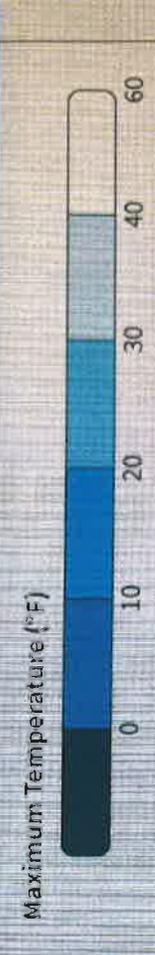
DATA VALID: 02/11/26

Learn more about these data

Temperature Conditions



Legend



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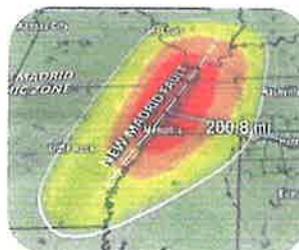
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which earthquake line for Franklin County
missouri



Franklin County, Missouri, is primarily threatened by the **New Madrid Seismic Zone (NMSZ)**, a major, active fault line in the region. While the



NMSZ is centered further south (bootheel region), its potential for large earthquakes means it directly affects the area. Additionally, the local **Leasburg Fault** extends into Franklin County. 

- **Primary Threat (New Madrid Seismic Zone):** The NMSZ is the most active seismic zone east of the Rockies, responsible for the major 1811-1812 earthquakes. It stretches from northeast Arkansas through southeast Missouri, affecting areas as far north as St. Louis.
- ~~**Local Feature (Leasburg Fault):** This 40-~~

Ask anything



Q which earthquai





of the Rockies, responsible for the major 1811-1812 earthquakes. It stretches from northeast Arkansas through southeast Missouri, affecting areas as far north as St. Louis.

- **Local Feature (Leasburg Fault):** This 40-mile-long fault is located between Crawford and Franklin Counties, according to [this ArcGIS StoryMaps feature](#).
- **Risk Context:** Although major earthquakes occur, significant shaking can occur in Franklin County due to the NMSZ's capacity to cause damage across the region.

Facts about the New Madrid Seismic Zone |...

The New Madrid Seismic Zone (NMSZ) is the most active seismic...

Missouri Department of N...



De
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Ask anything

THE REAL SAFETY RISKS OF DATA CENTERS: WHAT LOCAL COMMUNITIES NEED TO KNOW.

Posted on September 12, 2025 by conimby

What are your thoughts on data centers?

Data centers might pose risks to their host communities. These digital hubs are growing fast, and this raises real concerns about their effect on the environment, health, and resources. Data centers used 4% of all U.S. electricity in 2023. This number could jump to 6-12% by 2030 . A single large data center needs about 5 million gallons of water each day – the same amount that a town of 50,000 people uses .

The problems go beyond just using too many resources. Almost a third of California's working and planned data centers sit in areas already dealing with serious diesel pollution . This shows why data centers can be bad news for many local residents. Scientists at UC Riverside and Caltech predict these facilities could trigger 600,000 asthma attacks by 2030. The health costs could reach \$20 billion .

Understanding the core safety risks of data centers

Data centers create several major safety risks that go beyond just using up resources. Their biggest threat lies in how they affect electrical grid stability. Power grids can experience cascading outages that affect whole regions at the time these facilities suddenly disconnect. Grid operators have documented more than 30 "near-miss" incidents over the last several years since 2020.

The situation becomes more concerning with data centers creating "bad harmonics" – these erratic voltage spikes damage household appliances and raise fire risks. Research shows that 75% of highly distorted power readings show up within 50 miles of major data center operations.

These facilities' health effects are also worrying. People who keep taking in fine particulates from diesel backup generators often develop respiratory problems. On top of that, the chemically treated cooling water becomes unsafe for drinking or farming.

Research indicates that living close to data centers creates water availability issues. Meta's data center construction in Georgia led to nearby residents' wells running dry.

The cooling systems and backup generators create noise that disturbs local residents despite soundproofing efforts. These facilities put pressure on local utilities and can drive up residential costs, while companies often get better utility rates.

February 17, 2026

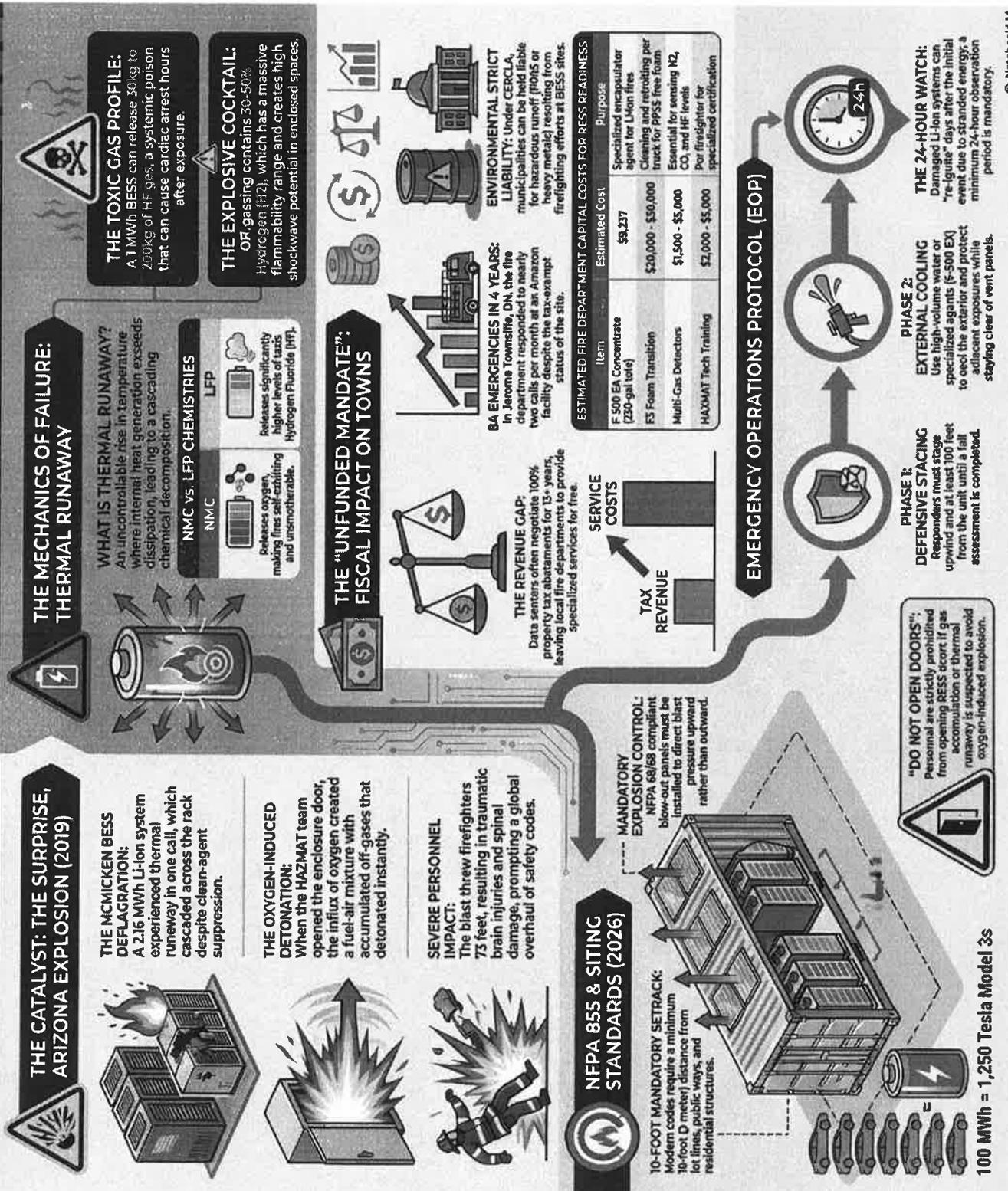
My name is Emilie Duker, I live at 3604 Cedar Heights, Ln. Pacific, MO

What happens if we have lots of regulations on the data centers but an accident still happens and the aquifer is polluted. Where do we get our water? Can the aquifer that is poisoned ever be safe to drink again?

If our wells dry up and become salty, who will pay for all of us to drill down 1000 ft fo a deeper aquifer? Do we have to pay for a problem caused by the data centers? That could cost of each of us between 20 and 30 thousand dollars to drill that deep.

The Hidden Industrial Hazard: Navigating BESS Safety and Municipal Risk

To inform local government officials and first responders about the unique fire hazards of Lithium-ion Battery Energy Storage Systems (BESS), the fiscal burden they place on communities, and the critical protocols required for emergency response.



The Digital Fortress: The Hidden Costs of Hyperscale Data Centers

The Industrial Reality vs. The "Cloud" Narrative



The Job Creation Mirage

Hyperscale facilities leave a "skeleton crew."

	Est. Total Workforce
Small Enterprise (5-15 MW)	4 - 5 Jobs
Large Data Center (50-100 MW)	20 - 32 Jobs
	18 - 30 Jobs

0.18 to 0.30 employees per megawatt

Inaudible but Invasive Noise

Standard dBA meters miss low-frequency rumbles

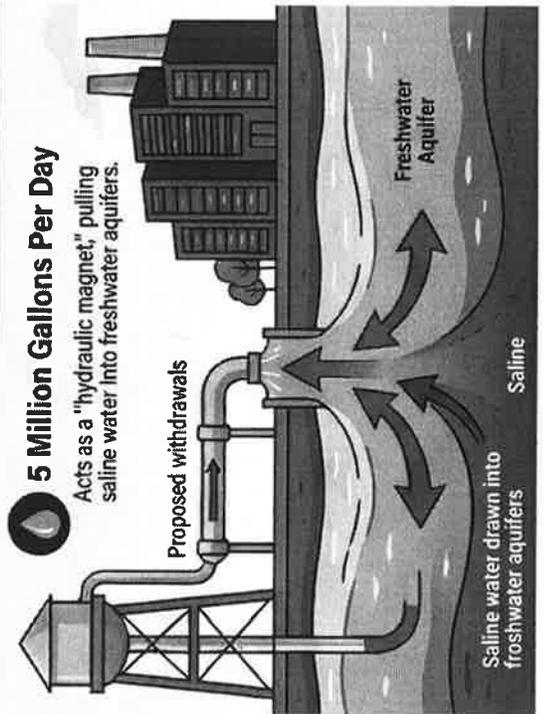
Low-frequency rumbles penetrate homes and disrupt sleep cycles.

Li-Ion Fire Volatility

100 MWh Installation = 1,250 Tesla Model 3s indoors.

Houses the energy equivalent of 1,250 Tesla Model 3s indoors.

Infrastructure Strain and Strategic Resilience



The Unfunded Safety Mandate

Specialized suppression agents cost over \$9,200 per 250-gallon tote.

Estimated Cost

- F-500 EA Concentrate \$9,237 For major suppression
- F3 Foam Transition Up to \$50,000/truck Cleaning tanks and new concentrate
- Multi-Gas Detectors Up to \$5,000/unit Sensors for toxic off-gases (HF, H2)

Reclaiming Municipal Control

Shift from "by-right" zoning to Conditional Use Permits and Community Benefit Agreements (CBAs).

Community Benefit Agreements (CBAs)

Conditional Use Permits

TECHNICAL IMPACT FACT SHEET: PACIFIC MO ANNEXATION (MCLAREN LAND)

1. ACOUSTIC IMPACT: dBC vs. dBA (The Harmonic Difference)

Standard noise ordinances typically measure in **dB**A, which filters out low-frequency sounds that the human ear doesn't "hear" well. However, data centers produce constant, low-frequency harmonics best measured in **dB**C.

The Problem: Low-frequency sound (infrasound) has longer wavelengths that penetrate solid objects like soil, foundations, and bedroom walls.

The Effect: Residents do not "hear" this as a noise; they "feel" it as a vibration in their chest or a pressure in their ears.

Physiological Risk: Chronic exposure to low-frequency harmonics is linked to sleep deprivation, increased cortisol levels (stress), and "Vibroacoustic Disease" (VAD).

Ecological Risk: These ground-borne vibrations disrupt the habitat and communication of local endangered species that rely on seismic sensing.

2. FIRE SAFETY: Lithium-Ion Battery Energy Storage Systems (BESS)

Data centers house massive Uninterruptible Power Supply (UPS) systems using Lithium-Ion batteries. These present a "Class D" fire risk that the Pacific Fire Department may not be currently equipped to handle.

Thermal Runaway: A single cell failure can lead to a self-sustaining chemical fire that reaches temperatures over 1,000°F.

Suppression Requirements: Standard water is often ineffective and can lead to toxic runoff. Extinguishment requires specialized "F-500" Encapsulator Agent or massive quantities of specialized foam.

The Unfunded Mandate: If the developer does not contractually fund the initial purchase of specialized trailers, foam concentrates, and quarterly technician training, these costs fall entirely on the City of Pacific taxpayers.

Toxic Off-Gassing: Lithium fires release Hydrogen Fluoride gas, requiring specialized respiratory protection and decontamination protocols for our first responders.

3. INFRASTRUCTURE & LOGISTICS

Road Degradation: The "Fourth Power Law" states that the stress on a road increases by the fourth power of the axle load. One heavy dump truck causes as much damage as

2/17/26 Public Comments at the BOA by Nancy Watson, 743 Innisfree Drive, Pacific, MO 63069

Mayor Filley, Aldermen:

Like many people, less than three weeks ago, I knew very little about data centers. Now I do. I have learned I do not want to live next door to one. Living next door for 6-10 years of construction employing 1000 workers, hearing heavily laden trucks going in ~~an~~^{and} out of the center's driveway, and enduring constant construction noise would radically change our extended family's quality of life. We have five families living on our combined 165 acres.

When the project is finished, our vision to the east will be of sixteen 85-foot-tall buildings accompanied by a 55-decibel whine 24/7. Based on my research, the side effects of a hyper data center could be water scarcity, decreased property values, environmental impact on the Meramec River and the land itself, higher utility rates, and pollution.

My husband's father, Richard Watson, Sr. and his wife Billie Jeanne, bought their first property here in 1980. Family members have lived on it ever since, 12 currently in separate homes. We love the peace and quiet and the beautiful countryside.

Surely there is a better location for a hyper data center than on 500 acres of prime agricultural land. And Beltline isn't stopping with 500 acres. They are attempting to buy out other nearby properties.

My concern is not only for our family but also for our friends and neighbors in Franklin County and especially Pacific. Other towns and even states are delaying and even prohibiting data centers from being built. I urge you to become part of that movement by denying the rezoning requests, annexations, and ultimately, data centers.

Two questions: First, would you explain why the city is currently considering a rezoning of property which is not in the city of Pacific?

Second, I am repeating my request from the February 3rd meeting. Would you let us show you why we want to continue living here? A hyper data park will make our property uninhabitable.

Thank you.


Nancy K. Watson

314-435-1783

February 17, 2026

My name is Jerry Watson. My address is 743 Innisfree Dr., Pacific, MO. I live next door to the proposed data park.

My wife Nancy Watson presented the harm to our family of the proposed data park in the last Board of Aldermen's mtg.

I would like to speak about the impact on our community. It is a rather significant and straightforward list.

Higher electricity rates for everyone. This is the community's indirect subsidy in support of the project. These increases have been well documented across the country. To counter this effect some data campuses are installing small nuclear power (SNP) plants manufactured by Bill Gates's company. In parallel, others are restarting closed nuclear power plants such as the Three Mile Island Nuclear power plant in Pennsylvania that Microsoft is funding. No community would want a nuclear power plant near their city.

Meramec River environmental damage from the runoff of a 500-acre, 8-year industrial construction site.

Eight years of construction vehicles crisscrossing the streets of Pacific.

A lowered water table affecting water wells throughout the community including rural neighborhoods. This may cause our freshwater wells to become saltwater wells according to a Franklin County Industrial Development Study 1.

On a personal note, I will have my morning coffee accompanied by a constant 55-decibel whine in place of early morning bird song. A whine only interrupted by the backup diesel generators blaring when there is a power outage. Is this to be my children's and grandchildren's legacy?

Did I vote for this? No. Can I vote for this? No, being a Pacific non-resident. This means that votes in the City of Pacific affect me personally 5 miles outside the city limits.

I ask you for no annexations, no zoning changes, or data centers in Pacific or Franklin County.


Jerry Watson
636-744-2610 rjwatsonjr@hotmail.com
743 Innisfree Dr. Pacific, MO 63069

1 Franklin County Industrial Development Study. Prepared by Sherman Smith, Hydrogeological, Biological, and Regulatory Impact Assessment: Proposed Hyperscale Data Center Development, Pacific, Franklin County, Missouri



Franklin County Industrial Development Study

Hydrogeological, Biological, and Regulatory Impact Assessment: Proposed Hyperscale Data Center Development, Pacific, Franklin County, Missouri

Prepared by: Sherman Smith, Robertsville nodcinfc@pm.me

Executive Summary

The proposed heavy industrial rezoning and annexation of the 500-acre McLaren property on Phelan Road, Pacific, Missouri, represents a pivotal juncture in the land-use history of Franklin County. This report provides a comprehensive, expert-level analysis of the project, which is spearheaded by Beltline Energy and envisions a hyperscale data center utilizing a hybrid cooling model with peak water demands estimated at 5 million gallons per day (MGD). The site, historically known as Crooked Creek Beef, sits atop a geologically complex and ecologically sensitive karst landscape within the Salem Plateau, directly adjacent to the Meramec River and the globally significant Shaw Nature Reserve.

Our analysis identifies three critical vectors of risk: hydrogeological instability, biological disruption, and regulatory governance. Hydrogeologically, the site is positioned precariously near the regional freshwater-saline water transition zone. High-capacity pumping from the deep Ozark Aquifer (specifically the Potosi Dolomite) carries a quantifiable risk of inducing saltwater upconing, a physical phenomenon where saline water migrates vertically into freshwater zones due to pressure differentials. Furthermore, the karst nature of the subsurface introduces the risk of "Hydraulic Cardiac Arrest"—the sudden, non-linear cessation of spring flow critical to local base flows—rather than a gradual decline.

Biologically, the area is a refuge for federally endangered species, including the Indiana Bat (*Myotis sodalis*), Gray Bat (*Myotis grisescens*), and the Ozark Hellbender (*Cryptobranchus alleganiensis bishopi*). These populations are inextricably linked to the groundwater regime; the bats depend on the riparian corridors sustained by base flow, while the Hellbenders require the thermal stability of spring-fed streams. The proposed withdrawal rates threaten to sever the hydraulic connectivity that sustains these habitats.

From a regulatory perspective, the current framework appears insufficient to manage these risks. The reliance on standard zoning procedures and non-disclosure agreements (NDAs) has alienated the local governance body and the public. This report analyzes precedents for Host Community Agreements (HCAs) and Chapter 100 bond structures, recommending a paradigm shift toward performance-based permitting. This includes mandatory financial bonding for well remediation, real-time aquifer monitoring with automatic cessation triggers, and the explicit prioritization of wastewater reuse over potable aquifer withdrawals. The findings suggest that without these stringent safeguards, the development poses an unacceptable level of risk to the long-term viability of the region's water resources and ecological heritage.

Non-Technical Assessment of the Proposed Development

The proposal before the City of Pacific is not merely a request for a change in zoning classification; it is a proposal to fundamentally alter the resource consumption profile of the region. The following assessment outlines the key players, the community context, and the fundamental nature of the conflict.

The Development Entity and Project Scope

The driving force behind this proposal is Beltline Energy, a limited liability company headquartered in Atlanta, Georgia. Historically, Beltline Energy has focused on the development of renewable energy assets, specifically utility-scale solar farms in the Southeastern United States, including projects in Georgia and Texas. The company's pivot to data center development in the Midwest—evidenced by simultaneous proposals in Pacific, Missouri, and Luther, Oklahoma—reflects a broader industry trend where renewable energy developers seek to capitalize on the insatiable power and infrastructure demands of the artificial intelligence (AI) sector.

entitlements to sell the project to a major hyperscale operator (such as Google, Meta, or Microsoft) whose specific operational parameters remain opaque to the community. The McLaren property itself, a "century farm" owned by Bill and Linda McLaren, represents a contiguous 500-acre tract that is currently agricultural. Its conversion to heavy industrial use (I-2 or I-3) would be irreversible, replacing pastureland with millions of square feet of server halls, cooling towers, and substations.

The Mechanics of "The Cloud" on the Ground

To the layperson, a data center is often conceptualized as a static warehouse. In reality, it is a massive thermal exchange engine. The servers inside these facilities generate immense heat, which must be removed to prevent hardware failure. The proposed "open-loop" or hybrid cooling system is the crux of the environmental controversy.

- **Open-Loop Cooling:** In this method, water is sprayed into cooling towers where it evaporates, taking the heat with it into the atmosphere. This is highly energy-efficient but consumes vast quantities of water—up to 5 million gallons per day (MGD) during peak summer operation for a hyperscale campus.
- **The Conflict:** The developer proposes using a mix of city water (drawn from the aquifer) and treated wastewater. While utilizing wastewater is a sustainability best practice, the sheer volume required for "peak" cooling often exceeds the reliable output of small-town wastewater treatment plants, necessitating a heavy reliance on potable groundwater reserves during the hottest, driest months of the year.

Community Governance and the "Transparency Gap"

The socio-political atmosphere in Pacific has become charged due to the perceived lack of transparency. Reports indicate that the City Administration engaged in months of private negotiations with Beltline Energy, shielded by Non-Disclosure Agreements (NDAs), effectively excluding the Board of Aldermen (BOA) and the public from the vetting process.

This exclusion has generated a "transparency gap" where rumors fill the void of verified data. Citizens have raised valid concerns about the "disconnect" between the potential tax revenue—often touted as a "sea change" for city finances—and the tangible risks to their property values, quiet enjoyment, and water security. The unanimous vote by the BOA to un-redact communications and hire independent specialists signals a breakdown in trust that the final recommendations of this report seek to address. The community is essentially asking: "Who bears the risk if the wells go dry, and who reaps the reward?"

Technical Deep-Dive: Hydrogeology of the Franklin County Region

To accurately assess the risk of a 5 MGD withdrawal, one must understand the anatomy of the subsurface. Pacific, Missouri, lies on the northeastern flank of the Ozark Dome, a massive geologic uplift that exposes ancient Paleozoic rocks. The hydrogeology here is defined by the Ozark Aquifer, a thick sequence of dolostones and sandstones that serves as the region's primary water source.

Stratigraphic Architecture and Aquifer Characteristics

The geologic column in Franklin County is a "layer cake" of carbonate rocks (limestone and dolomite) and sandstones. The relevant formations, in descending order from the surface, are detailed below. Note that the depths provided are generalized for the Pacific area based on regional well logs and cross-sections.

Geologic Age	Formation Name	Lithology & Characteristics	Hydrogeologic Significance
Middle Ordovician	St. Peter Sandstone	Pure, white, fine-to-medium grained quartz sandstone (99% silica). Friable and porous.	A critical marker bed. Historically quarried in Pacific. Acts as a secondary aquifer but is often too shallow for high-capacity industrial use.
Lower Ordovician	Powell-Cotter-Jefferson City	Cherty, argillaceous dolomites with thin	Forms the upper confining unit in some areas but contributes to

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		Some chert.	permeability than deeper units.
Lower Ordovician	Roubidoux Formation	Interbedded sandy dolomite and distinct sandstone beds. Contains chert.	A major aquifer for domestic and municipal supply. Reliable yields of 15–35 GPM, but insufficient for hyperscale industrial needs alone.
Lower Ordovician	Gasconade Dolomite	Coarse-crystalline, cherty dolomite. Contains the basal Gunter Sandstone Member .	High-yield unit. The Gunter Sandstone is a prolific water-bearer often targeted for municipal wells.
Upper Cambrian	Eminence Dolomite	Massive, medium-to-coarse crystalline dolomite. Low chert content.	Highly susceptible to karstification (solution widening), making it a conduit for rapid groundwater flow.
Upper Cambrian	Potosi Dolomite	The Target Formation. Brown to pinkish-gray, massive dolomite containing abundant drusy quartz .	The primary high-yield aquifer. Characterized by vuggy porosity (small cavities lined with quartz). Wells here can yield 800–1,000+ GPM .

The Potosi Dolomite: The target for any industrial well requiring 5 MGD will inevitably be the Potosi Dolomite. Its "vuggy" porosity—created by ancient dissolution and lined with quartz crystals—allows for immense water storage and transmission. However, this high transmissivity also means that pumping effects can propagate rapidly over long distances, affecting neighbors miles away.

The Freshwater-Saline Water Transition Zone

A critical, often overlooked feature of Missouri's hydrogeology is the **Freshwater-Saline Water Transition Zone**. This is a natural boundary where the deep groundwater changes from potable freshwater to highly mineralized, saline water (brine).

- **Location:** The transition zone runs diagonally across the state, approximately from Joplin in the southwest, through the mid-state, to **Festus and St. Louis** in the east. Pacific, located in northeastern Franklin County, sits dangerously close to this interface.
- **Chemistry:** South of this line (the Ozark side), deep water typically has less than 1,000 mg/L of Total Dissolved Solids (TDS). North and west of this line, TDS concentrations spike, often exceeding 10,000 mg/L, with high levels of chlorides, sulfates, and sodium.
- **Risk:** The saline water is denser and sits below the freshwater. Massive withdrawals in Pacific could depress the freshwater head sufficiently to induce the northward or upward migration of this saline front, permanently contaminating the local aquifer.

Physics of Groundwater Stress: Upconing and "Cardiac Arrest"

To understand the impact of a 5 MGD withdrawal, we must apply specific hydrological principles. The volume of water proposed is equivalent to the daily consumption of a city with a population of 50,000, concentrated in a single point of withdrawal.

The Physics of Saltwater Upconing

Saltwater upconing is governed by the **Ghyben-Herzberg relation**, which describes the equilibrium between fresh and saline water in coastal or interface aquifers. While Pacific is not coastal, the physics of the deep saline interface are identical.

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Implication for Pacific: If the data center's pumping lowers the local static water level by just 20 feet—a modest drawdown for a high-capacity well—the saline water beneath could rise by 800 feet. Given that the Potosi Dolomite is deep, this rise could bring brine directly into the intake zones of the industrial wells and, subsequently, the surrounding residential wells.

"Hydraulic Cardiac Arrest" in Karst Systems

The term "Hydraulic Cardiac Arrest" is a descriptive concept used to explain the non-linear response of spring flow to groundwater drawdown. In porous media (like sand), flow reduces gradually as water levels drop. In **karst systems** (like the Ozarks), water moves through discrete conduits (caves and pipe-like channels). These conduits act like the arteries of the aquifer. They require a specific hydraulic head (pressure) to remain active.

1. **Healthy State:** The water table is above the conduit elevation; springs flow vigorously.
2. **Stress State:** Pumping lowers the water table. Flow decreases, but the spring remains active.
3. **Cardiac Arrest:** The water table drops *just below* the critical elevation of the feeder conduit. The hydraulic connection is severed instantly. Spring flow does not trickle to a stop; it ceases abruptly, like a heart stopping.

This phenomenon is particularly dangerous for the **Meramec River** and **Shaw Nature Reserve**. Many local creeks are "gaining streams" fed by these springs. A "cardiac arrest" event in the aquifer would instantly turn these into dry beds, cutting off the base flow that sustains the Meramec River during droughts.

Losing Streams and Thermal Pollution

Conversely, Franklin County is riddled with "losing streams"—segments where the stream bed is porous, and water leaks *into* the aquifer. Snippets identify over 160 miles of losing streams in the Meramec basin. High-capacity pumping exacerbates this. By lowering the water table, the gradient between the stream and the aquifer increases, causing the river to lose water faster. This has two effects:

1. **Volume Loss:** The river physically shrinks, impacting navigation and recreation.
2. **Thermal Pollution:** Groundwater is naturally cool (approx. 55-60°F). When base flow (groundwater input) is lost, the river is composed entirely of surface runoff, which heats up rapidly in the sun. This temperature spike can be lethal to temperature-sensitive aquatic life.

Biological Sensitivity and Endangered Species Vulnerability

The area surrounding the McLaren property is not a biological void; it is a rich ecotone where the Ozark Highlands meet the riverine floodplains. The proposed development poses direct threats to specific federally protected species.

The Chiropteran Crisis: Endangered Bats

Franklin County is a critical habitat for three federally endangered bat species. Their survival is intricately tied to the hydrology of the region.

1. **The Indiana Bat (*Myotis sodalis*):**
 - **Status:** Federally Endangered.
 - **Habitat:** In summer, females form maternity colonies under the loose bark of dead trees (snags) in riparian corridors. Crucially, these roosts are almost always found within **0.6 miles of a permanent water source**.
 - **Impact:** If "Hydraulic Cardiac Arrest" dries up the upland springs or ephemeral creeks on the McLaren land or Shaw Nature Reserve, the maternity colonies become unviable. Lactating females cannot travel long distances for water without compromising the survival of their pups.
2. **The Gray Bat (*Myotis grisescens*):**
 - **Status:** Federally Endangered.
 - **Habitat:** A true cave-obligate species that occupies limestone caves year-round. They forage almost exclusively over open water (rivers and lakes) for aquatic insects (mayflies, caddisflies).
 - **Impact:** Their food source is dependent on water quality. If the Meramec River's base flow drops and pollutant concentrations rise (due to less dilution), the aquatic insect population can crash, leading to starvation events for the bat colonies.
3. **The Northern Long-Eared Bat (*Myotis septentrionalis*):**
 - **Status:** Endangered (reclassified due to White-nose Syndrome).

The Hellbender is a large, fully aquatic salamander that is essentially a "canary in the coal mine" for water quality.

- **Status:** Federally Endangered; Missouri State Endangered.
- **Requirement:** They require cool, clear, fast-flowing, and highly oxygenated water. They breathe entirely through their skin.
- **Impact:** The "thermal pollution" described in the physics section is a death sentence for Hellbenders. If groundwater input ceases, river temperatures rise, and dissolved oxygen levels fall. Furthermore, saltwater upconing that discharges saline water into the river system would be toxic to these amphibians, which have highly permeable skin.

Shaw Nature Reserve Ecosystems

The 2,400-acre Shaw Nature Reserve, located just miles from the site, contains the **Shaw Bottomland Forest**, a rare remnant of the original floodplain forest. It features giant sycamores and diverse understory flora like Virginia bluebells. These ecosystems are "phreatophytic," meaning they tap directly into the shallow water table. A significant cone of depression from the data center's wells could lower this water table below the root zone, causing widespread die-back of the ancient forests that define the reserve.

Technical Specifications: Data Center Water Usage

To evaluate the developer's request, the City must understand the operational metrics of hyperscale data centers. The "5 MGD" figure is a peak load, but the nuances of cooling technology determine the long-term impact.

Cooling Architectures and Efficiency

Data centers manage heat through three primary methods, each with a different water footprint.

Cooling System	Mechanism	Water Impact (WUE)	Energy Impact (PUE)	Context
Open-Loop (Evaporative)	Water is sprayed over coils/media; evaporation removes heat.	High. Consumes 1-5 MGD. High evaporative loss.	Low. Very energy efficient (uses physics of evaporation).	The industry standard for "hyperscale" due to low power costs. This is the likely proposal.
Closed-Loop (Liquid)	Coolant (water + glycol) circulates in a sealed loop; heat exchanged via dry coolers.	Very Low. Minimal makeup water needed (only for leaks).	Higher. Requires enormous fan power to reject heat to air.	Reduces water risk but increases load on the electric grid (Ameren). Risk of chemical leaks (glycol/nitrites).
Hybrid Systems	Switches between modes based on ambient temperature.	Variable. Uses water only on hot days; air cools on cool days.	Moderate. Balanced approach.	Reduces annual water use but still creates massive Peak Demand during summer droughts.

The "Peak vs. Average" Trap

Developers often quote *annual average* water usage to permit bodies. However, hydrology is dictated by *peaks*. A data center might average 1 MGD over winter but demand 5 MGD during a July drought.

- **The Danger:** This peak demand coincides exactly when the aquifer is naturally lowest, farmers are irrigating, and the Meramec River is at its base flow.
- **Infrastructure Strain:** The city's pumps and pipes must be sized for the 5 MGD peak, not the average, imposing massive capital costs on the municipality.

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Perdine Energy has proposed using wastewater for some cooling. While innovative, this faces technical hurdles:

1. **Scaling/Corrosion:** Treated wastewater contains higher TDS and biological content, which can scale up cooling towers, requiring aggressive chemical treatment.
2. **Availability:** Does Pacific's wastewater plant generate 5 MGD of effluent? Likely not. This means the gap—potentially millions of gallons a day—will inevitably be filled by the city's potable aquifer wells.

Legal and Regulatory Frameworks: Host Community Agreements

Given the risks, the City of Pacific must leverage legal instruments to protect its interests. Standard zoning is insufficient; a negotiated **Host Community Agreement (HCA)** is the industry standard for managing such large-scale developments.

Precedents for HCAs

Successful HCAs in other jurisdictions provide a roadmap for Pacific:

1. **Pittsburg, California (2024):** A settlement regarding a data center required the developer to pay **\$750,000** into a "Climate Resiliency Fund," install solar on-site, and mandate the use of recycled water for all cooling.
2. **Waterford, Connecticut:** The HCA included a "Host Municipality Fee" agreement that tied tax exemptions directly to performance metrics and guaranteed payments regardless of state-level incentives.
3. **Kansas City (Google/Meta):** These agreements often include provisions for the developer to fund 100% of the necessary water/sewer infrastructure upgrades (\$400k - \$18M payments) and publish annual sustainability reports detailing exact water usage.

Chapter 100 Revenue Bonds and Environmental Performance

Missouri's Chapter 100 bonds allow the city to issue bonds to finance the project, granting the developer tax abatements (since the city technically owns the asset).

- **New Legislation:** Recent changes in Missouri law now require performance bonds for construction under Chapter 100.
- **The "Well Protection" Bond:** Pacific should require a specific **Environmental Performance Bond**. Precedents from the oil and gas industry (e.g., Pennsylvania's Act 13) suggest that standard bonds (\$25k) are woefully insufficient for environmental remediation. A bond of **\$2,000,000+** is recommended to cover the cost of redrilling private wells or extending city water mains if the aquifer fails.

Triggers for Cessation

An HCA must include "triggers"—non-negotiable thresholds that force the facility to reduce water use:

- **Drought Trigger:** If the Governor declares a drought emergency, the facility must switch to closed-loop/air cooling.
- **Aquifer Level Trigger:** If monitoring wells show a drawdown of >20 feet or a rise in conductivity (indicating salt), pumping must cease immediately.

Synthesis and Recommendations

The City of Pacific is being asked to host a facility that offers financial promise but carries hydrogeological and biological peril. The "unfunded" nature of the developer, the reliance on high-water-use cooling, and the proximity to the saline interface and endangered species habitats create a perfect storm of risk.

To mitigate this, the following recommendations are provided for the Board of Aldermen and Planning & Zoning Commission:

1. Hydrogeological Safeguards

- **Mandate Real-Time Monitoring:** Require the installation of a "sentry well" network between the facility and the city well field, equipped with telemetry to monitor water levels and specific conductance (salinity) in real-time.

2. Biological Protection

- **Species Survey:** Before rezoning, an independent biological survey (funded by the developer but selected by the City) must be conducted to locate bat roosts and Hellbender habitat.
- **The "Shaw Endowment":** The developer should contribute an annual fee (e.g., \$100,000) to a trust dedicated to the ecological monitoring and restoration of the Shaw Nature Reserve's hydrology.

3. Financial and Legal Security

- **The "No-Secrets" Clause:** The City must reject any further NDAs. All data regarding water use, energy load, and effluent quality must be public record.
- **Well Remediation Bond:** A cash bond of **\$2.5 Million** must be posted to a "Private Well Protection Fund" to immediately compensate any resident whose well fails or becomes saline within a 5-mile radius of the plant.
- **Third-Party Engineering Review:** The City should hire a hydrogeologist independent of Cochran Engineering (to avoid conflicts of interest) to model the Ghyben-Herzberg upconing risk specific to the Phelan Road site.

Conclusion: The McLaren/Beltline proposal is a test of Pacific's resilience. The aquifer is not just a resource; it is the lifeblood of the community's farms, residents, and ecosystems. Approving a 5 MGD withdrawal without these expert-level safeguards would be akin to inducing a voluntary "cardiac arrest" on the region's hydrology. Proceed with extreme caution and demand rigorous, binding protections.

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Rhea Rose and Diana Han
4022 Sunrise Blvd Ste 120 Bx 363
Rancho Cordova, CA 95742

February 17, 2026

City Of Pacific
Board of Alderman
300 Hoven Drive
Pacific, MO 63069

Dear Members of the Board of Alderman,

Thank you for the consideration of a Conditional Use Permit to Rhea Rose and Diana Han for operation of a short-term rental at 1505 Cypress Drive (Bill No. 5306).

We had plans to attend this meeting but unfortunately had a family matter arise that diverted our travel plans. While we would have preferred to be there so we could immediately address questions and concerns, we did want to provide additional information to assist with your consideration.

We understand the inherent hesitation around the conversation of Short-Term Rentals and hope to relieve the concerns that were addressed by the Planning and Zoning Commission.

We can appreciate being a homeowner and having concerns about the goings-ons in the neighborhood, and want to assure the Board and the neighborhood of our intentions.

- Daily Care for Property: We care about this property no matter where we live. We will have a LOCAL property manager (PM) who will be directly responsible for the day-to-day running of the property. Our PM team will have high expectations for the home (it will be kept clean and maintained, yard work maintained, trash cans taken in/out weekly, etc.). We want the property and the neighborhood to be respected by our guests and have no issue banning a guest if something major arises. Additionally, we anticipate a clientele who will respect the property and neighborhood rules. All expectations will be clearly laid out in the listing.

- **Parking/Additional Traffic:** There is currently a “one-car” width driveway on the property. We plan to expand it to provide more off-street parking at the property, not because we expect an abnormal amount of vehicles per visitor. However, we do expect a portion of guests to be dog show participants at Purina Farms so we want to make sure there would be ample room for a Sprinter Van size vehicle, as we do not want the neighbors to have to deal with large vehicles on the street. Vehicle and parking restrictions will be known to guests prior to check-in, and any violations can be immediately dealt with by PM.
- **Noise Concerns:** Concerns about loud parties, or in our case barking dogs, have been expressed. Unfortunately while we cannot guarantee this will never happen, we can advise that guests will be approved by the PM prior to an actual booking, and that we will be adding “Smart Noise Monitor” on the outside of the home to alert the PM of any unusual loud sounds/noises. If any type of noise issue becomes a problem for the neighbors it will be our intent to find a solution.

We are happy to provide you with any other information to help make your decision. Again, we appreciate your time and consideration.

Sincerely yours,

Rhea Rose and Diana Han

BILL NO. 5309
SPONSOR: _____

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A POLICY PERTAINING TO NONDISCLOSURE AGREEMENTS AND, FURTHER, AMENDING CHAPTER 105 OF THE MUNICIPAL CODE BY THE ADDITION OF A NEW ARTICLE III AND NEW SECTION 105.120 PERTAINING TO SAME

Whereas, it is the public policy of this state that meetings, records, votes, actions and deliberations of public governmental bodies be open to the public with certain exceptions as provided by law (Section 610.011 RSMo); and

Whereas, state law allows certain records, meetings and deliberations to be closed and the Board of Aldermen hereby determines that such laws and the ordinances pertaining to same (specifically Section 150.030) to be sufficient as to render nondisclosure agreements unnecessary in the City of Pacific; and

Whereas, the Board further finds and determines that nondisclosure agreements may erode the public trust; and

Whereas, given the Board's findings above and given other protections for closed records, the Board desires to codify the policy outlined herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

SECTION 1. It shall be the policy of the City of Pacific, Missouri, that nondisclosure agreements shall not be used with respect to any matter or function relating to the business of the City unless the Board of Aldermen has approved such nondisclosure agreement in advance.

SECTION 2. Chapter 105 of Title I of the Municipal Code is hereby amended by the addition of a new Article III and new Section 105.120 which shall read as follows:

TITLE I	GOVERNMENT CODE
CHAPTER 105	ADMINISTRATION
ARTICLE III	NONDISCLOSURE AGREEMENTS

SECTION 105.120 RESTRICTIONS ON NONDISCLOSURE AGREEMENTS
RELATING TO CITY BUSINESS

A. No official, employee or representative of the City shall execute a nondisclosure agreement, in their official or individual capacity, covering any matter or function relating to the business of the City without approval from the Board of Aldermen in advance.

B. Any nondisclosure agreement presented to the Board of Aldermen shall be as narrowly-tailored as possible and shall only cover those matters and records that are already "closed" under applicable law. Any nondisclosure agreement approved by the Board of Aldermen shall expire and be of no effect when the subject matter is deemed "open" or subject to public disclosure under applicable law.

C. In the event that the Board of Aldermen has approved a nondisclosure agreement for a specific matter, nothing therein shall be construed as negating or altering the obligation of an official, employee, or representative from informing the Mayor and Board of Aldermen about such matter including, but not limited to, the obligation of the Economic Development Director to report to the Mayor and Board of Aldermen on a regular basis under Section 115.430 of the Municipal Code.

D. Any nondisclosure agreement pertaining to any business of the City that has been executed, but not in compliance with this Section, shall not judicially enforceable in any dispute involving such matter of City business and shall be null and void.

E. Nothing in this Section shall be construed to change the confidential nature of material or records closed pursuant to applicable law including Chapter 150 of the Municipal Code. Further, nothing in this Section shall be construed to make such closed records subject to public disclosure until the Board of Aldermen has voted to do so under Section 150.030.

SECTION 3. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 4. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Bill No. 5310
Sponsor: _____

Ordinance No. _____

AN ORDINANCE AMENDING THE BUDGET FOR THE 2025-2026 FISCAL YEAR

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen hereby amends the Budget for the 2025-2026 fiscal year as shown on Exhibit 1, attached hereto and incorporated herein. [Those line items, budgeted amounts and prior appropriations not specifically set forth in Exhibit 1 are not amended in any way and remain in full force and effect].

Section 2. Further, with respect to additional revenues noted in this budget amendment, the Board hereby makes the appropriation of funds for the purposes set forth in the attached budget amendment.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED this ___ day of _____, 2026 _____
Heather Filley, Mayor

APPROVED this ___ day of _____, 2026 _____
Heather Filley, Mayor

ATTEST: _____
City Clerk

General Fund		Original budget	Budget Reduction	Amended Budget Number
Police				
11-30-257-00	Professional Services	\$ 1,250.00	\$ (1,250.00)	\$ -
11-30-408-00	Vehicles	\$ 45,000.00	\$ (23,100.00)	\$ 21,900.00
11-30-418-10	Range Improvements	\$ 10,000.00	\$ (10,000.00)	\$ -
11-30-498-00	Computers	\$ 15,000.00	\$ (13,000.00)	\$ 2,000.00
Sub-Total		\$ (71,250.00)	\$ (47,350.00)	\$ 23,900.00
Community Development				
Expense number	Title	Original Budget Number	Increase/Decrease	New Budget Number
11-45-204-00	Building Abatement	\$ 7,000.00	\$ (7,000.00)	\$ -
11-45-330-00	Data & Stats Services	\$ 17,000.00	\$ (17,000.00)	\$ -
Sub-Total		\$ 24,000.00	\$ (24,000.00)	\$ -
Tourism				
13-72-243-95	Centennial Celebration	\$ 35,000.00	\$ (500.00)	\$ 30,000.00
13-72-244-00	Marketing & Promotions	\$ 40,000.00	\$ (9,000.00)	\$ 31,000.00
13-72-406-00	Equipment	\$ 2,500.00	\$ (500.00)	\$ 2,000.00
13-72-419-10	Furniture	\$ 1,000.00	\$ (500.00)	\$ 500.00
Sub-Total		\$ 78,500.00	\$ (10,500.00)	\$ 63,500.00
Transportation				
23-43-540-45	Integram Construction	\$ 65,000.00	\$ (65,000.00)	\$ -
23-43-540-50	Integram Drive Engineering	\$ 65,000.00	\$ (65,000.00)	\$ -
23-43-540-60	Union St Paving	\$ 450,000.00	\$ (450,000.00)	\$ -
23-43-540-70	Hogan Subdivision Phase 2	\$ 450,000.00	\$ (450,000.00)	\$ -
23-43-701-18	Hwy N Phase 5	\$ 71,042.00	\$ (71,042.00)	\$ -
23-43-701-27	Union St. TAP	\$ 1,115,480.00	\$ (1,115,480.00)	\$ -
23-43-701-29	1st & Osage Project	\$ 1,030,472.00	\$ (1,030,472.00)	\$ -
Sub-Total		\$ 3,246,994.00	\$ (3,246,994.00)	\$ -
Parks & Stormwater				
24-54-460-10	Disc golf course	\$ 5,000.00	\$ (3,000.00)	\$ 2,000.00
24-54-462-00	ADAMS Garden	\$ 2,500.00	\$ (1,500.00)	\$ 500.00
24-54-467-00	Park Improvements	\$ 6,000.00	\$ (3,800.00)	\$ 2,200.00
24-54-480-10	Liberty Plaques	\$ 10,000.00	\$ (10,000.00)	\$ -
24-56-334-00	Storm planning services	\$ 47,000.00	\$ (47,000.00)	\$ -
24-56-336-00	Industrial Dr. Stormwater	\$ 55,518.00	\$ 52,596.00	\$ 2,922.00
Sub-Total		\$ 126,018.00	\$ (12,704.00)	\$ 7,622.00
Water & Sewer				
41-80-480-05	Water lines/meters	\$ 174,000.00	\$ (174,000.00)	\$ -
41-80-480-12	Hogan Subd watermain	\$ 200,000.00	\$ (200,000.00)	\$ -
41-80-480-13	Union St water main	\$ 535,000.00	\$ (535,000.00)	\$ -
Sub-Total		\$ 909,000.00	\$ (909,000.00)	\$ -
Grand Total			\$ (4,250,548.00)	\$ 95,022.00

Revenue

Transportation		Original Budget	Reduction	New Budget Amount
23-08-981-45	Union St. MoDot Fund	\$ 892,384.00	\$ (892,384.00)	\$ -
23-08-981-46	1st & Osage MoDot Funds	\$ 824,378.00	\$ (824,378.00)	\$ -
	SubTotal	\$ 1,716,762.00	\$ (1,716,762.00)	\$ -

Bill No. 5306
SPONSOR: _____

Ordinance No. _____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO RHEA ROSE AND DIANA HAN FOR OPERATION OF A SHORT TERM RENTAL AT 1505 CYPRESS DRIVE

Whereas, Applicants Rhea Rose and Diana Han filed an application seeking to operate a short term rental at 1505 Cypress Drive; and

Whereas, the Planning and Zoning Commission has considered such application and proposed use and recommended that the requested conditional use permit be denied.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

Section 1. The Board hereby grants a Conditional Use Permit to Rhea Rose and Diana Han for operation of a short term rental at 1505 Cypress Drive (Franklin County Parcel ID # 19-6-14.0-1-007-090.600).

Section 2. The Conditional Use Permit shall be based on the plans, drawings, renderings, testimony, and descriptions outlined in the application and submittals by the Applicant and such will be incorporated as part of the conditional use permit. All operations will comply with ordinance and other applicable law.

Section 3. The Conditional Use Permit is limited to the property at 1505 Cypress Drive and shall only be transferrable as allowed by ordinance.

Section 4. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed this ____ day of _____, 20__.

Heather Filley, MAYOR

Approved this ____ day of _____, 20__.

Heather Filley, MAYOR

ATTEST:

City Clerk

CITY OF PACIFIC

Conditional Use Permit Application

300 Hoven Dr, Pacific, MO 63069
636-271-0500 ext 221
www.pacificmo.gov



Applicant Information:

Rhea Rose and Diana Han
Applicant Name 4022 Sunrise Blvd Ste 120 Bx 363 Rancho Cordova, CA 95742
Applicant Address

530-295-7635
Applicant Phone # rhearose417@gmail.com
Applicant Email

Rhea Rose
Applicant Signature(s)

Property Owner Information:

Rhea Rose and Diana Han
Property Owner's Name 4022 Sunrise Blvd Ste 120 Bx 363 Rancho Cordova, CA 95742
Property Owner's Address

530-295-7635
Property Owner's Phone rhearose417@gmail.com
E-Mail

Rhea Rose
Property Owner Signature(s)

Property Information:

1505 Cypress Drive, Pacific MO, 63069
Address for which CUP is being sought

Vacant/Single family home
Current Property Use Short-Term Rental
Proposed Property Use

The following factors justify this CUP request (attach additional information if necessary):

Currently home is a vacant single family home for sale; purchase is contingent on CUP for short term rental

Please Read:

- The application will not be complete unless it is accompanied by the following items:
- the required filing fee of \$250 (residential/nonprofit) or \$350 (commercial/industrial)
 - All required applicant signature(s), including signature(s) of current property owner
 - Sketch Plan of the proposed building, site development and layout, and other items as requested by the City
 - Certified mail notice to all property owners within 250 feet of the subject property. City will prepare and mail the mailing for the applicant at the applicant's expense.

OFFICE USE ONLY

28-000 S/0
Permit Number Public Hearing Date

Check _____
Cash
C/C

Application Cost: \$ 250

Community Development Director
Signature



Bill No. 5307
Sponsor: Hoven

Ordinance No. _____

AN ORDINANCE REZONING AN APPROXIMATE 5 ACRE PARCEL LOCATED AT 1547 THORNTON STREET FROM C-1 DOWNTOWN COMMERCIAL DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT AND CHANGING THE CITY'S ZONING MAP ACCORDINGLY

Whereas, the owner of the property at 1547 Thornton Street has filed an application seeking the rezoning of the approximate 5 acre parcel from C-1 Downtown Commercial District to M-1 Light Industrial District; and

Whereas, the Planning and Zoning Commission has considered such application and proposed rezoning and has recommended that such rezoning be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

Section 1. The Board hereby rezones the property at 1547 Thornton Street (Franklin County Parcel ID # 19-1-11.0-1-001-006.000) from C-1 Downtown Commercial District to M-1 Light Industrial District.

Section 2. The City's Zoning Map is hereby changed in accordance with this Ordinance.

Section 3. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed this ____ day of _____, 20__.

Heather Filley, MAYOR

Approved this ____ day of _____, 20__.

Heather Filley, MAYOR

ATTEST:

City Clerk

BILL NO. 5305

ORDINANCE NO. _____

SPONSOR: Kelley

AN ORDINANCE AUTHORIZING THE RELEASE OF THE REMAINDER OF THE ESCROW HELD TO ENSURE THE COMPLETION OF CERTAIN SUBDIVISION IMPROVEMENTS FOR MANORS AT BRUSH CREEK SUBDIVISION

Whereas, the Manors at Brush Creek Subdivision was developed with certain improvements as public infrastructure; and

Whereas, the streets, water mains and sanitary sewer mains within such subdivision were previously accepted by the City; and

Whereas, as part of development approvals, the Developer was required to install certain improvements and posted an escrow to ensure completion of such improvements and a portion of the escrow was previously released with the exception of the escrow for the Rock Blanket (\$5,265) and Detention Basin (\$35,116); and

Whereas, the Developer has now completed repairs and improvements to the Detention Basin and related rock blanket so that those escrow amounts may now be released.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

Section 1. The Board hereby authorizes the release of the following escrow funds being held to ensure the completion of certain subdivision improvements for the Manors at Brush Creek:

Rock Blanket (\$5,265.00) and

Detention Basin (\$35,116.00).

Section 2. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

PASSED this ____ day of _____, 2026.

Heather Filley, Mayor

APPROVED this ____ day of _____, 2026.

Heather Filley, Mayor

ATTEST:

City Clerk

SPONSOR: Cleeve

AN ORDINANCE AMENDING SCHEDULES III AND IV AND TABLES III-A AND IV-A OF TITLE III, THE TRAFFIC CODE, RELATING TO RESTRICTIONS ON PARKING ON SECOND, THIRD AND FOURTH STREETS BETWEEN ST. LOUIS AND OSAGE AND ON SOUTH FOURTH STREET

Whereas, the Director of Emergency Management has recommended certain parking restrictions on certain streets in the interest of public safety;

Whereas, these new restrictions will reserve certain public parking spots for disabled individuals and will prohibit parking in new areas; and

Whereas, in accordance with the Municipal Code, signage will be provided and the City will undertake refreshed street and curb painting in locations where required.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

Section 1. Schedule III and Table III-A of Title III of the Municipal Code is hereby amended by the addition of the following parking regulations. All current regulations are not amended in any way and remain in full force and effect.

TITLE III	TRAFFIC CODE
SCHEDULE III	PARKING PROHIBITED AT ANY TIME

TABLE III-A

Street	Restriction
Second Street	No parking on west side of the street spanning the USPS entrance drives and between the entrance drives and the alleyway on the north side of the USPS lot
Second Street	No parking on the east side of the street between Osage and Union Streets
Second Street	No parking in the previous first parking spot on the west side of the street just south of the Osage Street crosswalk
Third Street	No parking on the east side of the street spanning the USPS entrance drives

Third Street No parking in the previous parking space on the east side of the street, south of the USPS alleyway and north of the USPS parking lot entrance

Third Street No parking on the west side of the street from the corner to the point which spans the previous two parking spots on the south side of Osage Street

Fourth Street No parking in the previous parking space on the west side of the street just north of the St. Louis Street crosswalk

Fourth Street No parking in the previous parking space on the east side of the street just north of the St. Louis Street crosswalk

Fourth Street No parking on the west side of the street from the corner to the point which spans the previous two parking spots on the south side of Osage Street

Fourth Street No parking on the east side of the street from the corner to a point which spans the previous two parking spots on the south side of Osage Street

Section 2. Schedule IV and Table IV-A of Title III of the Municipal Code is hereby amended by the addition of the following parking regulations. All current regulations are not amended in any way and remain in full force and effect.

TITLE III

TRAFFIC CODE

SCHEDULE IV

PARKING LIMITED OR RESTRICTED

TABLE IV-A

Location

Restriction

Second Street The first parking spot on the west side of the street just north of the St. Louis Street crosswalk shall be reserved for handicapped parking only.

Second Street The first parking spot on the east side of the street just north of the St. Louis Street crosswalk shall be reserved for handicapped parking only.

Third Street The first parking spot on the west side of the street just north of the St. Louis Street crosswalk shall be reserved for handicapped parking only.

Third Street The first and second parking spots on the east side of the street just north of the St. Louis Street crosswalk shall be reserved for handicapped parking only.

Fourth Street The parking space on the east side of the street just south of the St. Louis Street crosswalk shall be reserved for handicapped parking only.

RESOLUTION NO. 2026-05

A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A CONTRACT FOR A FIREWORKS DISPLAY WITH STARFIRE CORPORATION.

WHEREAS, The City of Pacific requested proposals for a new fireworks display at the car show;
and

WHEREAS, the lowest and best proposal was received from Starfire Corporation with the terms set forth on the Exhibit attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN FOR THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

SECTION 1. The Mayor is hereby authorized and directed, on behalf of the City of Pacific, to execute a Contract for a fireworks display with Starfire Corporation in the form attached hereto as Exhibit A and made fully a part hereof.

Adopted by the Board of Aldermen and approved by the Mayor on this ____ day of March , 2025.

Heather Filley, Mayor

ATTEST:

City Clerk



STARFIRE CORPORATION

566 Theatre Rd., P.O. Box 179, St. benedict, PA 15773 / 10476 Sunset Drive, Dittmer, MO 63023

February 18, 2026

Ms. Kelly O'Malley
Director of Tourism
City of Pacific
300 Hoven Drive
Pacific, MO 63069

Dear Kelly:

Thank you for allowing us to submit a fireworks proposal for your annual car show on Saturday, June 27, 2026. We are confident that Starfire can meet and exceed your expectations!

Enclosed please find our pyrotechnic proposal package detailing the description of services requested. The proposal outlines Starfire's overall qualifications and advantages to your organization. We trust that the information submitted is sufficient for your review and will demonstrate that Starfire can furnish excellent service at competitive prices.

We are prepared to utilize all of our sizable resources to ensure that your event is unique and breathtaking from start to finish of the performance. **Our local presence and commitment** promised to you is built on a strong dedicated team of experienced, successful pyrotechnic personnel who have an established record **locally** and nationally in all proposed functions. Our corporate dedication to the attainment of a superior level of performance separates Starfire and our clients, from other competitive organizations.

This, combined with information offered in our proposal, will clearly demonstrate that Starfire can continue to be a great pyrotechnic service partner for your renowned Car Show in 2026.

Sincerely,



Susan A. Harvey
Sales/Show Producer
Starfire Corporation
10476 Sunset Drive
Dittmer, MO 63023
314-422-3428
sueh@globalpyro.com
stl@starfirecorporation.com



Technical & Creative Proposal

CONCEPT



DESIGN



PRODUCTION





STARFIRE CORPORATION

PRESENTS

CITY OF PACIFIC

Fireworks Spectacular

JUNE 27, 2026

Featuring

- * The Most Creative Pyrotechnical Staff in the Business.
- * A Huge Variety of World Class Quality Aerial Pyrotechnics.
- * Comprehensive Insurance Coverage on an Occurrence Form Basis, with a World-Known, Top Rated Carrier.
- * Our Professional Media and Public Relations Department to Assist you in Event Promotion.
- * A Logistical Team and Office Staff who are Totally Dedicated to the Success of Your Fireworks Program.
- * Our State-of-the-Art, Multi Media Production Services, featuring program media on the latest digital format.
- * Spectacular computer designed, digitally fired fireworks performances, featuring the Fire One[®] computer system.

**OUTDOOR
HIGH ALTITUDE
AERIAL EFFECTS
AND
DESCRIPTIONS**





CITY OF PACIFIC

AERIAL SHELL SEGMENT

"TWIN THEATER" PERFORMANCE

OPENING SEGMENT	QTY
2.5"- Three- Inch Shells	15
2.5" Three-Inch Designer Shells	15
BODY OF PROGRAM	QTY
THUNDEROUS BARRAGES	1,352
2.5" Three-Inch Shells	96
2.5" Three-Inch Designer Shells	96
Three-Inch Multi-Effect Shells	144
GRAND FINALE	QTY
THUNDEROUS BARRAGES	600
2.5"-Three- Inch Shells	150
2.5" Three-Inch Designer Shells	30
TOTAL SHELLS - SHOTS PIECES	2,498

**Proposed Inventory
Aerial Shell Segment
JUNE 27, 2026
Program Value:\$8,500**



STARFIRE CORPORATION



CITY OF PACIFIC

GRAND ILLUMINATIONS

“Multi-Theater Performances”

(any combination of effects below may be utilized)

FIREWORKS INVENTORY PG 2-1

SPECIAL EFFECT BARRAGE ILLUMINATIONS	Formation	Quantity
600 S RWB W/CRACKLE TO REPORT Z	\\/\	1 / 600
500 S YELL/PURP/GOLD GLIT WATERFALL Z SHAPE	\\\\\\ ////	1 / 500
372 S "W" GOLD WILLOW COMET W/ BLUE PISTOL	\\/\	1 / 372
200 S "V" RAPID FIRE BLUE STARS	∨	0 / 200
210 S "Z" Shape RAPID FIRE RED STARTS	\\V//	0 / 210
200 S PALM TREE & FALLING LEAVES W/ WHITE TAIL		0 / 200
210 S "Z" Shape ALTERNATING RWB PATTERN	\\V//	0 / 210
100 S FAN BLUE PIS & COLORFUL FALLING LEAVES		0 / 100
165 S 8 SHAPE WHITE STROBE WITH COLOR PISTIL	\\/\	0 / 165
100 S GREEN DAHLIA W/CHRY (fan)		0 / 100
100S RED-GRN TLS SPIT SIL FISH BLUE PEARL-CHRY-REPORT	\\\\\\ ////	0 / 200
280 S FAN HEPTAGON FIRE TREE TL & PINK TL	\\\\\\ ////	0 / 280
200 S RWB W/SALUTE FAN	\\V//	0 / 200
100 S PENTAGON FAN BROCC CROWN MINE & BLUE MINE		0 / 100
480 S CHANGING DRAGON	\\\\\\ ////	1 / 480
1000 S FEELING IN SNOW Z SHAPE		0 / 1,000
1000 S WHISTLING DRAGON	\\\\\\ ////	0 / 1,000
1000 S BUMPER HARVEST	\\V//	0 / 2,000
ALL SELECTED ABOVE EFFECTS	TOTAL SHOTS	1,952



REFERENCES



STARFIRE CORPORATION



STARFIRE CORPORATION

566 Theater Rd, PO Box 179

St. Benedict, PA 15773

631-624-4976 ph 814-344-9222 fax





STARFIRE CORPORATION

CONFIDENTIAL DO NOT DISTRIBUTE

Recent Clients / Venues

Ms. Delaney Wilkes
Special Events Manager
St. Louis Country Club
St. Louis, MO

314-994-0012

Mr. Carlos Arraya
General Manager
Bellerive Country Club
St. Louis, MO

314-434-4400

Ms. Elizabeth Gotway
Director of Entertainment
Six Flags
Eureka, MO

314-650-5974

Mr. James Howe
Program Coordinator
Fair St. Louis
St. Louis, MO

636-938-5300

Additional References Furnished Upon Request

Outdoor Aerial Fireworks

Three-Inch Through Ten-Inch Shells

Shell sizes are available according to site dimensions

CHRYSANTHEMUM SHELLS - Brilliant colors in a perfectly round burst. Most shells feature rising effects such as rising comet tails or rising whistles. Inventory includes:

- *Strobing Two Color Changing "Ghost" Shells*
- *Glittering Silver and Wave series*
- *Crackling Chrysanthemums*
- *Gold Spider*

SPECIAL EFFECT SHELLS

- *Screaming Whistle Shells*
- *Electric Storm Shells (dragon eggs)*
- *Gold Flitter*
- *Spider (Gold, Silver)*
- *Two Break Color and Report*
- *Magnesium Combo*

SALUTE AND THUNDER SHELLS - A variety of effects that incorporate powerful reports into their display. Featuring:

- *Artillery Titanium, Thunder Blossom, Battle Clouds*

STROBE, TWINKLING AND SPARKLING STAR SHELLS - A variety of beautiful twinkling star shells, featuring:

- *Strobe Shells (Red, White, Silver, Green)*
- *Flashing Light Shells (Pink, Gold, Silver, Red, Green)*
- *Sparkling Light Shells (Gold, Red, Green, Silver)*
- *Twinkling Stars (Spangle, Silver, Gold)*

MULTI-COLORED JAPANESE STYLE PEONIES - Variegated colors in a spherical burst resembling a peony flower, many with rising effects (tails, flowers, whistles, etc).

- *Color Changing Peony (Two, Three or Four Color Changes)*
- *Peony With Pistil*

SPECIAL AND MULTI-PATTERN SHELLS *- Forming fantastic, unusual patterns.

- *Olympic Ring Pattern, Happy Face Pattern, Five-Pointed Star (White, Red, Blue) Red*
- *Snail Pattern with Drifting Purple Small Flowers, Saturn Planet, Bow Tie Pattern, Hourglass with Color Ring Diamond, Shamrock, Club Pattern with Strobing Center, Gold Hour Glass with Red or Blue Ring, Red—White—Blue Shell of Shell Rings, Umbrella Pattern, Kiddy Fishes in Crowds with Crackling Stars, Stained Glass, Poinsettia Pattern—Variegated Colors, Sunflower Pattern, Butterfly in Circle Pattern, 3-D Tetrahedron Pattern*

Outdoor Aerial Fireworks

PALM TREE SHELLS - A huge palm tree with rising comet tails.

- *Blue Palm Tree with Yellow Trunk, Green Palm Tree Shell of Shells, Glitter Palm with Glittering Comet Tail, Crackling Palm Tree with Rising Crackling Tail, Red Coconut Leaves*

MULTI-BREAK SHELL OF SHELLS - A variety of effects that incorporate hundreds of components into their display.

- *Thousands of Colorful Strobes, Thousands of Brocade Waterfall, Thousands of Glittering Kamuro*
- *Artillery Titanium, Thundering Blossom, Battle in the Clouds*

JAPANESE BROCADE WATERFALL - It looks just like a shimmering golden waterfall high in the sky. (Also in shell-of-shells variety)

SHATTERING GLASS - Looks like glass shattering - Very Different! Yellow to Red color changing stars with Glitter Strobe effects.

WAGON WHEEL COMET - A Huge break of a Glitter Ring pattern with comets protruding from center to form the pattern of a wheel. Very Unique.

MAG ILLUMINATORS - Super flights that are intensely bright.

GO-GETTERS - Rich, vibrant colors featuring Violet, Bright Red and Rich Emerald Green. Shell breaks soft - then waves of corkscrew erratic propulsion in every direction.

COMET SHELLS - A variety of special effects.

- *Split Comets—Gold Flitter, White Flitter, Crossette—Red, Green, Silver, Glitter, Scattering - Criss Crossing comets, Magic Scatter—Yellow Comet Flower, Snowball Crossette—Long Tailed, Fluffy White Glitter*

ADVANCED EFFECT AND DESIGNER JAPANESE SHELLS

- *Gold Flitter Split Comets, Super Crown, Designer Three and Four Color Change Effects, Eddy In Chrysanthemum*
- *Crackling Dahlia with Crackling Mag Stars Pistil, Farfalle, Diadem with Scrambling Red & Green Comets, Comet Mine Shell of Shells*
- *Brocade Diadem Kamuro Shell of Shells, Floral Shell of Shells with Popping Brocade Small Flowers Pistil, Lightning Bugs (Strobing stars)*
- *Blue Comets to Floral Salute Shell of Shells, Floral Fancy (Chrysanthemum with Ring of Diadem Stars)*
- *Silver Waterfall with Red and Blue Scrambling Comets, Palm Flowers (Palm Tree without trunk)*
- *Japanese Kaleidoscope with Color Pistil, Circle of Bouquets—Assorted Colors, Magic Peony, Spangle Peony with Coconut Core*

Outdoor Aerial Fireworks

Opening Scene & Grand Finale

Level 1: Multi-Shot Fanned Crossette Barrage

Level 2: Aerial Shells in Three-Inch Color & Titanium Salute Shells

Level 3: Huge Aerial Shells blossom over the top

Starfire is known for MANUFACTURING and producing the most exciting Openings and Grand Finales in the business. We use special effect, and multi-break shells, rising flowers and tails, along with large support shells, all timed to allow for a continuous barrage.

Most finales are *TWIN—THEATER* presentations, designed to be displayed from **two locations** simultaneously:

- **2.5”- 3” Special Color Shell “Fan”** - Hundreds of spectacular Japanese-style shells volley into the sky into a widely “fanned” overlay of multi-colored floral patterns. Our 2.5” diameter shells have rising effects.
- **2.5” - 3” Titanium Salute Shells w/ Silver Tails** - The color shells are joined by a bombardment of electric flash salutes, again exploding into a wide fan pattern for maximum coverage. All salutes are followed by brilliant magnesium comets. Our 2.5” diameter shells have rising effects.
- **Multi Break Shells** - The sky now turns into a multi-level barrage of color, and booming reports. High over the top of the finale, huge oriental chrysanthemum bursts soar up to 1,000 feet above the barges.
- **Japanese Special Effect Shells** The heavens ignite with the sights and sounds of a full-scale aerial barrage above pounding flash salutes that are heard for miles around. This scene includes a full multi-level compliment of the most spectacular aerial effects available.
- *Brilliant Brocade Chrysanthemums*
- *Nishiki Kamuro Shells with Spangle Pistil*
- *Popping Brocade Flowers*
- *Color Changing Mums w/ Changing Pistils*
- *Artillery Titanium (Shell of Shells)*
- *Half Blue & Half Red Chrysanthemum w/ Pistil*
- *Brocade Diadem to Twinkle with Strobing Pistil*

Show Design / Choreography

The magic that pulls together all the elements in a pyrotechnic program into one spectacular medium is the choreography - "the musical marriage of fire and sound." Using precision "Fire One" choreography software, and pinpoint editing of the musical score, the final result is a dramatic state-of-the-art fireworks performance, precisely fired by dozens of computer modules networked throughout the fireworks staging area. The final theme and mood of the fireworks musical program will be a collaboration of your requirements, the event theme, and our expertise. We will work closely with your production and creative staff to exactly match your specifications. Included with our media production is broadcast quality professional narration, and celebrity narration is available upon request.



Scriptmaker choreography screen



Our Fire One Choreography network system.

Advanced Technology



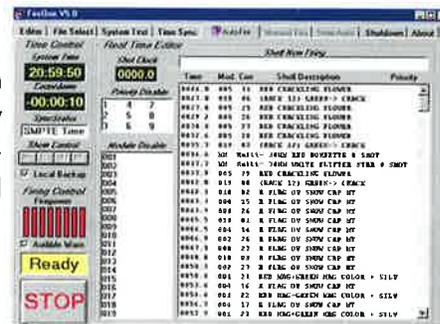
All our World-Class programs begin in our multi-track studio, where the layers of the musical production track are first assembled*. Upon approval, this final mix is combined with other production elements such as narration, and then output to a digital medium, such as CD or Mini-Disk. It is then prepared for the process for precise computer designed choreography with the fireworks effects. The software, "Scriptmaker", is the most precise and intuitive in the industry, allowing for the exact placement and triggering of literally thousands of simultaneous firings throughout the staging network, a feat not possible with any other mode of firing. Whether displayed from one, two or ten



or more firing locations, the pyrotechnic effects are seen to lift into the sky and display at the same precise instant, a truly unprecedented pyrotechnic accomplishment.

Before and during the event, our media team will work seamlessly with your event media partners to bring the soundtrack to life, whether by local radio station, event sound system, or television. Our media experience and capabilities are head and shoulders above our competition and will guarantee you a flawless production.

** Music and choreography available upon special order only.*



Fire One software firing screen

SCOPE OF SERVICES

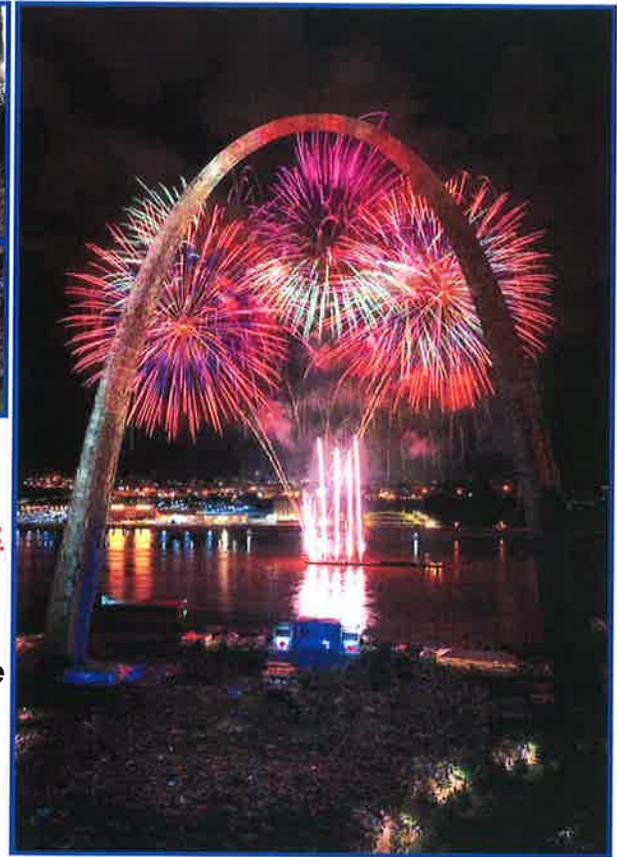
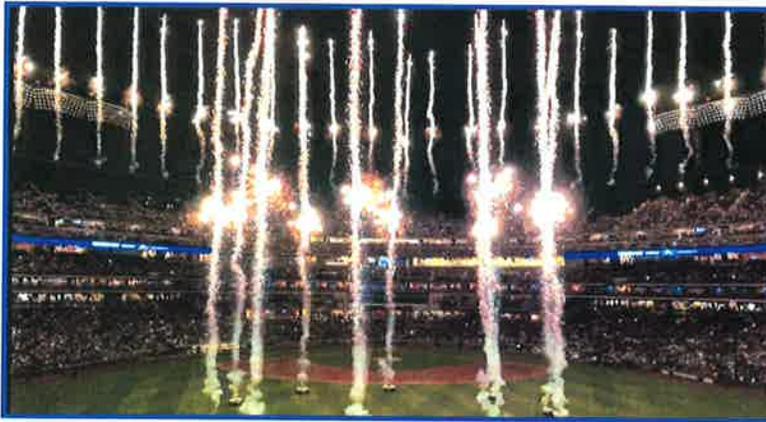
PROGRAM VALUE: \$8,500

Proposals pricing is valid for 60 days from postmarked date

OTHER SERVICES:

INSURANCE LIABILITY COVERAGE*:

Insurance: \$10,000,000 General Liability
\$5,000,000 Motor Carrier



WORKER'S COMPENSATION:

Full coverage as required by law.

U.S. LONGSHOREMAN & HARBOR WORKER'S ACT:

We provide full coverage for Pyrotechnicians who perform fireworks exhibitions on barge based programs.

COMPLIANCE: Starfire Inc. strictly adheres to the following requirements:

- * NFPA 1123, BATF, OSHA
- * U.S. Department of Transportation
- * U.S. Coast Guard

VISIT US AT WWW.STARFIRECORPORATION.COM

800-806-4486

© STARFIRE CORPORATION Contents, pricing & quantities of this proposal are valid for 60 days

CONFIDENTIAL INFORMATION—The data on all pages of this proposal is proprietary, and is to be accorded confidential treatment. This proposal and its contents shall not be disclosed other than to the official representatives of the organization listed on the cover, and only then when used in the evaluation of this proposal for awarding a contract. Any reproduction of the contents of this proposal, whether in whole or in part is expressly forbidden. STARFIRE CORPORATION requests that all the information included in this proposal submission be safeguarded from release pursuant to any request under the Freedom of Information Law (FOIL) of your state, or any other state or jurisdiction, as it may result in a competitive disadvantage to our company. The enclosed concepts and materials are the sole and exclusive property of STARFIRE CORPORATION. Photocopies forbidden without permission of STARFIRE CORPORATION.

CONTENT SUBJECT TO REDESIGN: We reserve the right to make substitutions in the products, types, quantities and sizes listed herein, provided such substitutions are in accordance with NFPA 1123. The value of this program among other production elements, is based on the programs esthetic look. Different firework effects and shells of the same size may have significantly different values, therefore, a fireworks program can never be valued on shell counts alone. * Insurance limits are valid through our policy period February 15, 2022—February 15, 2023 (Policy subject to renewal at that time)

Plant/Office

682 Cole Road
Carrolltown, PA 15722

Plant/Office

10476 Sunset Drive
Dittmer, MO 63023



Insurance Information



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME: PHONE (A/C, No., Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS: info@brittongallagher.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Starfire Corporation TTFH, LLC 566 Theatre Road St. Benedict PA 15773	3074	INSURER A: Palomar Excess and Surplus Insurance Company NAIC # 16754 INSURER B: Continental Indemnity Company 28258 INSURER C: HDI Global Specialty SE INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 78659926

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			AESPLMR-GL-26-00006	1/22/2026	1/22/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			BESCRMNPA011601_171233_01	1/22/2026	1/22/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			25QS1572	1/22/2026	1/22/2027	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input checked="" type="checkbox"/> N N/A PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
 Proof of Insurance

CERTIFICATE HOLDER**CANCELLATION**

Proof of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Plant/Office

682 Cole Road
Carrolltown, PA 15722

Plant/Office

10476 Sunset Drive
Dittmer, MO 63023



Company License Information

MISSOURI DIVISION OF FIRE SAFETY

FIREWORKS PERMIT

Distributor

Permit Number: 26-D-050-0324-2

Date of Issue: December 8, 2025 3:03 PM

Permitted Selling Periods:

Chapter 320.141 RSMo: "Permissible items of consumer fireworks defined in section 320.131 may be sold at wholesale or retail by holders of a jobber's permit to nonlicensed buyers from outside the state of Missouri during a calendar year from the first day of January until the thirty first day of December. Permissible items of consumer fireworks defined in section 320.131 may be sold at retail by holders of a seasonal retail permit during the selling periods of the twentieth day of June through the tenth day of July and the twentieth day of December through the second day of January."

Starfire Corporation

10476 Sunset Dr, Dittmer, MO, 63023, USA

-90.74902493075888 38.291144793988735

THIS PERMIT IS NOT TRANSFERABLE AND ONLY APPLICABLE AT LOCATION LISTED ABOVE.

Mark S. James

Mark S. James

Director of Public Safety

J. Tim Bean

J. Tim Bean

State Fire Marshal

Seasonal Retailer Fire Safety Inspection completed on (date): _____

Inspected by (Printed Name of DFS Inspector/Investigator): _____ DSN: _____

Signature: _____



UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION



**HAZARDOUS MATERIALS
CERTIFICATE OF REGISTRATION
FOR REGISTRATION YEAR(S) 2023-2026**

Registrant: STARFIRE CORPORATION
ATTN: Lisa Somerville
682 COLE ROAD
CARROLLTOWN, PA 15722-7902

This certifies that the registrant is registered with the U.S. Department of Transportation as required by 49 CFR Part 107, Subpart G.

This certificate is issued under the authority of 49 U.S.C. 5108. It is unlawful to alter or falsify this document.

Reg. No: 050923550063FH Effective: July 1, 2023 Expires: June 30, 2026

HM Company ID: 21577

Record Keeping Requirements for the Registration Program

The following must be maintained at the principal place of business for a period of three years from the date of issuance of this Certificate of Registration:

- (1) A copy of the registration statement filed with PHMSA; and
- (2) This Certificate of Registration

Each person subject to the registration requirement must furnish that person's Certificate of Registration (or a copy) and all other records and information pertaining to the information contained in the registration statement to an authorized representative or special agent of the U. S. Department of Transportation upon request.

Each motor carrier (private or for-hire) and each vessel operator subject to the registration requirement must keep a copy of the current Certificate of Registration or another document bearing the registration number identified as the "U.S. DOT Hazmat Reg. No." in each truck and truck tractor or vessel (trailers and semi-trailers not included) used to transport hazardous materials subject to the registration requirement. The Certificate of Registration or document bearing the registration number must be made available, upon request, to enforcement personnel.

For information, contact the Hazardous Materials Registration Manager, PHH-52, Pipeline and Hazardous Materials Safety Administration, U.S. Department of Transportation, 1200 New Jersey Avenue, SE, Washington, DC 20590, telephone (202) 366-4109.

RESOLUTION NO 2026-06

A RESOLUTION TO AMEND THE FISCAL YEAR 2025-2026 BUDGET, AUTHORIZE THE TRANSFER OF \$815,238 FROM THE CONTINGENCY RESERVE FUND TO THE GENERAL FUND, AND APPROPRIATE AND AUTHORIZE THE USE OF CONTINGENCY FUNDS UP TO \$815,238 TO COVER THE DEFICIT BALANCE IN THE GENERAL FUND BROUGHT FORWARD FROM THE PREVIOUS FISCAL YEAR

WHEREAS, the City of Pacific previously received the June 30, 2025 audit reports from Clifton, Larson, Allen Consultants, and

WHEREAS, the city ended that fiscal year with a deficit in the general fund balance and, upon recommendation from the City’s auditors, wishes to cover this deficit with funds from contingency reserve; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN FOR THE CITY OF PACIFIC, MISSOURI AS FOLLOWS:

SECTION 1 The City’s Budget for the 2025-2026 Fiscal Year is hereby amended by reflecting a transfer from the City’s Contingency Fund to the General Fund in the amount of \$815,238. The Board hereby authorizes the transfer and the use of such contingency funds to cover the unassigned negative balance in the General Fund occurring in the prior fiscal year.

SECTION 2 The City Clerk is hereby authorized and directed to provide for the payment of funds as herein provided.

Adopted by the Board of Aldermen and approved by the Mayor on this ____ day of _____, 2026.

Heather Filley, Mayor

ATTEST:

City Clerk

CITY OF PACIFIC

Special Events Application

300 Hoven Dr, Pacific, MO 63069

636-271-0500 ext 221

www.pacificmissouri.com



Instructions: Submit fully completed application along with proof of insurance for the event including the additionally insured page listing City of Pacific. Application fee is \$100.

Event Organizer:

Kaleidoscope Consignment 136 W St Louis St Pacific, MO
Business/Organization Name Business/Organization Address

636-393-0451

Yes No

Business/Organization Phone/Cell #

Not-For-Profit

Contact Information:

Christine Slusser 2800 Hwy F Pacific, MO 63069
Contact Name Contact Address

573 552 6347

owners@ilovekaleidoscope.com
Contact E-Mail

Contact Phone/Cell #

Description of Event:

Farmer's Market & craft fair. 3/29/26

Proposed Event Date 3/29/26

Location/Address of Event: St. Louis St from Book store to Terry's + Kaleidoscope lot

Is this event in a City Park? Yes No Park Board Approval? Yes No

Will alcohol be served and/or sold at the event? Yes No

Is this event sponsored or co-sponsored by the City? Yes No

Copy of Insurance coverage for Event including additionally insured page listing City of Pacific is attached? Yes No

What City services will be needed for this event? Street closure from 9:30a-3p. From bookstore down to Terry's on STL street.

Applicant Signature [Signature] Date ~~3/29/26~~ 2/11/26
can provide insurance for vendors in the street - tamales + sip chicks, if approved

Office Use Only

Special event type: 1 2 3 4 Fire Police EMS Public Works

Other departments approval:

26-000064

Permit Number

Exemptions of terms and conditions per Section 4-1.020 Yes No

Permit Cost: \$ 100

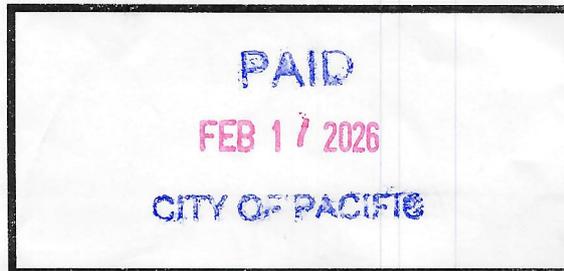
Reviewed By _____ Date _____

Check 7290

Cash

Approved By _____ Date _____

C/C



Department of Community Development

Permit Verification Form

Applicant Name H. Mescope Construction

Applicant Address _____

This is to confirm that the above person/address is debt free to the City of Pacific and is clear to obtain their permit.

Contractor Business License Yes / No / NA

Company Business License Yes / No / NA

City Clerk's Office Dana Demers Date 2/17/26

Property Taxes Owed Yes / No / NA

Special Tax Bills Yes / No / NA

Real Estate Taxes Owed Yes / No

City Collector's Office Dana Demers Date 2/17/26

Water is On / Off

Outstanding Utility Bill Yes / No

Utility Clerk R. Coussort Date 2/17/26

CITY OF PACIFIC

Special Events Application

300 Haven Dr. Pacific, MO 63069

636-271-0500 ext 221

www.pacificmo.gov



Instructions: Submit fully completed application along with proof of insurance for the event including the additionally insured page listing City of Pacific. Application fee is \$100.

Event Organizer:

Tourism / Route 66 Committee

Business/Organization Name

300 Haven Drive Pacific, MO 63069

Business/Organization Address

636-271-0500 ext 222

Business/Organization Phone/Cell #

Yes No

Not-For-Profit

Contact Information:

Kelly O'Malley

Contact Name

300 Haven Drive Pacific, MO 63069

Contact Address

636-271-0500 ext 222

Contact Phone/Cell #

komalley@pacificmo.gov

Contact E-Mail

Description of Event:

BBQ & Bluegrass Festival including sanction BBQ competition, bluegrass & country bands, local BBQ competition, kids zone, vendors, photo ops, activities

Proposed Event Date and Times May 29-31, 2024

Location/Address of Event: Liberty Field

Is event in a City Park? Yes No Park Board Approval? Yes No

Will alcohol be served and/or sold at the event? Yes No

Is this event sponsored or co-sponsored by the City? Yes No

Copy of Insurance coverage for Event including additionally insured page listing City of Pacific is attached? Yes No

What City services will be needed for this event? Cones on intersections, set up help, Parks help

on weekend possibly, cones & signs (handicap) for parking, closing gate during event, help w/ kid zone snow fencing

Pyrotechnics? Yes No

Road Closures? Yes No

Temporary Structures? Yes No

Amusements (rides, bounce houses, etc.)? Yes No

Kelly O'Malley
Applicant Signature

2/23/26
Date

Office Use Only

Special event type:

1 2 3 4 Fire Police EMS Public Works

Other departments approval:

26-000092

Permit Number

Exemptions of terms and conditions per Section 4-1.020 Yes No

Permit Cost: \$ 0

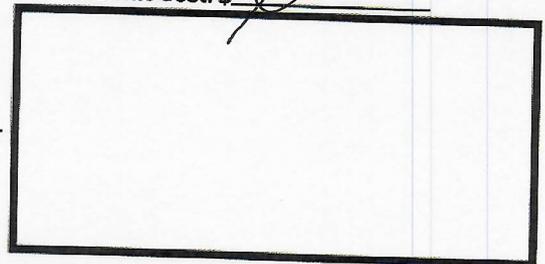
Reviewed By _____ Date _____

Check _____

Cash

Approved By _____ Date _____

C/C





Building Department Report

Report Date: January 1, 2026- February 20,2026

Prepared by: James Overschmidt

New Permits Issued for: January 1, 2026- February 20,2026

Residential Building	1
Residential Occupancy	42
Electrical	10
Deck	1
Fence	1
Mechanical	0
Commercial Building	5
Commercial Occupancy Permit	1
Commercial Sign Permit	1
Special Events Permits	4

Total Permit: 66

Inspection Activity for: January 1, 2026- February 20,2026

Residential Building Inspections	21
Residential Occupancy Inspections	110
Residential Deck Inspections	9
Residential Fence Inspections	8
Residential Electrical Inspections	9
Residential Pool Permit Inspection	2

Residential Mechanical Inspections	2
Residential Remodel Inspections	41
Commercial Occupancy Inspections	12
Commercial Building Permit Inspection	13
Commercial Electrical Inspection	6
Commercial Retaining Wall Inspection	10
Total Permits:	243

Other Building Department Activities:

Meeting Updates: January- February 20, 2026

Planning & Zoning Updates :

Conditional Use Permit - On January 13, the Planning and Zoning Commission held a public meeting to consider an application for a Conditional Use Permit (CUP) at 1505 Cypress Drive to obtain zoning entitlement to operate a short-term rental at the subject property.

The motion to approve the Conditional Use Permit failed. The application will proceed to the Board of Aldermen for further consideration.

Map Amendment -

On January 27, the Planning and Zoning Commission held a public meeting to consider a Map Amendment (rezoning) request for 1547 Thornton Street. The applicant requested to rezone the property from C-1 Downtown Commercial to M-1 Light Industrial. The motion to approve the Map Amendment (rezoning) was approved. The application will proceed to the Board of Aldermen for further consideration.

Final Plat -

On February 10, the Planning and Zoning Commission held a public meeting to consider a request for Final Plat approval for JJ Center Subdivision, a resubdivision located at 1815 West Osage Street.

The motion to approve the Final Plat was approved. The application will proceed to the Board of Aldermen for further consideration.

Other Building Department Activities:

Meeting Updates: January– February 20, 2026

Planning & Zoning Upcoming :

Map Amendment (PUD) -

On February 25, the Planning and Zoning Commission held a public meeting to consider a a map amendment (rezoning) for an approximate 155.0 +/- acre tract of land generally located on Denton Road (Franklin County Parcel ID: 19-6-23.0-0-000-019.000, 19-6-24.0-0-000-015.000). They are requesting a zoning of Planned Unit Development (PUD) for the underlying NU Non-Urban District Zoning.

Map Amendment (PUD) -

On February 25, the Planning and Zoning Commission held a public meeting to consider a a map amendment (rezoning) for an approximate 500 +/- acre tract of land generally located at 648 Phelan Road and Highway O (19-7-35.0-0-000-001.000, 19-7-35.0-0-000-002.000, 19-7-26.0-0-000-010.000, 19-7-26.0-0-000-007.000, 19-7-26.0-0-000-011.000, 19-7-35.0-0-000-004.000, 19-7-26.0-0-000-009.000, 19-7-25.0-0-000-016.000, 19-7-25.0-0-000-017.000, 19-7-26.0-0-000-018.000, 19-7-25.0-0-000-014.100, 19-7-25.0-0-000-016.001). They are requesting a zoning of Planned Unit Development PUD for the underlying M-1 Light Industrial District zoning.

Other Building Department Activities:

Meeting Updates: January- February 20, 2026

Board Of Adjustments Updates :

Appeal Of Administration Decison -

On January 28, the Planning and Zoning Commission held a public meeting to consider an appeal of an administrative decision filed by Steven Stumpe and Legacy Property LLC concerning an approximate 10-acre area including the following streets: Western Avenue, Lake Circle Drive and Lime Drive. The Application requests that the Board of Adjustment review administrative decisions made by city staff members specifically regarding: (i) whether individual manufactured homes with the addresses of 41 and 44 Lake Circle Drive are eligible for an occupancy permit although the property has not obtained a Conditional Use Permit to operate as a manufactured home park; and (ii) whether the entire property shall be considered a non-conforming use (as a whole) thereby nullifying the requirement to obtain a conditional use permit to operate as a manufactured home park.



Code Enforcement Report

Report Date: January 1, 2026- February 20,2026

Prepared by: David Cammean

Violation Type:

Nuisance Cases	7		#
Residential Code Violations	26	Voluntary Compliance:	13
Zoning Code Violations	3	Summons:	0
Total Violations:	36	Pending:	23
		Total Cases:	36
Inspections	72		

City Clerk Report Jan - February 2026

- Sales Tax reports
- Minutes from special board meeting in January
- Request for records
- Minutes from Operations Committee in January
- Publish financial statement
- December final financials complete
- Transfers figured
- Budget paperwork to department heads
- Entered auditor journal entries for 6-30-25
- Balance coll account for January
- Figure transfers
- Balance 20+ bank accounts, journal entries etc, for January preliminary reports
- Planning & Zoning meeting and minutes 2-25-26
- Meet with CTI regarding conference room and upcoming meetings
- Adm. Committee meeting and minutes 2-23-26

Economic Development January 2026 Staff Report

- Phones, emails and inquiries
- General Research
- Website updates
- Electronic message board
- Social media posts
- Back up building department window
- Updating list of available properties/lots for sale/rent
- Attended Chamber Economic Development Meeting
- Attended the Monthly Chamber Luncheon
- Data Center
- Skate Park

Monthly EMA/EMD Activity Report – February 2026

- Ongoing weather and local emergency monitoring; Issued public information and alerts as applicable or requested
- Supported incoming requests for CodeRED updates
- Commenced the certification process for IPAWS authorization
- Supported and engaged in the Event Action Plan (EAP) planning, operations and/or After-Action Report (AAR) activities for these events: MVR-III Bridge Foundation 5K Shamwalk Race, Partnership St. Patrick's Day Parade
- Reviewed the Special Permit Applications for these events: Kaleidoscope Farmer's Market
- Participating in the planning and public information activity for the 02/25/2026 P&Z Meeting
- Working with applicable folks regarding Bill #5308 on Traffic and Parking Updates
- Attended the 1st/Osage construction project planning meeting
- Maintained the 2026 schedule of City-wide Special Events
- Supported the monthly and weekly siren testing
- Updated emergency contact listings for employee changes
- Ongoing interactions regarding Graphics Packaging International flood planning and mitigation concerns
- Hosted the monthly Pacific Volunteer Response Team (VRT) meeting and training session
- Reviewing draft maps from East-West gateway GIS department for EM and PD use
- Attended the monthly SEMA 2026 FIFA EM planning webinar
- Attended the monthly KCPD WC26 Operational Coordination call
- Attended the monthly Franklin County EMD Coordination meeting
- Attended a TEEEX Public Information in an All-Hazards Incident training course
- Attended Boles FPD CERT meeting

PARKS DEPARTMENT REPORT

Chris Fowler

2/24/26

Parks Superintendent

636-271-0500 X226

Daily cleaning and inspections of all restrooms

Put up two new maps at Red cedar

Put up a new toy at red cedar

Replaced a 12in. pipe in the disc golf

Cut up and haled off a tree at the disc golf that was cut down

Spread gravel on a trail in the disc golf

Repaired two of the disc baskets that got vandalized

Added a roof overhang to the pump room at the pool to cover the acid tank

Picked up leaves

Power washed all the pavilion floors at city park

Moved one set of the big bleachers at Liberty Field

Cleaned off graffiti at Black burn park

Replaced a heating element on the heater in the woman's restroom at Liberty Field

Replaced a faulty GFI in the back of Jensen's Park restroom

Took lights off of the tree at Adams Garden

Took calls and emails for pavilion, ball field, and park rentals

Repaired a damaged slide at the front playground at city park

Replaced a broken timer at the tennis court

Took waterwalls to St.Bridgets

Trimmed trees in the flood buy out lots

Rebuilt two presser valves at Liberty field restroom

Pulled and cleaned the grinder pump at the parks building and replaced a weak breaker

Snaked out the sewer line at the park building

Cut out some honey suckle from the disc golf area

PUBLIC WORKS REPORT

*Robert Brueggemann
Public Works Commissioner
77 Cedar Field
Pacific, MO 63069
Office 636-257-2163
RB@pacificmo.gov*

December 30, 2025 – February 25 , 2026

Mayor and Board of Alderman,

Here are some Public Works Department recent highlights:

- Snowplow/spread 12-hour shifts during snow events
- Work on plows and spreaders, washed and removed
- Moved snow piles off St. Louis and Union Streets
- Repair/replace stop signs, no parking signs and street signs
- Took holiday wreaths down, banners back up.
- Installed banners along Osage lights
- Repaired hydrant 4th and Denton
- Replaced 4”x 6” reducer in well #2
- Locate curb stop valves missed on shut off list
- 6” water main beak 404 Cypress
- Replacing curbs, inlet boxes and sidewalks on E. Orleans, First Street to Columbus
- Install shelves in office at city hall
- Replaced sections of sidewalk on Candlewick
- Dug grave city cemetery
- Practice snow routes with new employees, filled backup generators, prep for snowstorm
- Frozen water line responses
- Burn brush at lagoon
- Camera sewer lateral on N. Sand during repair
- Hydrant repair S. Fourth
- Expose conduit on lights on Osage for repairs
- Finished installing banners along Osage
- Replacing street signs
- Hydrant repair Oak at Forest Street
- 4” water main break Meramec Street
- Forest Glen hydrant repair
- Rebuild 10” check valve at Lift Station #2
- Camera sewer lateral 322 S. Columbus for new construction
- Dug grave at Resurrection Hill Cemetery
- Clean sewer on Fourth Street
- Safety Committee meeting

Some future projects include:

- Install curb and gutter on dead end of 2nd street south of St. Louis Street, paint parking lines
- Locating all sewer manholes for sewer mapping
- Tie in water service in alley on Union St, West of Columbus
- Crack seal Liberty Field Walk path, Heritage Farms, Old Gray Summit Rd, Hawthorne streets
- Abandon 4" water main on E Union St
- Replace bad sections of sidewalks in Silver Lakes, Eagles View and Westlake
- Install water reservoir mixers
- 200 block of N. Columbus sidewalk replacement
- Move fire hydrant on NE corner of Osage and N 1st for intersection improvement project
- 1419 W Congress sidewalk replacement
- 34 Cedar Dr sidewalk replacement
- Replace lights at City Hall (as needed)
- 1100 Jefferson Street repairs
- Westlake Circle concrete street repairs
- Hawthorne concrete street repairs
- Replace 900' of 6" water main on Candlewick and sidewalks after
- Bore for main replacement under E. Osage at 600 E. Osage (waiting on MODOT permit)
- Install culvert 500 W. Pacific
- Paint crosswalk and install Ped-xing signs on Lamar at Bosse (weather permitting)
- Install gas service to Osage Hills Tank station for generator
- Rebuild lift station #2 check valves

Routine items include:

- Daily water/sewer rounds
- Daily water/sewer One Call locates
- Daily service call sheets
- Monthly water shut off list
- Monthly safety meetings
- Meter reading
- Meter changing/repairs
- Routine DNR water samples
- Routine sewer samples
- Monthly sewer DNR reporting
- Water taps and sewer inspections for new construction
- Routine maintenance of equipment and vehicles including police cars
- Brush and bag pick up
- Patching potholes in streets
- Replacing street signs and stop signs as needed
- Monthly Dairy Farmers of America (DFA) sewer surcharge billing

Sincerely,

Robert Bruesemann

February 10, 2026* RECORD OF PROCEEDINGS

CITY OF PACIFIC
TOURISM COMMISSION
300 HOVEN DR
PACIFIC, MO 63069

MEETING

The regular meeting was called to order at 3:30 p.m. by Chairman Orris.

Present: Director Holloway, Director Thomas. Absent: Director Schaper

Other City officials present: Administrator Litterell, Tourism Director O'Malley, City Clerk Barfield.

The Pledge of Allegiance was done.

Public Participation- none

Minutes

- a. Minutes from January 13, 2026

Motion made by Director Thomas, seconded by Director Holloway to approve the minutes. A voice vote was taken with an affirmative result. Nays: none. Chairman Orris declared the motion carried.

New Business

- a. Kathleen Meier/Reality Executive sponsorship request

Kathleen stated they were requesting \$ 2,000 for the Easter Egg Hunt. This would be used for advertising, buns and water. The event is at Liberty Field, and is Easter weekend. The hours are from 9 am to 2 pm. She also asked for the event fee to be waived. Alderman Kelley stated that would go to the Park Board and Board of Aldermen. They are also asking for sponsors for the event. This usually brings in about 1,500 kids. This is a rain or shine event. Tourism Director O'Malley stated if this was approved it would come from the Tourism Commission line, 13-72-243-00. Discussion followed. There was further discussion regarding removing the "Reality Executive" name and adding City of Pacific to the fliers. **Motion made by Director Thomas, seconded by Director Holloway to approve the request for \$ 2,000 tentatively based on Board approval, and allowed by statute, to donate \$2,000 to the Easter Egg Hunt. Chairman Orris asked for any further discussion. A voice vote was taken with an affirmative result. Nays: none. Chairman Orris declared the motion carried.**

- b. Picnic tables

Tourism Director O'Malley stated there is information on picnic tables in the packet. They fold up and can be stored. These would be set out for guests. Discussion followed. **Motion made by Chairman Orris, seconded by Director Holloway to approve six picnic tables at \$ 350**

each. Chairman Orris asked for any further discussion. A voice vote was taken with an affirmative result. Nays: none. Chairman Orris declared the motion carried.

c. The Leader ad discussion

Director O'Malley stated this was for a section of "road trip" in the Leader. This is for one publication, and the costs vary. A full page ad would cost \$ 2,693 for Four Leaders. If this was approved it would come from marketing and promotions. Discussion followed. **Motion made by Director Thomas, seconded by Director Holloway to approve a purchase in the Leader for a full size ad in the amount of \$ 2,693.** Chairman Orris asked for any more discussion. **A voice vote was taken with an affirmative result. Nays: none. Chairman Orris declared the motion carried.**

Old Business

a. Centennial Kickoff Parade in Springfield, MO

Tourism Director O'Malley stated she followed up with the group. They do prefer floats for the parade. Fliers and candy can be passed out. Other businesses can join the city float. There is no limit on the walkers. Staging is at 111 W. Chestnut, the PW Compound. Discussion followed regarding details of the parade. Chairman Orris stated he thought he could volunteer to go down with a truck and a dump trailer. Director Thomas also thought she could go down. The decorating they could work on. If anyone else wanted to go, let them know.

b. Route 66 Magazine

Tourism Director O'Malley stated there was an opportunity to also advertise in the Route 66 magazine. The committee reviewed the information and decided to stick with the Leader this year, and revisit this next year.

c. Google doc for sponsorship request applications-Max

Chairman Orris stated he e-mailed out the Google link earlier today. He asked the committee review it, and this could be discussed next time.

Tourism Director Report

Director O'Malley stated the report is in the packet. In January there was 990 visitors. This is an increase over the last two years, and revenue has almost doubled. There is a tour bus scheduled for June 4th, and a cyclist is trying to break the record for cycling Route 66. He will be here for four hours. He is visiting at the Landing Hub while he is here.

Alderman Report

Alderman Kelley asked when the BBQ was? Director O'Malley stated this is scheduled for May 29-31st. They will be at Liberty Field. There is also a Fall Festival scheduled in October with the soccer association.

Miscellaneous

Director Holloway offered an apology to Director Schaper. He thought he may have been a little harsh with her at the last meeting regarding the Jimmy Smooth event. He did not think we should be giving funds to an event after it was over. It should be done prior, and a form filled out.

The committee also agreed to add the Pledge of Allegiance to the agenda.

Chairman Orris stated he has submitted his resignation effective after the March meeting. He is stretched thin on time and needed to step down.

Adjournment

Motion made by Director Thomas, seconded by Director Holloway to adjourn. There being no further business, the meeting adjourned at 4:31 p.m.

Tourism Director's Report for February 2026

Attendance for 2026

- Monthly Attendance through Feb 23= 815
- YTD attendance thru Feb 23=1805
- February revenue through Feb 23 = \$1591.37

February:

- Route 66 Centennial Meetings both local and state
- Meeting on The Cedar Log
- Met with a few businesses to talk about Red Cedar and see if they have brochures to hand out
- Drafting reports and agendas for meetings
- Social Media updates
- Meetings/working on Route 66 Quilt Trail in Pacific
- Maintenance calls/issues/resolving
- Gathering/calling for quotes for Route 66 potential projects and for upcoming events
- Marketing for upcoming events in Pacific
- Restocking where needed in gift shop/picking up items
- Working on getting volunteers for Red Cedar and events
- Economic Development/tourism meeting
- Creating ads for 2026
- Route 66 BBQ Battle & Bluegrass Festival planning meeting for 2026
- 250th anniversary 4th of July parade planning meeting
- Interviews for magazines talking about Pacific, Red Cedar Inn, and Route 66
- Republication of In Retrospect
- Met with many different representatives and vendors for Route 66 products for gift shop
- Working on Adult and Teen Easter Egg Hunt sponsorships and prizes
- Local author book signing prep and execution of events
- Harvest Festival meeting
- SINGO meetings
- SINGO event
- Free Travel Guide distribution
- Reaching out to car clubs about visits and pop-up car shows for the summer
- Working with Chamber/Partnership on event cards
- Working on speaker series for the summer/fall
- 7 stand alone plaques installed for Historical self guided tour
- Getting quotes for additional plaques
- RFP for fireworks
- Booking tour groups for Red Cedar/Route 66 in Pacific for spring and summer

Projects being worked on:

- Finding volunteers
- Continuing marketing plan for 2026
- Route 66 implementation of ideas from the committee
- Preparing for meeting for Route 66 centennial on how businesses and residents can participate.
- Gathering info 2026 displays/exhibits including the traveling quilt trail on 66 exhibit (coming July-mid September) and the women on 66 traveling exhibit (coming Sept 16/17)
- Interviews with people who grew up in Pacific or have a lot of knowledge about Pacific. This is ongoing. We are keeping it up on Youtube. Once an interview is set, it can take up to 2 hours of conducting the interview. Then time is needed to edit and publish.
- Accessioning.
- Photos and newspaper digitization.

- Updating Interactive Format
- Genealogy obits. This includes cutting out the obits, logging into the computer, alphabetizing and placing in correct binders
- Route 66 Centennial Celebration
- Creating checklists and handbooks for Red Cedar and Events
- Gathering information on sponsorship and grant opportunities for Historical and Route 66
- Stencils for businesses that would put Route 66 in their drives
- Route 66 quilt square project
- Historical Plaque Project

Routine items:

- Cleaning/maintaining Red Cedar
- Returning phone calls and emails
- Asking businesses for brochures or flyers to help advertise to visitors and residents
- Keeping things organized and stocked and sanitized in Kid's Museum
- Historical Society planning and meeting
- Tourism Commission planning and meeting
- Safety meeting
- Facebook posts of upcoming events in the area that are shared with us
- Route 66 Centennial planning and meeting
- Talking with visitors and guests about Pacific and learning about their trip on Route 66
- Taking in loan and donation items
- Getting Red Cedar and Pacific on different websites and places to visit
- The Cedar Log monthly newsletter
- Scheduling
- Meeting with local businesses and owners to see what events are coming up and helping get word out
- Connecting with other cities to get our pamphlets out and letting them know about Pacific
- Making connections with other Route 66 cities
- Logging attendance, loans, research requests, revenue
- Work on research requests
- Speaking with visitors and guests