

# COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI

Thursday 04/30/2026

The Camden County Commission met with Presiding Commissioner Ike Skelton, First District Commissioner James Gohagan and Second District Commissioner Steve Dougan.

## Meeting Agenda

Commissioner Dougan made a motion to approve the agenda. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye). Session opened at 10:00 A.M.

## Prior Minutes

Commissioner Dougan made a motion to approve the previous meeting minutes of April 24, 2026. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye).

## New Business

**Laurie Brown- discussion regarding Public Administrator**—Laurie Brown is present and addresses the commission regarding ongoing issues she has had with the Public Administrator since 2017. She discussed issues with the previous County Counselor, Jeff Green. No motions were made.

**Discussion of Ordinance 04-24-2026 and request for Letter of Support for Opportunity Zone in Camdenton**— Every chair in the meeting room was filled and people were standing in both entryways of the meeting room, along the walls, and well into the hallway outside of the meeting room. Commissioner Skelton opened the floor to Blake Hodits (property developer) and John Giokas (attorney of Husch Blackwell's/Mr. Hodits' attorney). Mr. Hodits explained his plans for a large development in Camdenton and discussed why an Opportunity Zone Designation would be beneficial to the community, in his opinion. Mr. Giokas explained his law

specialty as real estate law and incentives as well as opportunity zones. Discussion and questioning between them and the commission occurred. Commissioner Skelton opened the floor to the public for comment. Two Cross Creek residents spoke in opposition to designating the area as an opportunity zone for fear of diminishing property value, disagrees that the area is “distressed”, and does not support the building of a data center which was a component of Mr. Hodits’ plans for development. Another citizen steps forward and explains research showing a 276% increase in energy bills where data centers have been built. Their fear is that they’re already living paycheck to paycheck, like many folks, and an increase of that magnitude isn’t affordable. There were many speakers who spoke in great opposition to an opportunity zone designation in Camdenton and certainly in opposition to any data center being built in Camden County.

Commissioner Gohagan made a motion to deny signing the “Letter of Support” for an Opportunity Zone Designation in Camdenton, Missouri. Commissioner Dougan seconded the motion. The motion passed by vote: Commissioner Gohagan (aye) and Commissioner Dougan (aye).

Because of the concern for potential data centers to be built in Camden County, the Commission asked Kris Franken to highlight and explain Ordinance 04-24-2026 which was passed and adopted Friday, April 24, 2026.

**The recording of today’s meeting can be found on the Camden County website: [www.camdencountymo.gov](http://www.camdencountymo.gov), Departments → Commission, scroll to the bottom of the page and click “View Past Meetings”, 04-30-2026.**

**Adjourn:** With no further official business on the agenda, Commissioner Dougan made a motion to adjourn to any unofficial business that may develop during the

day. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Dougan (aye) and Commissioner Gohagan (aye). Session closed at 12:08 P.M.

Ordered that the Commission adjourn until further notice.

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*Ike Skelton, Presiding Commissioner*

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*Jordan Stanton, Admin. Assistant*

**Email correspondence  
pertaining to the meeting  
that Commissioner Skelton  
received beforehand and  
entered into the official  
record:**

## Ike Skelton

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**From:** Dfrank <dfrank4@charter.net>  
**Sent:** Wednesday, April 29, 2026 2:30 PM  
**To:** Ike Skelton  
**Subject:** Opportunity Zone

I am a lifelong Camden County resident. I find it very disturbing that you are considering a data center in Camden County. I am **not** in favor of a data center in our county.

Please do not vote in favor of the Opportunity Zone.

Sent from my iPhone

## Ike Skelton

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**From:** Kim Beard <kandkbeard@gmail.com>  
**Sent:** Wednesday, April 29, 2026 11:21 AM  
**To:** Ike Skelton; Steve\_Dougan@camdencountymo.gove;  
James\_gohagan@camdencounty.gov  
**Subject:** Data Center being built

As a concerned Camden County resident, I would like to ask that you PLEASE vote NO on bringing a Data Center to our beautiful lake area.

I cannot imagine the ramifications this type of center would do to our community if allowed to come here. Not only do these companies cause MAJOR increases to electricity and the Citizens bills, but they are known to be a hazard for contaminating the water used to cool these systems.

Imagine how that would impact a tourist lake which thrives (and survives) on our lake water being as clean as possible. The fish would start dying. The water would be unswimmable. And people would no longer be able to afford to live here.

Sincerely,  
K. Beard  
Climax Springs

**Ike Skelton**

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**From:** Bill & Carol Perkins <stlperk@sbcglobal.net>  
**Sent:** Wednesday, April 29, 2026 12:16 PM  
**To:** Ike Skelton  
**Subject:** Data Center

I have issues with the data center

- **Extreme Energy Consumption:** Data centers require vast amounts of power to run servers and cooling systems 24/7. A single large data center can consume as much energy as 100,000 households, with some records showing over a terawatt-hours annually.
- **Water Usage:** Data centers use millions of gallons of water annually for cooling, which can strain local water resources.

There are health concerns as well. The electromagnetic fields and noise levels have been deemed as unsafe by John Kennedy, our Secretary of Health.

Respectfully submitted  
Bill and Carol Perkins  
Osage Beach, MO

## Ike Skelton

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**From:** King, Mike FSIA <mking@fsia.bz>  
**Sent:** Wednesday, April 29, 2026 12:42 PM  
**To:** Ike Skelton; James Gohagan  
**Subject:** Data Centers

I will not be able to make this meeting on Thursday but as a member of Lakeside at cross creek, One of Blakes long time friends, I was in his wedding. Neighbors with Brandi and friends for years, I cannot support this endeavor at all.

I am so disheartened and upset that this has come up. There is one thing everyone is thinking about here and its \$\$\$\$. No one is thinking of the harm here. They lake is growing quick and the secret of lake of the Ozarks is out of the bag. We don't need a Data Center for the lake area to grow. This will end up hurting us in the long run. They use tons of water and poison wells at the same time! They also emit pollution in the air and in LAKE of the Ozarks WATER! The EMFs are harmful to all people around, noise is stupid loud. These things are known to cause cancer and brain cancer at that.

How can someone push for something like this when his father died from Brain Cancer! This is so wrong on so many levels! Go put this think outside a core lake like pomme de terre that doesn't have the people around it. I am fully against Data Centers, I am fully committed to getting the hell out of her if this goes in and that is a promise.

We made a great decision and shutting down Marty with all his bull shit blasting and everyone knows the right decision was made there. Same thing here, I am not saying shut down MO LAKE DEVELOPMENT. But I fully me shut down the idea of DATA CENTERS at the lake.

My wife Megan King whom you all know and is a reator is fully against this as well!

I appreciate your hard work and help improving the Camdenton area! Lets keep it going

“The Greatest Compliment You Can Give is a Referral”



**Michael King**  
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**Mike King**  
**First State Insurance Agency**  
**Producer**

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## Ike Skelton

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**From:** nicole bell <bellnicole421@gmail.com>  
**Sent:** Wednesday, April 29, 2026 1:23 PM  
**To:** Ike Skelton; James Gohagan  
**Subject:** Data centers

Good evening,

As a camden county resident, I would like to send an email on my behalf, regarding the data centers. I will not be able to attend this meeting, however I would like it noted that I do not agree with any land being used for such a center as a data center.

Thank you for your service and understanding,

Nicole Bell  
248-219-4874  
Camden County citizen (Macks Creek)

## Ike Skelton

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**From:** Alana Apaez <alana.apaez18@gmail.com>  
**Sent:** Wednesday, April 29, 2026 1:27 PM  
**To:** Ike Skelton; James Gohagan

Dear Camden County Commissioners,

I am writing to express my strong concerns regarding the proposed data center project in our community.

This is an issue that deserves full transparency and public input. Many residents, myself included, are troubled by the scale of the proposal—particularly reports that the facility could require millions of gallons of water per day. In a region where water resources directly impact both households and local ecosystems, this raises serious sustainability concerns that should not be overlooked.

Additionally, the potential for constant industrial noise and increased infrastructure strain could significantly affect the quality of life for nearby residents. These are not minor inconveniences—they are long-term impacts that deserve careful evaluation.

There are also broader concerns about whether this type of development truly benefits our community. Projects like this often require substantial public resources or incentives, and it is important to consider whether those investments could be better directed toward initiatives that more directly support local families, schools, and small businesses.

I urge you to ensure that residents are fully informed and given meaningful opportunities to voice their perspectives before any decisions are made. Our community deserves thoughtful planning that prioritizes long-term well-being over short-term gain.

Thank you for your time and consideration.

Sincerely,  
Alana Apaez  
573-932-1470

## Ike Skelton

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**From:** Kerrie Riker-Keller <kerrie@aol.com>  
**Sent:** Wednesday, April 29, 2026 1:43 PM  
**To:** Ike Skelton; James Gohagan  
**Subject:** no data centers

please, no data centers at the lake!

## Ike Skelton

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**From:** Katrina Welker <katrinawelker1@gmail.com>  
**Sent:** Wednesday, April 29, 2026 11:11 AM  
**To:** Ike Skelton; James Gohagan  
**Subject:** Opposition to Data Center

To Whom it May Concern-

As a local resident, I want to express my vehement opposition to a data center at or near Lake of the Ozarks & Camdenton.

I am concerned that this project will have significant negative impacts on our community.

1. Grid Impact and Rates: The massive energy consumption of this data center will put a strain on our local electrical grid and likely lead to higher utility bills for families.

2. Water and Noise: The proposed facility will use excessive amounts of water for cooling, threatening our local water supply, and create constant, 24/7 noise pollution that will affect the quality of life for surrounding homeowners.

3. Inappropriate Location: This industrial-scale project is proposed in Camden County and does not align with the character of our neighborhood or stewarding our local natural resources well.

4. The Argument for Human Health: I am deeply concerned about the long-term health implications of the high-voltage infrastructure and massive electrical load required by this data center. While industry standards exist, there is a distinct lack of peer-reviewed, long-term studies on the effects of living in close proximity to the specific, 24/7 electromagnetic frequencies (EMF) emitted by a facility of this scale. Without definitive evidence that these constant frequencies are safe for residents—especially children and the elderly—siting this project near Camdenton schools and residential neighborhoods is an unnecessary risk to public health.

5. The Argument for Wildlife: Furthermore, the impact on local wildlife and biodiversity cannot be ignored. Many species, particularly migratory birds, bees, and other pollinators, rely on natural electromagnetic cues for navigation and biological cycles. The introduction of a massive, high-frequency industrial hub into this ecosystem could disrupt these sensitive patterns. We should not be experimenting on our local environment without a comprehensive, independent study on how this radiation will affect the local fauna and the broader ecosystem.

We need local leaders to protect the community's long-term interests over short-term tech expansion. I request that you vote "no" on any zoning changes or special permits for this project.

Sincerely,

Katrina Baker

Resident of Camden County

## Ike Skelton

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**From:** Leah Kaye <leahkaye@gmail.com>  
**Sent:** Tuesday, April 28, 2026 10:21 PM  
**To:** Ike Skelton  
**Subject:** Camden County Data Centers

Dear Camden County Commission,

I can't be there in person today but please do not EVER give up any of our county to a data center. They take up our beautiful land, they use up our good tasting fresh drinking water and pollute our ecosystem. It will raise OUR costs for electricity to help pay for the MASSIVE increase of utilities. Please don't let one come here. In fact, we should have a county wide ban on data centers to protect our resources and interests as a community. Thank you.

Leah Riddle  
Camdenton resident

## Ike Skelton

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**From:** Vicki McKee <vickisvines@gmail.com>  
**Sent:** Wednesday, April 29, 2026 8:28 AM  
**To:** Ike Skelton; james\_gohagen@camdencountymo.gov  
**Subject:** Data Center

Dear commissioner,

I cannot be at the proposed 10 am meeting, but wanted to express my opinion and urgency with regard to Camden County zoning. I am opposed to allowance of ANY data centers now or in the future.

It is known that data center daily water consumption is equivalent to an entire town's monthly water consumption. There are ramifications to water, with unknown ramifications to fish, surrounding homes and human sickness, heat generated causing vegetation die off for miles further erupting our already fragile eco-system. And ultimately, unknown affects to blood brain barrier over time. Frequency Emissions off the chart.

Otger concerns aside from our health, we already face power shortages, escalated price of electricity, depletion and degradation of infrasture and weekly if not daily brown outs. Adding more to this is insane. We cannot agree to the destruction of our area at the hands of something not fully vetted out.

Why the sudden building of them? Is it really an improvement? I believe you already know the answer to that one. Thank you for listening.

Vicki McKee  
Resident Camden County

## Ike Skelton

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**From:** Janet Phillips <philjn5@yahoo.com>  
**Sent:** Wednesday, April 29, 2026 8:44 AM  
**To:** Ike Skelton  
**Subject:** Opposition to Proposed Data Center at Lake of the Ozarks

Hi,

I wanted to reach out and be very clear about where I stand on the proposed data center at the Lake of the Ozarks.

We do not want this here.

I'm not against growth or new opportunities, but this doesn't feel like the right kind of development for our area. It feels like something that benefits outside companies while putting the pressure on the people who actually live here.

The water usage alone is a huge concern. Our lake is everything to this community—our environment, our businesses, our property values. A project that puts added strain on that should not be taken lightly.

Then there's the energy demand. These facilities use massive amounts of power, and that raises real questions about how it affects our infrastructure and whether local residents end up carrying that burden in the long run.

I'm also concerned about the environmental impact overall—land disruption, heat output, and what that does to the surrounding area over time. This isn't just empty land—it's a place people live, work, and depend on.

And honestly, it's hard not to feel like rural communities like ours get targeted for projects like this because land is cheaper and there's less pushback expected. That's not a good enough reason to bring something here that doesn't fit or could cause long-term harm.

At the end of the day, I just don't believe this is in the best interest of our community. I would strongly ask that you take a step back, really look at the long-term impact, and make sure the people who live here are being put first.

Thanks for your time,

[Your Name]

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## Ike Skelton

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**From:** Tara Dishman <tarabutrfl@yahoo.com>  
**Sent:** Wednesday, April 29, 2026 9:17 AM  
**To:** Ike Skelton  
**Subject:** No to the Data Center

Please vote against this for our community. I am working tomorrow or I would be there to go against this Data Center.

Tara Dishman  
17 Sunset Dr  
Camdenton MO

[Yahoo Mail: Search, Organize, Conquer](#)

## Ike Skelton

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**From:** Debra Cribb <pillarproservices@gmail.com>  
**Sent:** Wednesday, April 29, 2026 9:13 AM  
**To:** Ike Skelton; James Gohagan  
**Subject:** Data center

Regrettably I am unable to attend this mornings meeting, but want my voice included with those opposing such a proposition in our community.

There has not been enough study on the health ramifications, the natural resource depletions, etc that come along with such centers.

Please hold back from allowing this to move forward in our community.

Debra Cribb  
Owner/Inspector  
Pillar Premier Inspections

## Ike Skelton

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**From:** Natalie Homan <nlhoman12@gmail.com>  
**Sent:** Wednesday, April 29, 2026 9:30 AM  
**To:** Ike Skelton; James Gohagan  
**Subject:** No Data Centers

Good morning Mr Skelton and Mr Gohagan,

I, Natalie Homan, of Camden County am strongly opposed to the development of any data center being built. Not only am I against the invasion of what these “data centers” provide for big tech companies, but I am also concerned about the environmental impact this could bring to our beloved lake country.

The amount of water these centers require and the energy it consumes would negatively impact the region it would surround. A recent report found; up to 5 million gallons of daily water usage for cooling and 24/7 reliance on fossil fuels. Data centers consume a significant amount of electricity, with some facilities using up to 2 megawatts per hour. This surge in demand frequently leads to higher electricity rates for local businesses and residents, as well as strain on the existing infrastructure.

In addition, the near by residents and businesses would experience high-decibel noise pollution, and substantial air pollution from backup diesel generators.

I would like to think I made a good choice in moving to this region of the country, leaving behind the socialist ideals and values of Illinois. The people of this county should have their voices heard and I pray that you, Mr Skelton and Mr Gohagan, would listen and take initiative to stop this destructive development from taking place. Thank you for your time. God Bless.

Sincerely,  
Mrs Natalie Homan

## Ike Skelton

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**From:** Beth Miller <miller.beth94@gmail.com>  
**Sent:** Wednesday, April 29, 2026 9:44 AM  
**To:** Ike Skelton  
**Subject:** Data center

Dear Mr. Skelton,

I am writing to express my strong opposition to the development of a data center within our state.

I am deeply concerned about the negative environmental impact these facilities can have. Specifically, I am worried about the potential for water contamination and the significant noise pollution that data centers often bring to the surrounding communities.

Please consider the long-term protection of our state's environment and resources when making decisions regarding these developments.

Thank you for your time and for considering my concerns.

Best regards,

Elizabeth Miller  
Roach, MO.

## Ike Skelton

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**From:** marge ivey <itiswork@yahoo.com>  
**Sent:** Wednesday, April 29, 2026 9:47 AM  
**To:** Ike Skelton  
**Subject:** Data center

Please do not vote to allow a data center to come the lake area. Ask the questions of the developer and make sure it clearly states there will not be one. IN WRITING

It uses massive amounts of electricity that they will petition to have reduced and then we will be made to pay that.

It uses massive amounts of water that will be pulled that will have to be pulled from the lake which will destroy fishing and boating.

It brings no jobs and no income to the area while destroying the tourist income.

There is absolutely no ideas on what this will do to the health of the people in the area.

I strongly urge you to not allow this

Marge Ivey

## Ike Skelton

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**From:** Trish Adkins <tadkins373@gmail.com>  
**Sent:** Wednesday, April 29, 2026 9:48 AM  
**To:** Ike Skelton; James Gohagan  
**Subject:** Opportunity Zone Designation & Data Center

Greetings Commissioners Skelton and Gohagen,

I plan to attend the Commissioner's meeting on Thursday, April 30th.

First of all, I watched the video from the meeting on the 24th. I appreciate the fact that the County Council tabled the request for the letter of support for the opportunity zone for a week. This was a very new development that citizens knew very little about and gave time for pause and research about what this designation could truly mean. Additionally, I want to thank you for taking the lead as a county on creating stringent guidelines regarding the development of data centers. While many of the concerns around water access are addressed in the guidelines, research shows that the 24-hr humming noise disruption can be heard for up to 3 miles and considerable light pollution is created. I am not sure how that can be addressed in guidelines as the noise and light pollution would have a great impact on the surrounding communities.

I am a resident of the Cross Creek neighborhood. Brandi Hoidits, who is representing MO LAKE Development in this process is on our HOA Board and nobody in our neighborhood, including the other Board members, knew we were included in the opportunity zone census tract. The fact that someone so deeply involved in the opportunity zone process did not feel the need to share with her own neighbors (who she should be advocating for as a board member) about the fact that this potential opportunity zone designation existed, what an opportunity zone means and potential uses for the site truly makes me wonder what strings become attached to the zone once enacted. The application timeline is so short that it really does not give adequate time for research. When researching what opportunity zones are, it is about bringing development to distressed areas. I realize that the federal government identifies tracts using census data. I have concerns about Cross Creek's inclusion in this zone as we are clearly not a distressed, poverty-ridden community and how inclusion in this zone would potentially impact our neighborhood and home values.

I can appreciate the purpose of the opportunity zones as an effort to bring investment into communities. I realize that Blake Hodits has been attempting to purchase and develop the Hopkins property since 2020 and has struggled with getting investors. Living in a neighborhood that abuts the property and using a road that cuts through the middle of this property daily means that our residents have a vested interest in how the property is developed. Blake's original vision of residential development, hotels, restaurants and shopping was fairly well supported. He talked of dreams of preserving the area that he had grown up in and that by buying this land and developing responsibly he could ensure the land was preserved and used in ways that would not negatively impact the surroundings. As economies changed and there was talk of warehouses and light industrial, I could even support that as my home would not likely be directly impacted by any of those uses. But as news that once again investors had fallen off and the last ditch hope of purchasing and developing this property was getting opportunity zone designation and using that to secure investors in a large scale data center project, my support for his development has now ceased.

As I have been researching opportunity zone designation, in many areas rather than spurring true economic development they are being used as a catalyst to develop data centers. Data centers do create jobs during construction, but most jobs created go to out of town or out of state developers who specialize in data centers and who bring in their own crews. This use would not create jobs for locals. And once the data centers are up and running there are not many jobs created to support the day to day running of the data centers. Once a data center is placed in the middle of that property, it would be very unlikely that any residential development would occur due to the noise and light pollution that is caused by a data center.

While I realize the county cannot likely legally ban data centers, I appreciate that you have taken initial steps to put in guidelines that would make building of data centers in our county less attractive. And while I would like to support the opportunity zone designation that could help support responsible development investment in the community, I am asking that the commission vote to not give MO LAKE Development a letter of support for the opportunity zone as not having this designation would make data center development less attractive to potential developers and would put in an additional layer of protection.

I apologize for the lengthy e-mail. I appreciate your time and all that you do for the betterment of Camden County.

Thank You,  
Trish Adkins

## Ike Skelton

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**From:** Jessica M <jmenza217@gmail.com>  
**Sent:** Wednesday, April 29, 2026 10:52 AM  
**To:** Ike Skelton  
**Subject:** Please oppose data center

To whom it may concern:

I am writing this letter to vehemently oppose the proposed building of a data center in Camden County.

As a long time lake resident, what makes this place unique is its beauty. In the last ten years much of that beauty has been replaced by storage units and other eye sores. This data center would not only be another eye sore but it will also be a drain on our water and electric infrastructure. I can see no positive effect of this data center for the people of Camden County. It will not bring jobs, security, resources or beauty. Instead it will eat up resources while supplying the citizens with zero gains.

If this is approved it will only be proof the current officials are NOT working for people they have sworn to represent and do not care for the health, beauty and resources of the home in which we live.

Please do not allow this monstrosity to be built.

Jessica Augello  
Camden County Resident  
Sunrise Beach, MO 65079