THE RALLS COUNTY COMMISSION MEETING

Ralls County Voter Registration Clerk, Krysta Armour, designated Junior Muehring as Acting Presiding Commissioner in accordance with RSMo Statute 49.070 in absence of John Lake, Presiding Commissioner.

Ralls County Acting Presiding Commissioner, Junior Muehring, called the adjourned meeting to order at 9:00 am with the following members present, John Wieczorek, Western District Commissioner, Krysta Armour, Ralls County Voter Registration Clerk, Glen Wiley, Road & Bridge Supervisor, and Zach Epperson, Road & Bridge Employee.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

Josh Ketsenburg, Ralls County Assessor, stopped by the commission meeting to get clarification on the current Moratorium. Inquired and commented about it hindering companies from coming in for other economic developments.

Sandy Lanier attended the meeting and asked about when the next Planning & Zoning public meeting was going to be.

Martha Taylor, a new resident of Ralls County, stopped by the meeting to share her thoughts about data centers, and inquired about how the discussion and recent events regarding a data center potentially coming to Ralls County evolved. – Commissioners stated that there was not much information regarding this, but they were informed by the electric company that someone had reached out to the electric company about a possible contract for a data center. As far as they know, no land has been purchased, and they initially were informed about a potential land purchase from the land Tenant who called John Lake. She also asked how people will be informed of future public meetings, especially those that do not have access to Facebook, etc. – Junior Muehring stated that commission meetings are every Monday and Thursday from 9am-12pm and the agendas for those are posted on the door at the courthouse and the Ralls County Website and Facebook pages. Glen Wiley stated that Kristal Hiner, Road & Bridge and Planning & Zoning Secretary, would be bringing a document over that has the current dates planned for Public Meetings regarding proposed additions and updates to the Planning and Zoning Ordinance. This document will be posted on the Ralls County

Website, and available for in-person viewing at Ralls County Road and Bridge department, and the Ralls County Clerk's Office.

Gina Jameson, Ralls County Circuit Clerk & Ex-Officio Recorder of Deeds, stopped by the meeting to give the commissioners the new shred cart quote from IMS to review. Current one ends in September.

Brian Allen, Ralls County Sheriff, stopped by the Commission meeting to give updates. Discussed questions he intends to ask when he meets with a representative from Flock. Answered questions from Sandy Lanier about who can access these cameras.

Commissioners discussed road updates with Glen Wiley, Road & Bridge Supervisor.

Kristal Hiner, Road & Bridge and Planning & Zoning Secretary, joined the meeting. Presented the Commissioners with the Notice of Public Meetings for Planning & Zoning (see attached document), a letter drafted to MODOT for the commissioners to look over in regard to Old Rt. J and informed them of a letter and bill Road & Bridge received from Brightspeed about Juniper Lane that she responded to and is waiting to hear back about.

John Lake, Presiding Commissioner, called to check in on the meeting.

The Ralls County Voter Registration Clerk read minutes from the July 27th, 2026, meeting. Junior Muehring moved to approve minutes as read. John Wieczorek seconded the move. Junior Muehring asked if there was any further discussion. No further discussion. Move passed unanimously.

Junior Muehring – Yes John Wieczorek- Yes

The Ralls County Voter Registration Clerk read minutes from the August 20th, 2026, meeting. Junior Muehring moved to have these minutes re-read at the next meeting. John Wieczorek seconded the move. Junior Muehring asked if there was any further discussion. No further discussion. Move passed unanimously.

Junior Muehring – Yes John Wieczorek- Yes

The Ralls County Voter Registration Clerk read minutes from the August 24th, 2026, meeting. Junior Muehring moved to approve minutes as read. John

Wieczorek seconded the move. Junior Muehring asked if there was any further discussion. No further discussion. Move passed unanimously.

Junior Muehring – Yes John Wieczorek- Yes

Ralls County Voter Registration Clerk Presented the cooperative remonumentation program contract to the commission for them to sign. Junior Muehring, acting presiding commissioner, Signed the remonumentation program contract.

Junior Muehring moved adjourn at 11:30 am. John Wieczorek seconded the move. Junior Muehring asked if there was any further discussion. No further discussion. Move passed unanimously.

Junior Muehring – Yes John Wieczorek- Yes

In note: Junior Muehring and John Wieczorek will attend a banquet gathering at Martin Equipment after the meeting on September 3rd, 2026.

The Commission will meet again on September 10th, 2026, unless convened by court.

John Lake
Presiding Commissioner

Notice of Public Meeting

The Ralls County Zoning Board Members will hold public meetings regarding proposed additions and updates to the Planning and Zoning Ordinance. The primary purpose of these meetings is to work on rules and regulations for economic development projects, specifically including data centers, along with other updates as needed.

Meetings will be held from 6:30 PM to 8:30 PM in the courtroom of the Ralls County Courthouse, located at 311 S Main Street, New London, MO. The board members will meet on the following dates as needed:

- September 30th, 2026
- October 14th, 2026
- October 28th, 2026
- November 18th, 2026
- December 2nd, 2026

The proposed updates can be viewed on (rallscountymo.gov/planning-zoning.gov/).

The proposed updates will also be available for in-person viewing during regular business hours (excluding holidays) at the following locations:

- **Ralls County Road and Bridge Department:** 1000 Ginny Belle Lane, New London, MO (Monday–Friday, 7:00 AM – 3:00 PM)
- **Ralls County Clerk's Office:** 311 S Main Street, New London, MO (Monday–Friday, 8:00 AM – 4:30 PM, closed for lunch from 12:00 PM – 1:00 PM)

CHAPTER 30- ECONOMIC DEVELOPMENT PROJECTS & DATA CENTERS

ARTICLE 1: PURPOSE

The purpose is to protect the health, safety and welfare of the citizens of Ralls County, Missouri by regulating economic development projects and data centers in the county's unincorporated areas. Specifically, it is intended to protect underground water aquifers, existing power supplies, and the streams, rivers and lakes of Ralls County, Missouri, including Mark Twain Lake , while controlling noise, from economic development projects and data center operations and protecting property values and quality of life throughout Ralls County.

ARTICLE 2: PERMITS

Ralls County Commission shall have the authority to require, issue, manage, and revoke all permits and agreements required for the construction, maintenance, operation, and decommission of economic development projects and data centers. These permits and agreements will be required in all unincorporated areas of Ralls County, Missouri for the construction, maintenance, operation, and decommission of economic development projects and data centers. Permits and agreements authorized to be issued or required by the Ralls County Commission include, but are not limited to, Conditional Use Permits (CUP), Developer Agreements, and various types of studies and modeling reports required prior to issuance of any required permits.
The permit application fee shall be due and payable with the Construction Permit Application. The construction permit is valid for 30 months and is non-transferable.

1. Upon completion of construction the county will conduct an audit and may revoke said permit for non-compliance set forth within the zoning ordinance and Appendix F (American Made Requirement)
2. If found to be in non-compliance, you will have thirty (30) days from the date of notification on non-compliance to rectify any issues noted. If not rectified the permit will be revoked and all applicable procedures will have to be followed for reissuance of permit.
3. Any person aggrieved by the decision to revoke any permit provided herein may appeal the revocation to the Ralls County Board of Appeals.

ARTICLE 3: DEFINITIONS

A data center is a secure physical facility designed to house critical computing infrastructure, servers, and network equipment. Such facilities are classified as industrial uses requiring significant power, water for cooling, and specialized infrastructure. They range from small enterprise installations to large scale campus developments of fifty (50) acres or more and require appropriate zoning.

An economic development project is a coordinated, strategic initiative designed to improve a community's economic well-being and quality of life. It focuses on creating or retaining jobs, expanding the local tax base, upgrading infrastructure, and fostering long-term regional prosperity through public and private efforts.

ARTICLE 4: ECONOMIC DEVELOPMENT PROJECT AND DATE CENTERS CATEGORIES

Small: Defined as having power consumption from one (1) megawatt to five (5) megawatts per day, and having a maximum square footage dedicated to facility operations of ten thousand (10,000) square feet. These types of facilities require special permitting and have special requirements for water consumption and disposal as well as power consumption/generation.

Medium: Defined as having power consumption from five (5) megawatts to seventy-five (75) megawatts per day, and having a maximum square footage dedicated to facility operations of one hundred thousand (100,000) square feet. These types of facilities require special permitting and have special requirements for water consumption and disposal as well as power consumption/generation.

Large: Defined as having power consumption in excess of seventy-five (75) megawatts per day, and having square footage dedicated to facility operations in excess of one hundred thousand (100,000) square feet. These types of facilities require special permitting and have special requirements for water consumption and disposal as well as power consumption/generation.

ARTICLE 5: POWER REQUIREMENTS

The following requirements apply to all small, medium, and large economic development projects and data centers:

1. Submit a Grid and Power Capacity Assessment as required under Article 9 (D)(1) documenting maximum power consumption and generation at peak operation.

2. A tentative agreement or letter of intent from the power provider outlining their ability to provide power to the facility and in what capacity they plan/are able to supply power to the facility. This statement is required to ensure that sufficient start up power will be available without impacting residential or existing commercial uses.

3. If the facility plans to self-general all power required for the center, then an overview of the power generation plan including type of generation, size of the generating facility, noise generation, infrastructure requirements, environmental considerations, and any other detail of significant impact regarding the facility. A tentative agreement with the local power provider to purchase excess generation from the facility should also be included.

4. Within three (3) years of commencing operations, on-site power generation requirements as follows: A Power Generation Report outlining the specific plans to fulfill the power generation requirements is required prior to the issuance of a Conditional Use Permit (CUP) and shall be considered a condition of same as well as a condition of the Development Agreement:

    a. **Small** sized data center operations have no power generation requirements unless the local utility is unable to reliably provide power to the facility without service interruptions to residential and existing commercial uses. If the utility cannot certify that it can generate/supply the power required for the facility, then a plan must be submitted

showing an onsite power generation facility, or an agreement encompassing a power generation facility in tandem with power provided by the local utility to meet the operation's power requirements.

b. **Medium** sized economic development projects and data center operations are required to construct and continuously operate power generation facilities that are capable of providing a minimum of 100% of the power required during peak load times.

c. **Large** sized economic development projects and data center operations are required to construct and continuously operate power generation facilities that are capable of providing a minimum of 110% of the power required during peak load times.

ARTICLE 6: COOLING WATER REQUIREMENTS

1. All economic development projects and data centers, regardless of size, as required by Article 9(D)(2) to submit a Water and Lifecycle Resource Analysis outlining all proposed water uses.

2. Medium and Large economic development projects and data centers are prohibited from obtaining cooling water from on-site wells, municipal or private connections, or any surface water source including Mark Twain Lake and its tributaries. Cooling water, including the initial system charge and ongoing make-up water, must be collected from rainwater runoff captured from impervious surfaces (rooftops and parking/driving areas) created during construction. Access to cooling water from any perennial stream is also prohibited. The facility must have an enclosed, secure storage capacity (above or below ground tanks) of two and a half (2.5) times the gross building square footage, in gallons, of said water (Example: 100,000 square feet x 2.5 = 250,000 gallons required storage. It should be noted that in this example, it would take approximately 4 inches of rain to create 250,000 gallons of water, collected only from the rooftop load, with an efficient collection system.) If an economic development project or a data center can demonstrate beyond a reasonable doubt that any drought condition is creating a situation where it is not possible to collect enough water to satisfy the approved make up water requirement, special permission may be issued by the Ralls County Commission to obtain said water from a metered municipal source during the drought period. Such permission must be renewed monthly.

   Any potable water for human use/consumption must be obtained through a metered municipal/publicly owned connection. Potable water connections will be monitored for appropriate use volumes. Use volumes will be determined by the publication issued by the State of Missouri, "Missouri Laws Accompanied by Department of Health and Senior Services Rules", table 2A. Using this table, all data centers will be governed by "Warehouses" and will be allowed to use 30 gallons of water per employee per shift.

3. All economic development projects and data centers, regardless of size, are prohibited from installing evaporative chillers.

4. All small, medium, and large sized economic development projects and data centers are

required to have closed loop cooling systems. Cooling equipment for temperature maintenance of the water must be above ground, mechanical or ambient type devices. Underground or geothermal cooling wells or equipment are prohibited. Mechanical chillers and similar devices, which emit any type of audible sound, have special setback requirements due to sound/noise emissions that are found later in this chapter.

5. Cooling coils from closed loop cooling systems are prohibited from being placed in any perennial stream or public lake or pond. Lakes, ponds, and impoundments created by an economic development project or data center project for the purpose of submersing coils for the cooling system may only be utilized when the surface water temperature of said lake, pond, or impoundment is no greater than 100.00 degrees Fahrenheit.

6. All medium and large sized economic development projects or data centers must have cooling system discharge/make up water restrictions. These operations are restricted to a discharge from their cooling system equal to their gross square footage, in gallons, per calendar month (100,000 square foot facility can discharge/make up 100,000 gallons of water per calendar month). All make-up water must come from sources allowed in item two (2) of this section. There are also special requirements for the treatment of cooling system discharge water that are found later in this chapter.

ARTICLE 7: WASTE DISPOSAL REQUIREMENTS

1. A Water and Lifecycle Resource Analysis is required by Article 9 (D)(2) for small, medium, and large economic development projects and data centers.

2. All domestic waste from the facility (hand washing, toilet flushing, washing machine discharges, safety and other showers, etc.) must be discharged to an appropriately sized facility approved and permitted by the Ralls County Health Department or the Missouri Department of Natural Resources (MDNR).

3. Industrial waste, including cooling system water discharges and all other non-domestic flows are required to be routed to an approved facility, such as an industrial evaporator or other approved technology. All collection facilities must consist of concrete, water-tight basins or tanks or other approved structures or tanks meeting the same requirements. Surface or subsurface discharged after treatment is prohibited. These flows may also be collected and hauled to an approved industrial waste treatment facility licensed by the Missouri Department of Natural Resources (MDNR).

ARTICLE 8: NOISE RESTRICTIONS, SCREENING, DESIGN AND SETBACKS

1. All small, medium, and large economic development projects and data centers are required by Article 9(D)(4) to submit an Environmental and Continuous Noise and Mitigation Report to assess the impact of the sound created by the operation.

2. All economic development projects and data centers, regardless of size, which utilize chillers for cooling must meet the following setbacks

a. Ground-mounted chillers: One thousand foot (1000') minimum separation from any residential, educational, hospital, or recreational use; sound attenuation providing a minimum 12 dB noise reduction is required.

b. Roof-mounted chillers: One thousand five hundred foot (1500') minimum separation from any residential, educational, hospital, or recreational use; sound attenuation screen or parapet providing a minimum 12 dB noise reduction is required.

3. All economic development projects and data centers, regardless of size, which utilize generators for backup power, must meet the following requirements:

   a. Roof mounted generators are prohibited.

   b. All generators must meet Tier 4 Final emission standards.

   c. Ground-mounted generators: One thousand foot (1000') minimum setback from residential, educational, hospital, or recreational use.

   d. All ground mounted generators are required to have sound attenuation installed capable of a minimum noise reduction of 12dB.

4. Vibration limit, all economic development projects and data centers, regardless of size: Maximum vibration allowance of 1.5 mm/s (one and one half millimeters per second) measured at a distance of 500' (five hundred feet) from any structure, machinery, and equipment for the operation.

5. Noise emission, all economic development projects and data centers, regardless of size: Maximum noise emission allowance of 60 dB (sixty decibels) measured at a distance of 500' (five hundred feet) from any structures, machinery, and equipment for the operation.

6. Parking and driveways, all economic development projects and data centers, regardless of size: Parking and driving surfaces must meet warehouse standards. Minimum driveway width: 36' (thirty-six feet). Required parking: 1 (one) space per 500 (five hundred) square feet of gross-floor area.

7. The following additional setbacks apply to economic development projects and data centers. No structures other than roadways, septic fields (and associated structures such as tanks and controls for same) for domestic wastewater discharge/treatment, or perimeter fences are allowed in the setbacks:

   a. Small sized economic development projects and data centers:

      i. Minimum 1000' (One Thousand Foot) setback from any property line.
      ii. Minimum 3000' (Three Thousand Foot) setback from Mark Twain Lake or any

classified stream, lake, or river.

b. Medium sized economic development projects and data centers:
   i. Minimum 2500' (Two Thousand Five Hundred Foot) setback from any property line.
   ii. Minimum 4000' (Four Thousand Foot) setback from Mark Twain Lake or any classified stream, lake or river.

c. Large sized economic development projects and data centers:

   i. Minimum 4000' (Four Thousand Foot) setback from any property line.
   ii. Minimum 6000' (Six Thousand Foot) setback from Mark Twain Lake or any classified stream, lake, or river.

8. Outdoor facility lighting must meet the following requirements:

   a. All lighting mounted to facility structures must have a shield installed that directs the lighting downward. The shield must be installed so that the opening created by the shield for the emitted light is 90 (ninety) degrees to the pavement/ground surface below it.

   b. The maximum height of lighting mounted to facility structures shall be the structure wall height on which it is located. Lighting may not be located above this level on mansards, gables, parapets, or any roofing or screening structure. Roof top lighting may be installed for the purpose of maintenance and repairs and may only be in service during these operations.

   c. Parking lot lighting shall have a maximum height, which includes all structures and associated equipment, of 25 (Twenty-five) feet. All lighting must have a shield installed that directs the lighting downward. The shield must be installed so that the opening created by the shield for the emitted light is 90 (ninety) degrees to the pavement/ground surface below it.

9. Setbacks and Height: The building must match the front, side, and rear yard setbacks of the adjacent residential zone, and roof height cannot exceed typical two-story home limits.

   a. Exterior Materials: Facades must use residential finishes like brick, wood siding, or stucco, and prohibit exposed metal panels or large corrugated siding.
   b. Windows and Doors: False or functional residential-style windows with panes and shutters, plus a front-facing pedestrian entry door, are required to mimic a house.
   c. Landscaping: Deep perimeter vegetative buffers, mature trees, and residential-style front lawns must replace standard industrial chain-link fencing and gravel lots.
   d. Noise and Equipment: Mechanical cooling units and backup generators must be fully enclosed within the structure or sound-proofed behind residential garage-style doors to meet local decibel limits.

ARTICLE 9: MANDATORY THIRD-PARTY IMPACT STUDY FOR ECONOMIC DEVELOPMENT PROJECTS AND DATA CENTERS

A. Applicability and Triggering Criteria

An independent, third-party Infrastructure, Environmental, and Fiscal Impact Study (hereafter referred to as "the Study") shall be required as a condition precedent to the review, processing, or approval of any rezoning, conditional use permit (CUP), or site plan review for any project meeting any of the following criteria:

1. **Data Centers:** Any facility dedicated to the centralized storage, management, and processing of digital data.
2. **High-Demand Utilities:** Any economic development project with a projected peak electrical demand exceeding thirty (30) megawatts (MW).
3. **High-Water Usage:** Any project with a projected daily water consumption or cooling lifecycle requirement exceeding **[50,000 or 100,000]** gallons per day.

B. Selection, Management, and Neutrality of Consultant

1. **Retention and Oversight:** The Ralls County Commission shall have sole and exclusive authority to select, retain, and manage the qualified professional consultant(s) to perform the Study.
2. **Developer Separation:** The applicant/developer shall have no role in the selection, directional control, or drafting of the Study.
3. **Conflict of Interest:** The selected consultant must have no prior financial, consulting, or contractual relationships with the applicant, developer, parent companies, or subsidiaries within the preceding five (5) years.

C. Funding Mechanism

1. **Applicant Expense:** All costs associated with the procurement, execution, and legal review of the Study shall be borne entirely by the applicant.

D. Mandatory Scope of the Study

The Study must objectively evaluate and quantify the localized impacts of the proposed development, including but not limited to:

1. **Grid and Power Capacity Assessment:** Evaluation of the local electrical grid's capacity to support the project without diminishing baseline reliability, increasing rates, or accelerating infrastructure wear for existing residential and commercial ratepayers.
2. **Water and Lifecycle Resource Analysis:** Quantification of peak and average daily water consumption, impacts on the local aquifer or municipal water system, wastewater discharge volumes, and potential thermal pollution risks.
3. **Employment and Wage Verification:** An assessment of the true number, duration, and local residency percentage of temporary construction jobs versus permanent, full-time onsite roles, including median wage projections.

4. **Environmental and Continuous Noise Mitigation:** Measurement of ambient noise baselines and predictive modeling of continuous decibel outputs from industrial cooling infrastructure, chillers, and backup diesel generators to ensure compliance with adjacent zoning buffers.

E. Public Notice and Timeline

1. **Public Availability:** The completed Study shall be delivered directly to the Ralls County Commission and made fully available to the public for review a minimum of thirty (30) calendar days prior to any public hearing or binding vote.
2. **Incorporation into Record:** The findings, conclusions, and recommendations of the Study shall be incorporated into the official administrative record of the application.

ARTICLE 10: VIOLATIONS, FINES, AND PERMIT REVOCATION

1. Any economic development projects and data centers, regardless of size, found to be out of compliance with the conditions of this zoning ordinance, or out of compliance with any of the conditions/restrictions found in their Conditional Use Permit (CUP), or their Development Agreement shall be notified of the violation in writing. The operation will have a period of 14 calendar days from the date of issuance of the violation letter to correct the violation. After the 14-calendar day period from the date of issuance of the violation, the following penalties will apply:

    a. For every day that the violation remains uncorrected and/or not brought into compliance after the 14-calendar day period, the following fines shall be assessed against the industrial technology facility:

        i. **Small** sized economic development projects and data centers: $5,000.00 (Five Thousand Dollars) per day fine with each day considered a separate violation. This fine will be in addition to any fines associated with the revocation of the Conditional Use Permit required to operate the facility.

        ii. **Medium** sized economic development projects and data centers: $25,000.00 (Twenty-Five Thousand Dollars) per day fine with each day considered a separate violation. This fine will be in addition to any fines associated with the revocation of the Conditional Use Permit required to operate the facility.

        iii. **Large** sized economic development projects and data centers: $50,000.00 (Fifty Thousand Dollars) per day fine with each day considered a separate violation. This fine will be in addition to any fines associated with the revocation of the Conditional Use Permit required to operate the facility.

2. After a period of 30 calendar days from the date of issuance of the violation letter, the Conditional Use Permit (CUP) permitting the operation of the facility shall be suspended or revoked and a Cease-and-Desist order shall also be issued and all operations at the facility shall be suspended or terminated. No work or activity shall be allowed at the site other than

that activity required to bring the facility back into compliance. The issuance of a new Conditional Use Permit or the reinstatement of a suspended Conditional Use Permit will only occur after an inspection certifying compliance with all conditions of this zoning ordinance, the Conditional Use Permit, and the Development Agreement associated with the facility. Continued operation of the facility after the revocation or suspension of the facility's Conditional Use Permit shall incur the following ADDITIONAL fines:

i. **Small** sized economic development projects and data centers: $25,000.00 (Twenty-Five Thousand Dollars) per day fine with each day considered a separate violation. This fine will be in addition to any fines associated with item one (1) in this section.

ii. **Medium** sized economic development projects and data centers: $125,000.00 (One Hundred Twenty-Five Thousand Dollars) per day fine with each day considered a separate violation. This fine will be in addition to any fines associated with item one (1) in this section.

iii. **Large** sized economic development projects and data centers: $500,000.00 (Five Hundred Thousand Dollars) per day fine with each day considered a separate violation. This fine will be in addition to any fines associated with item one (1) in this section.

3. Any economic development projects and data centers that has their Conditional Use Permit (CUP) revoked or suspended and brings the facility back into compliance with this zoning ordinance, their Conditional Use Permit, and their Development agreement, resulting in the reinstatement of a suspended Conditional Use Permit (CUP) or issuance of a new Conditional Use Permit (CUP), shall operate under a 180 (One Hundred Eighty) day probationary period during which they are required to demonstrate consistent compliance with this zoning ordinance, their Conditional Use Permit (CUP), and their Development Agreement. Any violation of the conditions outlined in these documents during the probationary period will result in immediate revocation of their Conditional Use Permit (CUP) and the maximum fines outlined in item two (2) of this section shall apply.

ARTICLE 11. TAX INCENTIVES, ABATEMENTS, AND OWNERSHIP

The following prohibitions apply to all economic development projects and data centers, regardless of size.

1. No economic development projects and data centers are eligible for any tax incentives, including but not limited to Tax Increment Financing (TIF), Enhanced Enterprise Zone (EEZ), or Data Center Sales and Utility Tax Exemptions.
2. No economic development projects and data centers are eligible for property tax abatement, rate freezing, or any other reduction from the full assessed property tax calculated under standard county formulas.
3. No economic development projects and data centers may be included in any special taxing district, including Transportation Development Districts (TDD), Neighborhood Improvement

Districts (NID), or Community Improvement Districts (CID).

4. No other entity may abate any tax lawfully due to Ralls County on behalf of any economic development projects and data centers, including Sales Tax, Use Tax, and Property Tax.
5. No economic development projects and data centers may be owned in whole or in part by a foreign company, Port Authority, Airport Authority, Holding Company, Navigation District, or other umbrella-type corporate structure.
6. The conditions, standards, and requirements of any associated Conditional Use Permit (CUP) or Development Plan shall run with the land. Any subsequent owner, lessee, tenant, corporate successor, or assignee of the property or facility shall be bound by all operational limitations, monitoring requirements, and maintenance obligations established herein, exactly as if they were the original applicant.

ARTICLE 11. REPAIR OF ROADS AND BRIDGES

The applicant/owner shall have on file a Road Use Agreement with the County of Ralls, Missouri.

ARTICLE 13. DECOMMISSIONING AND FINANCIAL ASSURANCE

1. **Decommissioning Plan Required:** As a condition of approval, the applicant shall submit a comprehensive decommissioning plan certified by a licensed professional engineer. The plan shall detail the complete removal of all principal and accessory structures, foundations, generator fuel tanks, batteries, cabling, and interconnection infrastructure.
2. **Financial Security:** Prior to the issuance of any building or construction permits, the operator shall post a performance bond, irrevocable letter of credit, or other surety acceptable to the County of Ralls, Missouri, made payable to the county.
3. **Amount:** The security amount shall be set at 110 percent of the estimated net cost of decommissioning, as verified by the municipal engineer. Salvage value offsets may only be included if substantiated by firm third-party recycling contracts.
4. **Periodic Review:** The owner shall provide an updated, engineer-certified cost estimate every five (5) years. If the estimated cost increases, the financial assurance shall be increased correspondingly within sixty (60) days of approval.
5. **Default and Release:** If the operator fails to complete decommissioning within the mandated timeframe, the county may draw upon financial security to complete the work. The bond shall be released only upon satisfactory of the Zoning Enforcement Officer inspection and verification of complete site restoration.

PASSED, APPROVED, AND ADOPTED by the RALLS County Commission of RALLS

County, Missouri, on the _____day of __, 20____.

RALLS COUNTY, MISSOURI

(Seal)

By:_____
John W Lake, Presiding Commissioner

By:_____
Junior Muehring, Eastern Commissioner

By:_____
John Wieczorek, Western Commissioner

Attest:

_____
Brandy Flynn, Ralls County Clerk

MIKE KEHOE
GOVERNOR

DEPARTMENT *of* AGRICULTURE
STATE OF MISSOURI
JEFFERSON CITY
Serving, promoting and protecting the agricultural producers, processors and consumers of Missouri's food, fuel and fiber products.

CHRIS CHINN
DIRECTOR

CONTRACT FOR SERVICES
BY AND BETWEEN

RALLS COUNTY

AND

THE MISSOURI DEPARTMENT OF AGRICULTURE

CONTRACT NO. 27-16

THIS AGREEMENT entered into this 1st day of September, 2026 by and between RALLS COUNTY, Missouri (hereinafter called the "County"), and the DEPARTMENT OF AGRICULTURE, (Director of the Department of Agriculture, Director of Division of Weights, Measures & Consumer Protection, and State Land Surveyor) hereinafter called the "Department."

WHEREAS, the County desires to engage the Department to render certain services hereafter described in connection with delineation of section and quarter section corners of the United States Public Land Survey and known as the County Surveyor Cooperative Remonumentation Program.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. **EMPLOYMENT OF COUNTY SURVEYOR. The County hereby agrees to engage the County Surveyor to perform the services hereinafter set forth.**

2. **SCOPE OF SERVICES. The County Surveyor will remonument corners of the United States Public Land Survey, that meet at least one of the following requirements:**

   A. **Original Evidence - An original corner established by the original government surveyor under contract from the General Land Office, for which sufficient original evidence exists to definitely locate the position of said corner.**

   B. **Chain of Evidence - A perpetuated corner for which records by county, or other surveyors, positively show subsequent witness marks when positive evidence of the original witness marks still exist, and the chain of perpetuation is not broken.**

C. Reestablished Corner - A county surveyor may make application for the restoration of a reestablished corner if there is record documentation verifying the corner was reestablished by a former county surveyor in accordance with the procedures outlined in the Missouri statutes in force at the time of the reestablishment. Record documentation must exist verifying the corner was properly reestablished at least twenty (20) years ago, and the corner is not in conflict with another marker. Sufficient measurements shall be shown on the corner document to indicate the corner was properly reestablished.

D. Established Corner - A county surveyor may make application for the remonumentation of a PLSS corner, not monumented during the original government survey, but the position of the corner is shown on the government township plat. So long as the corner was properly established by a former county surveyor in accordance with the procedures outlined in the Missouri statutes in force at the time of the establishment. Record documentation must exist verifying the corner was properly established at least twenty (20) years ago, and the corner is not in conflict with another marker. Sufficient measurements shall be shown on the corner document to indicate the corner was properly established.

E. Long Standing Corner - A poorly monumented and/or documented corner whose basis for remonumentation is its long use and acceptance by local residents, and land surveyors, as the government corner, along with its general agreement with the GLO survey in the area. Long usage is at least twenty (20) years of undisputed use. Sufficient measurements shall be shown on the corner document to depict the corner position related to the proportionate position.

F. Addition of State Plane Coordinates to a Previously Monumented Corner - A previously monumented corner through the County Surveyor Cooperative Remonumentation Program without published Missouri State Plane coordinates may qualify for this program. The corner must either be a monumented corner having original evidence or a chain of evidence confirming the monument is at the original corner position.

3. DEPARTMENT TO FURNISH MONUMENTS. The Department will furnish the County Surveyor with all necessary material (monuments, witness signs, posts and tree tags) required for remonumentation.

4. PROCEDURE.

The county surveyor must meet the following deadlines in performing the work under this contract:

A. Submit to the Department of Agriculture's Land Survey Program a partially completed application for remonumentation (Certified Land Corner Document) on each corner on or before November 2, 2026. The Department of Agriculture's Land Survey Program will approve or disapprove the preliminary documents within 30 days.

The partially completed Certified Land Corner Document must contain the following information:

5. Sufficient information to show that the corner was properly (in accordance with Missouri's Statutes) established or reestablished by the previous surveyor and measurements to show the corner's agreement with the GLO survey of the area.

C. Sketch of corner showing all information provided on page 1, including all site evidence recovered, distances to other recovered PLSS and property corners and lines of occupation.

D. The remonumentation can begin when the partially completed Certified Land Corner Document has been submitted and approved and monuments have been delivered to the surveyor. Remonumentation shall be in accordance with the Department of Agriculture's 5/8" rebar with aluminum cap installation details.

E. Surveyor shall provide State Plane Coordinates on all final Certified Land Corner Documents. Submit completed documents on or before March 1, 2027. The Department of Agriculture's Land Survey Program will approve or disapprove the forms within 15 days;

F. Make any corrections to monumentation or documents and resubmit along with an invoice to the county on or before May 3, 2027. Failure to meet the above deadlines shall, at the option of the Department, be cause for termination of this contract after the County is duly notified in writing.

G. Upon approval by the State Land Surveyor of the remonumentation and Certified Land Corner Restoration documents, reimbursement by the Department shall be made as outlined in paragraph 9 below.

5. TERMINATION OF CONTRACT CAUSE. If through any reasonable cause, the Department cannot fulfill its obligation under this contract, or if the County cannot for any reasonable cause fulfill its obligation, this contract can be terminated. In the event either party finds it necessary to request a cancellation such fact will be revealed without delay so that as much time as possible can be devoted to a settlement. Every effort will be made to prevent loss to the County or the Department.

6. CHANGES. The County or Department may, from time to time, require changes in the scope of services and the time of performance hereunder. Such changes, including any increase or decrease in the amount of compensation, which are mutually agreed upon by and between the County and the Department, shall be incorporated in written amendments to this contract.

7. GOVERNING LAW. This contract shall be interpreted under and governed by the laws of the State of Missouri.

8. REIMBURSEMENT BY THE COUNTY. The County agrees to reimburse the County Surveyor for his services rendered by the terms of this contract.

Description of original and subsequent surveys referencing this corner. References shall include:

1. Date of survey; at a minimum the month and year the survey was preformed.

2. Surveyor of record; the name and title of the surveyor actually performing the field work. The name listed in the index is not always the name of the surveyor performing the field work. List the surveyors title, Deputy Surveyor, County Surveyor, Deputy County Surveyor, Practical Surveyor (used to describe a private surveyor prior to licensure), and/or PLS number.

3. Location of survey record; the Volume and Page of the Original Survey. The County Surveyor Record Book and Page, or any Book and Page where the survey information can be located in the Courthouse. If the survey is not recorded or filed in the Courthouse, the location of the survey in the Land Survey Index database should be used along with the type of record.

4. A complete description of the monument(s) that have marked the corner as they appear in the record. All witness accessories shall be noted including the accessories recovered. All of the information the surveyor used to determine the corner position shall be described.

5. All measurements the surveyor of record made to other corners from the subject corner shall be listed including the distances measured by the original surveyor.

B. Description of corner evidence found:

1. Sufficient description of original survey evidence recovered; if no evidence of the original survey is recovered it must be so noted.

2. Sufficient description of subsequent survey evidence recovered; if no evidence of any subsequent survey is recovered it must be so noted.

3. Sufficient information to justify this is the best the position for the corner. Show evidence this position is relied upon by local residents (i.e.: longstanding fences and other land use). That this position has been used by other surveyors and no other monumentation exist that confuses the position of the corner.

4. Sufficient measurements to show agreement with the GLO and subsequent surveys of the area. Every attempt shall be made to recover adjacent PLSS corners in the area and compare the recently measured distance with the original measurement. Every attempt shall be made to recover PLSS and property corners established by County Surveyors, and other surveyors of record and compare the recently measured distance with the subsequent measurement.

9. REIMBURSEMENT BY THE DEPARTMENT. The Department will reimburse the county $400.00 for each corner remonumented not having a valid objection and remonumented in accordance with this agreement. The County will submit to the Department of Agriculture's Land Survey Program an invoice for these services along with a copy of the County Surveyor's invoice to the county. THIS AGREEMENT SHALL BE SUBJECT TO THE OVERALL MAXIMUM OF $1,200.00 FOR THREE (3) CORNERS.

10. STATEWIDE EPROCUREMENT SYSTEM. In order to be reimbursed by the Department, the County must be registered in MissouriBUYS, powered by MOVERS. MissouriBUYS, powered by MOVERS is the new statewide electronic procurement system and the only method used for reimbursement on this contract. Please visit https://MissouriBUYS.mo.gov to register.

11. CONTRACT PERIOD. This contract shall expire on: June 1, 2027.
IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the aforementioned date.

ACCEPTED:

Presiding County Commissioner — (Date) 9-3-26

RECOMMENDED FOR APPROVAL:

Scott Faenger, PLS
State Land Surveyor — (Date)

APPROVED:

Jimmy Williams, Director
Division of Weights, Measures & Consumer Protection — (Date)

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:05 am with the following members present, Junior Muehring, Eastern District Commissioner, Shane McClelland, Planning & Zoning Administrator, and Krysta Armour, Ralls County Voter Registration Clerk.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

Glen Wiley, Road & Bridge Supervisor, and Zach Epperson, Road & Bridge employee, joined the meeting at 9:15am.

FSA office will remain open.

John Lake discussed his visit to a data center in Iowa. There are very few 30–50-watt data centers in the country. John talked with an employee at the data center and brought up some of the public's concerns regarding data centers like noise, effects on wildlife, and water usage. The employee stated that the closed loop systems do not use as much water. In the month of July, they only added 1 gallon of water to the loop system.

John Wieczorek, Western District Commissioner, joined the meeting at 9:20am.

The Commissioners signed accounts payable.

Shane McClelland informed the commissioners of some recent calls he has received from the community.

Josh Ketsenburg, Ralls County Assessor, stopped by the commission meeting to inquire and comment about the Moratorium and its effect on other companies coming in for other economic developments with all the commissioners present. Discussed not wanting to hinder the county from growing as companies tend to move quickly when looking for potential places.

Lynn Thomas-Heath attended the meeting to share her opinion on data centers and asked questions about industrial/commercial zoning in Ralls County and permit costs/ if the commission or planning & zoning have discussed raising

these to bring more revenue to the county in other ways. -Josh Ketsenburg, Ralls County Assessor, mentioned that becoming more restrictive will cause more pushbacks from residents of the community and in order for a county to grow there needs to be incentives.

Glen Wiley, Road & Bridge Supervisor, discussed road and dust control updates with the Commissioners.

John Lake, Presiding Commissioner, left the meeting at 10:24am to attend a personal engagement.

Ralls County Voter Registration Clerk, Krysta Armour, designated Junior Muehring as Acting Presiding Commissioner in accordance with RSMo Statute 49.070 in absence of John Lake, Presiding Commissioner.

Brandy Flynn, Ralls County Clerk, stopped by the meeting to discuss the FY2026 budget. Presented a budget comparison for the last 5 years for the months of September- December.

Acting Presiding commissioner, Junior Muehring, signed Capital improvements.

John Lake, Presiding Commissioner, called into the meeting to discuss Bridge projects.

Junior Muehring, acting presiding commissioner, Signed the IMS Shred Cart Quote.

Junior Muehring moved adjourn at 12:00 pm. John Wieczorek seconded the move. Junior Muehring asked if there was any further discussion. No further discussion. Move passed unanimously.

Junior Muehring – Yes John Wieczorek- Yes

The Commission will meet again on September 14th, 2026, unless convened by court.

John Lake
Presiding Commissioner

IMS TECHNOLOGY GROUP

Ralls County Recorder, MO - 2026 Routine Shred Renewal

Quote created: August 21, 2026 Reference: 20260821-094510776

Ralls County Recorder, MO
311 South Main Street
New London, MO 63459
United States

Gina Jameson
gina.jameson@courts.mo.gov
(573) 985-5633

Comments

This quote is for October, November, and December of 2026.

Carts and consoles are for paper only. Please remove any non-paper items such as binder clips, 3-ring binders, spiral-bound notebooks, hardback books, plastic, trash, etc. Small paper clips and staples are okay.

Mixed media can be destroyed but are at a different rate and need to be placed in separate container.

Karen Widaman - Client Success Manager IMS Technology Group

Products & Services

Shred Cart - 28 Day Pickup (M) Shred Cart - 28 Day Pickup, 13 Tips Per Year ($60.50)	1 x $65.54 / month for 3 months

Missing or Damaged Console/Cart Document Shredding - Missing or Damaged Console/Cart	0 x $180.00
Contaminated Receptacle Document Shredding - Contaminated Receptacle - In the event a contaminant is found, the client will be notified in writing only & will be invoiced according to the contaminated receptacle fee.	0 x $500.00
Purge - 1 Cube Box Purge - 1 cube box	0 x $10.00
Purge - 2 Cube Box Purge - 2 cube box	0 x $18.00
Purge/Shred Cart (non-routine service) Purge/shred cart (non-routine service)	0 x $60.00
Out-of-route (purge pickup fee) Delivery/Pickup - Out-of-route (purge pickup fee)	0 x $150.00

Monthly subtotal	$65.54
One-time subtotal	$0.00
Recycle Fee	$3.28
5% tax	
Fuel Surcharge Fee	$3.28
5% tax	
Total	$72.10

Signature 9-10-2026

Before you sign this quote, an email must be sent to you to verify your identity. Find your profile below to request a verification email.

This quote expires on October 20, 2026

Purchase terms

I accept the IMS Shredding Service Terms & Conditions as detailed on our website located here.

Prices are subject to change after 30 days. Our payment terms are net 15 with approved credit through ACH.

We accept credit card payments up to $2,000. If the payment exceeds $2,000, a processing fee of 4% will be applied.

IMS Technology Group's minimum scan project cost is $250. If the project total is less than $250, the client will be invoiced at the minimum scan project cost.

We send all invoices electronically from the email address accounting@imstechnologygroup.com. To ensure proper delivery of invoices, kindly white-list this email address.

By signing this contract, you agree to both the terms and conditions and privacy policy of IMS Technology Group.

Questions? Contact me

Karen Widaman
Client Success Manager
karenw@imssecure.com
+15732346727

IMS Technology Group
4720 E. Liberty Street
Mexico Missouri 65265
United States

Re: Routine Shred Renewal Agreement and Monthly Invoicing

Gina Jameson to Karen Widaman 09/11/2026 10:26 AM
cc rallscountyrecorder

Karen - here is the signed agreement for Oct through Dec 2026 - Let me know if you need anything further.

- Ralls County - IMS shredder renewal - Oct thru Dec 2026.pdf

Gina Jameson
Ralls County Circuit Clerk & Ex-Officio Recorder of Deeds
311 S. Main
P.O. Box 466
New London, MO 63459
573-985-5633 or 5631 - Phone
573-985-3446 - Fax

"Karen Widaman" Gina, I completely understand on all accounts. T... 09/03/2026 09:50:16 AM

From: "Karen Widaman" <karenw@IMSSECURE.COM>
To: "Gina.Jameson@courts.mo.gov" <Gina.Jameson@courts.mo.gov>
Date: 09/03/2026 09:50 AM
Subject: Re: Routine Shred Renewal Agreement and Monthly Invoicing

Gina,

I completely understand on all accounts. The wet signature is just fine. You can scan and email it back to me.

Thanks for our help!

Karen Widaman
Client Success Manager
IMS Technology Group | IMS Shredding
office: 800-803-3685
direct: 573-234-6727

IMS TECHNOLOGY GROUP

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present, John Wieczorek, Western District Commissioner, Junior Muehring, Eastern District Commissioner, Josh Ketsenburg, Ralls County Assessor and Kristen Dietle, Ralls County Deputy Clerk.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

The Commissioners signed accounts payable.

Tiffany McIntire, a Ralls County resident, attended the meeting, she asked the commissioners if they were able to get the text messages per a sunshine request. They said they were working on this. She asked the commission if they were planning on changing the moratorium. They had no plans to change this at this time.

Janes Epperson, a Pike County resident, attended the meeting. Mr. Epperson asked the commission if they signed a NDA. The commission told him no, they did not. Ralls County Assessor Josh Ketsenburg told him he had signed a NDA with Hannibal Economic Development because he was on their board.

Junior Muehring said none of them had been contacted about a Data Center by anyone involved accept RCEC.

John Lake spoke again about going to Iowa to look at the Data Centers. He said the employee at one of the Data Centers stated that the closed loop systems do not use as much water. In the month of July, they only added 1 gallon of water to the loop system. He said any noise was from air condition units that were larger than home units.

New London Mayor, Mary White stopped in the meeting to thank the commission for their help on the water issues in New London the week before. The commission told her not to hesitate to ask for help.

John McCurdy from Arch Brokers stopped in to see if the county has posted health insurance bids yet. He was told the Clerk's office would reach out when they posted the bid.

Glen Wiley, Road & Bridge Supervisor, and Zach Epperson, Road & Bridge employee, joined the meeting at 9:15am.

Shane McClelland informed the commissioners the Show Me Dumpster would be taking steps for zoning change to industrial.

Tiffany McIntire asked the commission about wording in the 2024 planning and zoning ordinance. She asked what lawyer was used to write the planning and zoning ordinance. They told her they used another county's planning and zoning ordinance and had a lawyer look it over.

James Epperson let the commission know he used to have trouble with county dump trucks losing rock as they passed his residence from the rock quarry but now, he does not.

Glen Manly, a Ralls County resident asked the commission if the New London city water was fixed.

Glen Wiley, Road & Bridge Supervisor, discussed road updates with the Commissioners.

Randy Epperson, a Ralls County citizen, stopped in the meeting asking the commission to fix River Au Sel Rd.

Kevin James from MODOT was in the meeting discussing Old Rt J.

Krysta Armour, Ralls County Voter Registration Clerk took over taking minutes for Kristen Dietle.

Kristal Hiner, Road & Bridge and Planning & Zoning Secretary, discussed the loads of rock used for helping the City of New London with the water issues, and a culvert on Pleasant Grove Rd, that Curtis Flowers called about needing replaced.

Brandy Flynn, Ralls County Clerk, stopped by the meeting and discussed printing/recording texts per sunshine requests and that an IT representative-Devon could be available Thursday to assist.

The Ralls County Voter Registration Clerk read minutes from September 10th, 2026, meeting. Junior Muehring moved to approve minutes as read. John Lake seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

The Ralls County Voter Registration Clerk read minutes from August 20th, 2026, meeting. John Lake moved to approve minutes as read. Junior Muehring seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

The Ralls County Voter Registration Clerk read minutes from August 31st, 2026, meeting. John Lake moved to approve minutes as read. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

The Ralls County Voter Registration Clerk read minutes from September 3rd, 2026, meeting. Junior Muehring moved to approve minutes as read. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

John Lake, Presiding Commissioner, called Dylan Krigbaum. Dylan Krigbaum inquired about a possible zoning change on Lilly Street for Show Me Dumpsterz. He asked what the process for rezoning is? The commissioners answered that after you apply for rezoning, anyone within 1000ft gets a letter and there is a hearing in the courthouse, where the zoning board takes comments and decides on a recommendation. The zoning board then presents their recommendation to the commissioners the next morning and the commission votes to either approve or disapprove.

John Lake moved adjourn at 11:40 am. Junior Muehring seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

July Term

September 14th, 2026

John Lake- Yes **Junior Muehring – Yes** **John Wieczorek- Yes**

The Commission will meet again on September 17th, 2026, unless convened by court.

John Lake
Presiding Commissioner

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 8:18 am with the following members present, John Wieczorek Western District Commissioner, Junior Muehring Eastern District Commissioner, Brandy Flynn Ralls County Clerk, Glen Wiley Road & Bridge Supervisor, and Kristal Hiner Road & Bridge Secretary.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

8:18 am – John Lake moved to go into Closed Session per RSMo 610.021.(3), at the Ralls County Courthouse, 311 S. Main St., New London, MO, 63459, in the Commissioner's Office. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek – Yes

At 9:20 am – Junior Muehring moved to reconvene to Open Session. John Lake seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Yes John Wieczorek – Yes

In attendance during opening comments were Ralls County citizen Mike Scholes, John Wallace, RCEC Board member, Joshua Metnick CEO Navier, Caleb Colbert Attorney for real estate and planning and zoning for Navier, and Josh Ketsenburg Ralls County Assessor

John Wallace stopped by the Commission meeting during open comments and said he wanted to introduce Josh Metnick Navier CEO and Caleb Colbert Navier's attorney for real estate and planning & zoning. Mr. Metnick introduced himself gave a background on the company. They started building infrastructures in Chicago and its suburbs in 1994. They are currently doing the Amazon project in New Florence, MO. Commissioners voiced concerns that they were not on the agenda. They asked them to make sure and call to be put on the agenda if they plan on attending the meetings. Asked them to attend the upcoming Planning & Zoning meeting on Sept 30, 2026, at 6:30 pm. Mr. Metnick and Mr. Colbert said they would attend the meeting. Mr. Metnick said

they looked at other properties, and this particular piece of ground was chosen because it was close to a substation. Mr. Wallace said he used ChatGPT and based on 30mw deal and the impact on Ralls County and asked Josh Ketsenburg to check those figures. Those figures are spot on. These kinds of figures can really benefit the community. Some counties can pay for new stadiums. Mr. Wallace asked the Commissioner to please go in with an open mind and work together. The County Clerk asked if the Planning & Zoning Board members and Commissioners could tour a facility. Mr. Metnick said they could pass on some names of facilities they could possibly tour. Questions were asked about size – the size is not set in stone.

Delores Woodhurst met with the Commissioners regarding the SSFA Grant. Mrs. Woodhurst presented statics of accidents in Ralls County. She will come back in a month and set dates to meet with the recommended board members. She also wanted to let the Commissioners know that the Ralls County Historical Society Dinner/Auction will be January 16, 2027, at the Perry Multi-Purpose Building. She asked if the Commissioners would be interested in doing a gun raffle again.

Randy Epperson, Ralls County citizen stopped by to thank the Commissioners for having the road and bridge crew fix the road.

Postmaster stopped by the Commission meeting gave an update on the New London Post Office. Is going in the old Health Department building – currently looking at contracts for contractors.

Devon McClain with McClain Consulting, LLC spoke with the Commission regarding Microsoft Teams, which is a chat function, new phone system – City of Palmyra currently using, and live streaming of the meetings. Talked about Zoom phone systems and tracking of phone calls, auto reply to emails, and transferring of calls. This system costs $11.00 per person can go on your personal phone and keeps everything separate from Personal and County. Glen Wiley Road & Bridge Supervisor said he was not for the phone system. Has 3 guys at Road & Bridge who didn't have phones and they talked them into getting them. Mr. Wiley then proceeded to say that they allow them to use them for personal use and might send a dirty joke to someone. Mr. Scholes said need to have policy in place to address the use of phones in the County to protect the County. Mr. Wiley said that he knows his employees will not sign anything. The County Clerk explained, "Glen you just said that you guys allow county employees to use county issued phones for personal use. You can't do that. You cannot use county funds for that." Mr. Scholes said you have just opened

yourself up for litigation. If you have a policy in place that takes and signed by the employees then if they do something wrong the county is covered."

John Lake made a motion to have the County Clerk talk to all other elected officials regarding a new phone system. Junior Muehring seconded the motion. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

Livestreaming the Commissioners meeting was discussed. Mr. McClain discussed how it works. Mike Scholes addressed he was the one who offered to make a grant for the public for the Commission meetings to be live streamed and needing to follow the agenda. Road & Bridge Supervisor Glen Wiley said, "I am not for it. Taking the personal out of it." Junior Muehring mentioned, "About going to Road & Bridge and visit there before meetings." Mr. Scholes replied, "Can go as long as you are not making policy. It is about keeping the business up front & protection."

Glen Wiley brought up Data Centers and Josh Ketsenburg asked to be on the agenda next Thursday regarding Data Centers Discussion. Josh Ketsenburg said, "You need to look at what's best for the County." Glen Wiley said see if we were livestreaming need to stay on the agenda and take the personal out of the meetings. When people walk in here and you ask about family. That can't be on video. You can't have cameras in here when people are voting." The County Clerk said, "I am for and afgainst livestreaming. Yes, I am for like I told Kristal Hiner and Josh Ketsenburg yesterday in my office. I think it would help cut down on some of the stuff that is talked about here that shouldn't be and keep the Commissioners on schedule. I do see where it would take the personal open meeting out of it. With absentee voting going on in here. I have recommended moving the absentee voting back downstairs where it used to be." Mr. Scholes asked the Commissioners to make a motion regarding the livestreaming of the Commission meetings. Glen Wiley said, "I think we need to ask Kristen what she thinks about live streaming since she will be the one taking over." Kristen Dietle said she was a No for live streaming.

Junior Muehring made a motion to table till next Thursday, so he can go check out Palmyra's before he makes a decision. John Lake seconded the motion. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

Kristal Hiner, Road & Bridge secretary, discussed Chris Bird with Altorfer stopped by her office asking if Road & Bridge would be going out to bid for a new grader next year. Road & Bridge Supervisor Glen Wiley said all the graders have under 5000 hours. Mr. Wiley was okay with putting off another year. Mrs. Hiner reminded the Commissioners about the Altorfer Breakfast and that they are meeting with MODOT and Corp of Engineer's at 1:00 pm on October 15th, 2026, at the visitor's center at Mark Twain Lake, and the Commission and County Clerk meeting on Tuesday at Moscow Mills. John Lake asked if they could get a county truck to drive to the meeting. Mr. Wiley will get one ready.

Road & Bridge Supervisor Glen Wiley asking if Shane McClelland Planning & Zoning administrator had anything for the meeting. – He said "No."

Shane McClelland and John Wieczorek discussed mini splits and if more cost effective and pricing over what the courthouse currently has. Mr. Clelland said under $10,000.00 but more than $5,000.00.

The Ralls County Commission signed the Missouri Associations of Delegates.

Junior Muehring asked Mr. Scholes how to get on site for City of Palmyra. Mr. Scholes said he stopped there and looked at their system. Mr. Muehring asked does the system recognizes me if I am sitting here. No must set up on Microsoft Teams.

Discussion about how the meetings is being held, public comments, and the need to be run more like a business. With Cameras you cannot make up what takes place in the meetings.

Junior Muehring moved to adjourn at 12:29 pm. John Lake seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

The Commission will meet again on September 24th, 2026, unless convened by court.

July Term

September 17th, 2026

John Lake
Presiding Commissioner

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present, John Wieczorek, Western District Commissioner, Junior Muehring, Eastern District Commissioner and Kristen Dietle, Ralls County Deputy Clerk.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

The Commissioners signed accounts payable.

Andy Skoog with Central Stone stopped in the commission meeting to let the commission know they had purchased land near Huntington.

The Ralls County Assessor, Josh Ketsenburg, stopped by the meeting.

Lynn Hodges stopped in the meeting to speak with the commission about some of the statements being made regarding Data Centers. Mr. Hodges stated the rumor about the data center being 250 mw was not true. Mr. Hodges said the proposed data center would not need more than 30 mw. Mr. Hodges said 30 mw would be all they could support at this point.

Mr. Hodges said he did not anticipate a rate increase if the data center were built here and hoped to see rates flatten. Mr. Hodges said he has seen no negative environmental impact from data centers. Mr. Hodges said this is a small data center, so we cannot compare this to a large data center. He stated that he has only talked to a developer regarding the proposed data center.

Mr. Hodges has concern that placing too many restrictions in planning and zoning regarding data centers that the data center will relocate to another county and this county, school and entities will lose the tax benefits from the data center. He also worries placing stricter restrictions on the data center could make it appear the data centers are singled out. Junior Muehring said he believes planning and zoning need restrictions on data centers and other industrial builds. He does not want such builds to have no rules or regulations.

Mr. Hodges talked to other county officials and school superintendents that currently have data centers, and they stated the data centers provide significant monetary contributions to the local schools. Mr. Hodges says we are an expensive county because we don't have an industrial load.

Mr. Hodges stated that the data center wanted the farmland surrounding the data center that was not being used by the facility to remain in agricultural use. Mr. Hodges said he told the data center representatives they needed to get out into the community and speak with the people.

Glen Wiley with road and bridge says the county is looking into getting a lawyer that specializes in planning and zoning. Sandy Lanier wanted to know what has taking them this long to get a planning and zoning lawyer. Glen said because they had to look at the budget and they had also been very busy.

John Weiczorek asked what it would take to be able to support more than 30 mw. Lynn said Northeast Power would have to do upgrades to the lines.

Road and bridge and commission talked about a few roads that are being damaged by people doing donuts on the roads.

Sandy Lanier asked the commission, since the moratorium was still in effect if they were not doing anything with data centers. The Commission said the moratorium was in effect until next year and they couldn't do anything until the moratorium date expires or if they lift the moratorium. She also wanted to know if the 1994 planning and zoning master plan was still in effect, they said they were waiting for an answer.

Sandy Lanier says the county needs a lawyer that specializes in planning and zoning. She said the commission needs to represent the people. Glen Wiley says there are people against the data centers but there are also people for the data centers.

Sandy Lanier said there needs to be more regulations regarding planning and zoning. Ralls County Sheriff, Brian Allen responded that additional planning and zoning regulations could result in there being no growth in the county. Mrs. Lanier said that's not what she wants, Sheriff Allen said again there would be no growth if there were more planning and zoning regulations.

Kristal Hiner with road and bridge and planning and zoning said they were talking about visiting data centers.

Shane McClelland stopped by the meeting.

Aaron Woodhurst stopped in the meeting to drop off a sunshine request to the commission.

Sandy Lanier asked the commission what they decided on visual meetings. They said it was tabled until this Thursday.

Aaron Woodhurst asked the Sheriff about the Flock cameras. The Sheriff told him he has had a zoom meeting with representatives from Flock, but he has not made any decisions on the cameras yet.

The Ralls County Deputy Clerk read minutes from September 14th, 2026, meeting. John Lake moved to approve minutes as read. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

John Lake moved to adjourn at 11:50 am. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

The Commission will meet again on September 24th, 2026, unless convened by court.

John Lake
Presiding Commissioner

July Term September 24th, 2026

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present, John Wieczorek, Western District Commissioner, Junior Muehring, Eastern District Commissioner and Kristen Dietle, Ralls County Deputy Clerk.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

In attendance were: Sandy Lanier, Mike Scholes, David Nutt and John Cragen

Ralls County Road and Bridge supervisor, Glen Wiley attended the meeting.

The Ralls County Assessor, Josh Ketsenburg, stopped by the meeting.

During open comments, Mike Schoeles asked why the Commission does not hold some meetings in the evening when it would be more convenient for the public. The Commission stated that meetings from 9:00 a.m. to 12:00 p.m. work best. Junior Muehring said that many of the phone calls the Commission needs to make to businesses can only be made during regular business hours.

Cameras and recording meetings were also discussed and Mr. Scholes said that he believed Marion County or Palmyra city recorded their meetings. The commission stated that they spoke with Marion County commission, and they did not record their meetings. John Wiezcorek mentioned he heard there may be regulations about videoing near elections. John Lake mentioned that the Commission room was used as a polling location during absentee elections.

Sandy Lanier asked if Matt Walker from Hutchison Engineering would be in the meeting. They said they were signing a BRO for him today.

John Wallace asked if there was a proposal for the upcoming planning and zoning meeting. The commission said this was to discuss and get ideas for the data centers in planning and zoning.

Brandy Flynn took over minutes at 9:20am.

Sandy Lanier, Ralls County Citizen asked if anyone from the Planning & Zoning or Commission has reached out to Conservation regarding the land and Data Center study. Mr. Muehring advised "Would like to hear from the people and get their suggestions."

Mr. Muehring asked Mr. Scholes, "You leaned up and said now with no camera's going. What was that about. Mr. Scholes replied, "It is in regard to someone that was in that meeting." Mr. Scholes said, "We can discuss later."

Road & Bridge Supervisor Glen Wiley said he went down Scott's Lane Road and is in bad shape. Mr. Wiley suggested doing away with dust control because it makes the road hard to repair. Mrs. Lanier asked John Lake, "You said a couple meetings ago that there is a rusted BEAM and just said it is a highly traveled road. Why not high priority." Mr. Lake and Mr. Wiley both said that MODOT said Scott's Lane is safe. Mrs. Lanier asked if the BEAP study was finished. Mr. Lake and Mr. Wiley both said NO. Mr. Wiley discussed Oakland and not receiving CART funds and been taking care of it. According to Mr. Wiley the county sent letters to MODOT saying they are not going to maintain it. He also said, "If the county gets asphalt equipment, then Sandy your road will be the first road done." Mrs. Lanier asked if you had been on Scott's lane. Mr. Wiley said yes, it is shit. Mr. Wiley then discussed New London Gravel Road. Several roads have lost prior dust-control benefits. Mr. Wiley invited Mr. Scholes over to Road & Bridge to show how far Road & Bridge has come. Mrs. Lanier asked about the County shed in town. The County Commission and City of New London did a property swap. The city has our shed in New London, and the County uses the building by Road & Bridge that the city uses to own. The city still has access ability to their water controls.

Junior Muehring left the Commission meeting at 9:40 am.

The County Clerk presented a proposal package containing a custodian-of-records policy and an electronic communications policy, drafted with Travis Elliott and reviewed with the Missouri Attorney General's Office. Information that is still pending is highlighted in yellow. The policies were also provided to Mr. Rodenbaugh and Kristen Dietle for review and were revised based on feedback from the Attorney General's Office and Mr. Elliott. The purpose is to protect the county from litigation and establish clearer submission/handling procedures (reduce middlemen and route requests directly to department heads.) The drafts will have to be finalized after speaking to other elected

officials and getting their input before the Custodian of Records Policy will be placed on the agenda and voted on in a meeting.

10:03 am – John Wieczorek moved to go into Closed Session per RSMo 610.021.(3), at the Ralls County Courthouse, 311 S. Main St., New London, MO, 63459, in the Commissioner's Office. John Lake seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Absent John Wieczorek – Yes

At 10:20 am – John Lake moved to reconvene to Open Session. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Absent John Wieczorek – Yes

Ralls County Prosecuting Attorney Rodney Rodenbaugh and Attorney Joe Brannon were in attendance.

John Lake made a motion to appoint attorney Joe Brannon to the Planning & Zoning going forward at no charge to the county. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Absent John Wieczorek – Yes

John Wieczorek made a motion to sign RFF # 11 for BRO-087(001) Monkey Run Bridge. John Lake seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Absent John Wieczorek – Yes

Discussion about the prebuilt bridges and cost.

County Clerk asked about postponing the vote till everyone is present since Junior Muehring, Eastern District Commissioner, is absent and he was the one who made motion to table till he could go check out the system at the City of Palmyra.

John Lake made a motion to table the live streaming discussion till Monday. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake – Yes Junior Muehring – Absent John Wieczorek – Yes

Discussed the ad and dates for Health Insurance Bid – County Commission wanting a fully funded insurance. Want to see if we can save money.

County Clerk discussed the need for the Commissioners to meet with other elected officials regarding the FY 2026 budget and concerns. Commissioners agreed to have her schedule a meeting at 8:15 am with elected officials on Monday, September 28th to discuss the FY 2026 budget.

Kristen Dietle took over minutes at 11:10am.

The Ralls County Deputy Clerk read minutes from September 14th, 2026, meeting. John Lake moved to approve minutes as read. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – absent John Wieczorek- Yes

The Municipalities meeting started at 11:00am. In attendance were New London city Mayor Mary Jane White, New London City clerk, Carla Burton, New London City employee, Keith Miller, Rob Freese with MODOT and Anna Hudson with Mark Twain Regional Council of Governments.

Mary White informed the commission that construction on the new water line would possibly be this November.

Rob Freese from MODOT and Matt Walker from Hutchison discussed bridge projects.

Anna Hudson with MTRCOG informed the Commission that the building was available for use by nonprofit organizations and government entities.

The Commissioners discussed holding Planning and Zoning meetings to make changes to the county's Planning and Zoning regulations regarding data centers.

Anna Hudson, Matt Walker and Rob Freese discussed with commission Vermont Rd bridge.

Matt Walker informed the Commission that the study on the bridge located on Scotts Lane was approximately 98% complete.

The Ralls County Deputy Clerk read minutes from September 14th, 2026, meeting. John Lake moved to approve minutes as read. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Absent John Wieczorek- Yes

John Lake moved to adjourn at 12:04pm. John Wieczorek seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Absent John Wieczorek- Yes

The Commission will meet again on September 28th, 2026, unless convened by court.

John Lake
Presiding Commissioner

Ralls County Municipalities Meeting
09/24/26 at 11:00 a.m.
Ralls County Courthouse

Sign In

John W. Lay	Ralls Co. Commission
Brian Allen	Ralls Co Sheriff
Mary Jane White	City of New London
Carla Burton	City of New London
Keith Miller	City of New London
Rob Frese	MoDOT
Anne Hudson	MTRCOG
Kristen Dietle	Ralls County Deputy Clerk
John Wieczorek	Ralls West Dist Comm

THE RALLS COUNTY COMMISSION MEETING

Ralls County Presiding Commissioner, John Lake called the adjourned meeting to order at 9:00 am with the following members present: John Wieczorek, Western District Commissioner, Junior Muehring, Eastern District Commissioner, Brandy Flynn, Ralls County Clerk, Gina Jameson, Ralls County Circuit Clerk & Ex-Officio Recorder of Deeds, Tara Comer, Ralls County Collector, Austin Simmons, Ralls County Coroner, Jennifer Wilson, Ralls County Public Administrator, and Krysta Armour, Ralls County Voter Registration Clerk.

Junior Muehring opened the meeting with prayer.

The Pledge of Allegiance to the Flag was made.

The Commissioners signed accounts payable.

Brandy Flynn, Ralls County Clerk, presented the FY2026 current budget standings and her recommendations for the budget from now through the end of the year to the Commissioners & Elected Officials.

Gina Jameson asked about next steps for the budget and suggested monthly budget meetings for the remainder of the year.

John Lake made a motion to sign a court order to transfer $179,450.19 from the Reserve to General Revenue. John Wieczorek seconded the motion. John Lake asked if there was any further discussion. No further discussion. Motion passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

Lynn Hodges, John Wallace, and Jason Brown attended the meeting.

John Wieczorek talked to Lynn Hodges about a damaged meter on Florida Rd. The damage was not caused by the county.

Glen Wiley and Brian Allen stopped by the meeting.

Josh Ketsenburg stopped by the meeting to speak with the commission and present some of the research he has done on data centers. As the Assessor, he specifically, was looking at the effects a data center would have on the county and schools, as well as potential affects to tax levies.

Lynn Hodges commented that a lot of what has been being said about data centers is based on/compared to huge sites and reiterated that the cap for RCEC is 30mw.

Junior Muehring stated that there needs to be precautions to protect the county.

John Dimaria attended the meeting and presented a proposal for risk assessments and information on data centers. Has been in the business for 40+ years. Discussed business continuity, emergency contingency planning, international standards, third-party auditors, etc.

Shane McClelland stopped in the meeting.

Vance Bauford stopped by the meeting to let the commission know the grader out on Oak Hill Rd. is doing a great job.

Glen Wiley discussed road and bridge maintenance with the commission. Mentioned that 2 graders will be approaching 6,000 hrs. around the same time.

Kristen Dietle, Ralls County Deputy Clerk, took over taking minutes.

Brian Dockery and Andy Skoog from Central Stone stopped in the meeting to speak with Shane about a permit for new land for Central Stone.

Trent from Metal Culverts stopped by the commission meeting to introduce himself and thank the commission for their business.

John Lake moved to adjourn at 11:42 am. Junior Muehring seconded the move. John Lake asked if there was any further discussion. No further discussion. Move passed unanimously.

John Lake- Yes Junior Muehring – Yes John Wieczorek- Yes

The Commission will meet again on October 1st, 2026, unless convened by court.

John Lake
Presiding Commissioner