



City of Troy

City Council Meeting

Monday, February 2, 2026

Location: Triad High School Cafetorium, 703 US-40, Troy, Illinois 62294

Call to Order and Pledge of Allegiance

Mayor David Nonn called the City Council meeting to order at 6:30pm and led the aldermen and others present in the Pledge of Allegiance.

Roll Call in Alphabetical Order

Council Members Present: Mayor David Nonn; Aldermen Dan Dawson, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Debbie Knoll, Heather Stirling, and Troy Turner.

Absent: Sam Italiano

Other City Officials Present: City Administrator Jay Keeven, City Clerk Kim Thomas, Chief of Police Chris Wasser, Assistant Chief of Police Andy Evans, Public Works Director Rob Hancock, Building and Zoning Director Ann Byrd, Mayor's Assistant/Deputy Clerk Heather Klueter, City Engineer Tom Cissell, and City Attorney Fred Keck.

Reading and Approval of Minutes

Motion: To approve the minutes of the January 20, 2026 city council meeting as presented.

Moved by Turner. **Second by** Flint. Approved by voice vote.

Motion: To approve the minutes of the thirteen public hearings for pre-annexation, held on January 20, 2026, as presented.

Moved by Turner. **Second by** Dawson. Approved by voice vote.

Communications – to be provided by the City Clerk - none

Citizen Participation

Mayor Nonn said he appreciated the attendance of citizens present for the meeting. He invited all to attend the regular meetings of the council, planning commission, and the committees because their involvement helps the city to do a better job. Because of the number of speakers, Mayor Nonn requested the citizen participation block be moved to the end of the meeting.

Motion: To approve the change to the agenda order.

Moved by Dawson. **Second by** Henderson. **Vote:** Motion passed by unanimous voice vote.

Mayor's Comments

Mayor Nonn again said he appreciated all citizens in attendance. He explained the proposed data center history and everything the city knows to date. His (verbatim) words are below:

“Cloverleaf Development approached the city with a possible multi-billion dollar development. Anything of this size obviously had our attention. We didn't know much about data centers, and we quickly educated ourselves. Data processing centers, as you know, process credit cards, Microsoft, Amazon, Facebook... It is a huge building that uses a lot of energy and does a massive amount of processing.

Our first concern, obviously, is the safety of the community. We read up on things, saw what was going on in other communities, and saw what was going on in Missouri. Obviously there's huge safety concerns. First and foremost, what we do for the community is safety...safety, health, and prosperity. We have an awesome community and the last thing we want to do is to compromise that.

In our discovery, we called out to some other communities. I sent our city administrator to Nebraska and he actually visited one of these data processing centers. We gathered information. We had multiple phone calls to other communities with data processing centers, asking, 'what did you like, what didn't you like, what

would you have done different, what can we do to make this a smooth and safe process, what can we do to inform our citizens'. A lot of back work; a lot of homework.

Something that continued to come up was the potential for incredible tax revenue. Our city's EAV [Equalized Assessed Value] is about \$400M. This is a multi-billion dollar project. If you put that in perspective, it's kind of hard to wrap your head around. It took me a long time to. There's a lot of things going on in Troy. Data processing centers are a thing that's coming to communities everywhere. The more we evolve into that digital realm, the more that we use our phone or 'app', the more data processing centers are needed. The question is, 'Does it fit in Troy?' Good question.

Let's talk about revenue. The school just borrowed \$100M to improve our schools...all four of them. We have the best school system in the area. We want to endorse that. We want to complement that. We want to do everything in our power to make our schools the best that they can be. Our kids are everything. It's a big deal. \$100 million.

Coming up soon, we're going to need a new sewer plant. With the state's regulations, with phosphorous and PFAS, our sewer plant is old and outdated. We need a new sewer plant. We've done a lot of work. We had a potential bid for \$50M. We sent it back and said, "We can do better than this. Give us another bid." We're working on that. We anticipate having those numbers in February. Our water plant...you've heard of PFAS. PFAS (per- and polyfluoroalkyl substances, informally called "forever chemicals") is something in the aquaphor that we draw from. We have no detectable limits at this time. Collinsville, on the other hand, has detectable limits. It put them into a tailspin. They had many meetings just like this because of PFAS. We would like to get ahead of that. We'd like to soften the water. Everyone I talk to says, "The water's terrible." But everything takes money. There's a lot of things going on with that.

Potential for lower property taxes. When we're talking billions of dollars, everyone wants lower property taxes. Everyone in this room would like to see that, I would assume. We would like to see that. The question is: Can we do that in a healthy way? The EAV of the school is about \$800M. The EAV for the city is about \$400M. When you start talking about additional EAV of a billion to two billion dollars, possibly more, that spreads the tax load out among industry and citizens. Not everything is on the back of the citizens. In our community, everything is on the back of the citizens. We don't have any substantial industry. That is a good reason to consider a project of this scale.

Data centers use a tremendous amount of energy...300,000 to 350,000 single family homes worth of energy. In my mind, when I first approached this, I thought, "Is 307,000 homes something they can acquire? Can we have them pay our energy bills? Energy is going to skyrocket, whether we take the data processing center or it goes to Maryville, it goes to Pontoon Beach, it goes to Glen Carbon...wherever it goes, our energy is going to go up. The Green Deal is not helping energy users. I'm all for green energy, but the way it's been implemented in our state has been horrendous. People are losing their homes. Terrible. Can we give some energy relief to our citizens? Can we get under that umbrella?"

There's a lot of unanswered questions. We don't have the answers. We are diligently searching for answers. We're trying to do our research. We're trying to do everything we can do to get on top of this.

Our first thing is to protect the city...our citizens, our kids, our infrastructure, our parks. We love our city. Everybody wants to move to Troy. A house goes up for sale in Troy...boom...sold. Rentals...boom...sold. Everybody wants the schools. Everybody wants the parks. Everybody wants the security the police department provides. Everybody wants to come here, but we've got to make good decisions.

We started an ordinance: Ordinance 2025-46. I have this ordinance here. It's at the podium. I would invite everyone to read that. Go on Board Docs. Read that. Get involved. Read the agendas for the council meetings, for the planning commission meetings. Come to the meetings. Get involved. Don't sit on Facebook and punch a bunch of crap out that stirs a nest in our community. Facebook and social media can be a cancer. Get the information from the horse's mouth. This is the horse's mouth. Don't believe what you hear on Facebook. If you believe none of what you hear and half of what you see on social media, and you're probably going to be a lot better off. Don't take my word for it. You don't have to listen to me, but I'm giving some pretty good advice that was given to me a long time ago.

Ordinance 2025-46. We tried to get ahead of this. We started an ordinance...my staff, Tom Cissell, Jay Keeven, Ann Byrd...Ann wasn't here yet. Ann has only been with us for five months. This started almost a year ago. This was all in action before she showed up. We had a couple of staff meetings. We talked. We said, 'We need to get ahead of this. If this is going to potentially come to town, we need to have some hard

rules in place.' Then we set up this ordinance, sent it through the planning commission, and we ended up voting on it sometime in November.

It sets strict standards on light. You can't have light extending past the fence line. You can't have sound more than 60 decibels past the fence line. Water use – you can only use so much water. The new closed loop system would be the only thing we would even consider. We're not going to use our water for our children, our trees and our parks for something like this. The closed loop system uses approximately a million gallons. We have the capacity of four million gallons a day. We use between 1.2 and 1.5 million gallons a day. The closed loop system would have to be filled approximately once every three to six months. I don't know if that is entirely accurate, but I'm giving you what I was told. There's chemicals in the closed loop water system they use. It would be treated under special-use [permit], which this ordinance covers.

We would be able to dictate exactly what comes out of that place...if it ever comes here. We would be able to tell you where the fences go. We'd be able to tell you where the berms go. Special-use is the way to handle these situations. Whether we take it here or not, any community that is considering this kind of a business or this kind of an entity, could probably take a lot of notes from what we've done so far. Special-use is the key. You cannot let something like this roll into your town, dictate what you do, take your resources, take your power...it's not happening in Troy. Special-use is the key to doing that.

We think that we're ahead of the curve. This is all brand-new and we're doing everything we can to stay ahead of the curve.

We were going through the process; there's a process. Everything has to go through planning. Before the council gets anything, it goes through planning. We have some wonderful individuals on our planning commission. Very intelligent. Professional. Do their homework...due diligence. They love our community. The planning commission...I cannot speak enough about them. Jami Stone is the chair...extremely intelligent energy professional. That's what she does. She's very well respected in our industry, and we take a lot of leads from her. Jami is awesome.

After it goes through planning it comes to the council. They give us a recommendation. They say, "We think this is a good deal/we think this is a bad deal."

There is a process that everything has to go through. There was a misconception that we were trying to slide something in the back door. Not happening. We are transparent in everything we do. Get on Board Docs. Read the agenda. Read the minutes. Everything we do is very very public. It's the law. We follow the law. No one is trying to pull anything on anybody. I would beg you to get involved. Board Docs...City of Troy. Explore it. Get involved with it. Educate yourself on what is actually going on. Don't take information from Facebook."

From the audience, "We don't need a lecture."

Response from the Mayor, "If you talk again, you're leaving."

"The reason I'm talking about this is that there's been a lot of bad information put out that's hurt a lot of my staff and the aldermen. People have come to their houses at night. People have been on Facebook just tearing people apart, accusing them of all kinds of atrocious things. The people you see up here are the elected officials of this community. They're respected. They love this community as much as anybody. I promise you that. As do I. There's no one here that loves the community more than the people sitting up at the front. Sam [Italiano] is not here tonight. Sam had a procedure. He had a little heart issue he had to get taken care of. He's been here all his life. Troy, Elizabeth, Heather, everybody here. We love this community. We're with you. We're your neighbors. We live in your community. We coach your kids. We go to your church. These are the people that you have elected to represent you. Please use them. Ask them. Call them. Email them. Don't get your information from Facebook, please. Show up to the meetings. We would love to have you all. Location: The original location for this...Cloverleaf's ask was between Collinsville Road and [State Route] 162. That is basically behind EJ Equipment, behind the truck stops, by the state shed, Bethel Baptist Church and Brad Smith [SrA Bradley R Smith Drive]. At our initial meetings, we said, "Hell no. This is not a good fit. This is not what we want in our long-term plans. This is not what we want people coming in to Troy to see." We want much softer development there. There's a much better fit for that property. It's the face of Troy when you roll into town. We want something much better for our community.

We rejected that and they looked at other potential properties. They moved to the south behind RP Lumber, behind Commerce Drive between Spring Valley Road and Formosa Road. They had some contracts written with the landowners. They made some pretty substantial offers. They had one property owner who wanted over \$200K thousand dollars an acre. They had the Buckeye Pipeline and another major natural gas line that

goes through that property. After several months of them considering that property they came back to us said we want to reconsider the [State Route] 162 [and Highway] 40 property. We were not in favor of that. They said, 'Let's run it up the flagpole.' I don't know how many of you were at our last meeting, but they ran it up the flagpole. The flag came back with holes and burns. Pastor Tim Lewis did a fabulous job of explaining it to our community.

We have taken that off the table. We're not allowing our parks and our preschools and our churches to be surrounded by these kind of entities. This is not going to happen in Troy. So, they're looking again at the property that we directed them to, to the south. There's a lot of hurdles there. Buckeye Pipeline is still there. The high-pressure Ameren natural gas line is still there. There's a different owner on one of the properties. He still does not want to sell.

After the last meeting, I spoke with our aldermen. I don't like to lead our aldermen in one direction or another. It's important that all of them have their own opinion. All the citizens need to be represented, and you do that through your aldermen. I respect the heck out of all our aldermen. It's a tough job. Most of the time, they sit there. Nobody comes to the meeting. They have to make decisions, and the decisions that we've made so far have been very good. Has anybody been downtown lately? Has anybody seen the growth in the community? We have Palenque, a new restaurant. We have Cleveland Heath coming to town. We have McDill's coming to town. These people [the aldermen] are largely responsible for that.

Through these folks, these representatives of our community, your voices are heard. We're not about to ignore the people that we live with, love with, go to church with. Please be confident that when you tell them something, they're going to vote accordingly. There's not anybody up here taking any money. If I thought that for a second, I would drop them in the grease. Everyone up here loves this community. Please, go to your aldermen, tell them your feelings, and they will vote accordingly.

After the meeting, when I talked to everyone, there was not one person in support of this going on that property. We still had things to talk about, but it was nice, it was fulfilling for me to see everyone felt the same way I did. It attests to our community. It is just who we are as Troy. Everybody wants to come to Troy. There's a reason for that. It's the people, our schools, the safety. I don't want to go over it over and over again, but it is a desirable community. We want to keep it that way.

I want to touch on something. I want to back up. Ordinance 2025-46, which protects our community from potential future development: There was an email that went out. One of the developers from Cloverleaf had emailed Ann and asked how everything went at the meeting. Ann's been here five months. She has no part. She's just doing her best and she's doing a fabulous job. I got a story about that, let me get through this. She said everything went fine, no one was there. Not saying we're hiding anything, but it was adopting Ordinance 2025-46 protecting the citizens. It's there on the podium. It's on Board Docs. You need to read it. Take it in the proper context. No one up here or on staff would sell the city out for any reason. And it disgusts me that people would insinuate that. We're not up here because we're bought and paid for.

I understand everyone's concern with the way federal and state government works. It makes me sick. We are not those people. We are your neighbors. We are here to help. We're here to navigate through some very tough times. Help us do that.

Side story. Getting some grief. We've got these restaurants coming. Everything's going on downtown. New sub sandwich. You got the new coffee, restaurants, everything's good. Big complaint. Some people never give you any atta-boys, but they'll sure tell you that you've done something wrong.

Parking. Are you guys crazy? What are you thinking? Parking is crazy. What are you going to do? Oh, my goodness. Didn't you think this out? I said, man, if we could get that 107 North Main [Street]. Ann said, 'I got this. I know them.' Ann approaches them. Lovely family, by the way. Lovely family. I can't even explain it. 'I got this.' She knows them. She's friends with them. Ann asks them if they'd be interested in selling their home. Does the deed. Comes back. Let's have a meeting. We all three [Mayor Nonn, Mrs. Ann Byrd, and Mr. Jay Keeven] went over to Palenque, our New Mexican restaurant which I love very much. Sat down with this gentleman. He says, 'I'm a very simple guy. I don't know really what's going on here. I don't want to be taken advantage of.' I assured him he wouldn't be. We negotiated some terms and worked out a deal with him so that he could pay off his house and put a down payment on a new house. His wife was ecstatic. Couldn't wait. We gave him six months that we were going to rent the place to him for \$500 a month, giving them time to move. Two weeks, we got a house. That building will be coming down. We're going to be putting parking in. That's the kind of person she is. If you've ever been to the park, your kid played sports, soccer. She scheduled it all. Maintained some crazy coaches. And I'm going to say that again: maintained

some crazy coaches. Cooking for your retirement party. I can't say enough about it...and everybody who attacked her, shame on you.

We've had people show up to councilpersons' homes, threatening them. Online. Threatening them. On Facebook. Threatening them. Calling me at all hours of the night. Threatening me. That is not who we are. We are a wholesome, good, loving community. We work hard, we play hard, we pay our taxes, and we built something spectacular.

Do not be that person. If this community is not what you want, maybe another community would fit your needs. That will not be tolerated. My staff and these aldermen, I take their personal safety very serious. They're doing a very hard job for basically nothing. This is not who we are. We've done everything in our power to navigate this. It's a very complex situation. We will continue to do so.

I think it's time for us to give full release and deadlines. We're giving them [Cloverleaf] 30 days to come up with a proposal. We have not had a proposal from them yet. When you deal with deals of this magnitude, there's 10,000 people that live in Troy. I finish concrete for a living. When a billion-billion-dollar entity comes in and surrounds the table with all these experts and everything, you're kind of awestruck for a minute. That lasted until about the second meeting. I was like, you know what? We got this. We have some very specific demands. If we can cut property taxes, if we can protect the environment, protect our people, pay for our schools, pay for our water plant, pay for our sewer plant, and do it in a healthy and wise way, we're going to consider it. That's the phase we're in right now. Nothing has been predetermined. Nothing. You will decide. You will talk to them, and we will vote. And that's how it's going to happen. Please have confidence in these aldermen.

The last thing I want to say, we as a community are better than this. We as a community will navigate rough waters. We as a community will do the right thing for the people in this community. I've been here 50 years. I love it. Do not think we're going to sell anybody out. Not going to happen. Please be patient.

We're going to give these guys a time period to come up with a comprehensive plan to move forward or not. At this point, it's a tall hill to climb. Thank you for your time."

City Administrator and City Attorney Comments

City Administrator Comments

There are two ordinances and two resolutions later in the meeting. One is a donation agreement to IDOT for a potential roundabout at State Route 162 and Old Troy Road. There are two for H3 Farms. One is for a variance. They are building storage units and want to put rock in the back end. The zoning hearing officer submitted a report supporting the request to use rock as long as there's a hard surface around each building. There is also an ordinance from H3 Farms for a right-of-way purchase agreement for the trail that will come down South Formosa Road. Eventually MCT will build a multi-million dollar bridge over US-40 so that we can tie the trail that runs along the H3 Farms property up to CA Henning Elementary and the high school. The second resolution is for support and commitment local funds for the Zenk Road Upgrade. The grant, if received, should cover all costs, but local funds are available if not.

Mayor Nonn added that MCT is a very extensive trail system. The last leg comes down Formosa Road. It is going to cross US-40 with a huge bridge, come into Troy and go down to Triad High School. Mr. Higgins has been gracious enough to give us right-of-way on his land.

City Attorney Comments - none

Consent Agenda – N/A

Administrative and Community Services Committee Report

Planning Commission

There is a Public Hearing at 6:00pm Thursday, February 12th, followed by the regular meeting of the planning commission at 6:30pm. The public hear covers the Hampton Glen Villas planned development.

Building and Zoning Director Report – none

Finance and Economic Development Committee Report - none

City Treasurer Report - none

Law Enforcement & Emergency Services Committee Report - none

Chief of Police Report - none

Public Works Committee Report

City Engineer Report

Mr. Cissell briefed the following:

Troy-O'Fallon Road – An inlet is being added to Troy-O'Fallon Road as a part of the turn lane project. Traffic control will begin tomorrow afternoon. The project should be completed by Friday.

PASER Program – Bid opening for Charter Street (in Downtown Troy) V-gutter will be on February 5th.

Public Works Director Report

Snow – The snow removal crew did an awesome job, working 32 hours around the clock. No injuries, no accidents, no damage, no breakdowns. They spread about 250 tons of salt.

Promotion – Frank Hautley has been promoted to water and sewer crew leader. Frank started with the city in November, 2018. He has a Class C operator in training and a Class 4 wastewater license.

Reports of Special Committees (as needed) – none

Unfinished/New Business - none

Ordinances and Resolutions called by the City Clerk, with Citizen Participation

1. Ordinance 2026-15 - An Ordinance to Adopt the Zoning Hearing Officer's Decision Granting H3 Farm Enterprises LLC at 1515 Formosa Road Variance 2026-01ZHO

Motion: To approve Ordinance 2026-15 as presented.

Moved by Turner. **Second by** Stirling.

Discussion: A citizen asked if this was for the paving for the lot. Mayor Nonn replied that this is for the rock and pavement along the new MCT trail – for storage, not parking.

Vote: Motion passed. (Aye = 7; Nay = 0)

Aye: Dawson, Flint, Hellrung, Henderson, Knoll, Stirling, Turner. **Nay:** none

2. Ordinance 2026-16 - An Ordinance Authorizing the Purchase of Right-Of-Way Property by the City of Troy Illinois (Parcel 09-1-22-18-00-000-003)

Motion: To approve Ordinance 2026-16 as presented.

Moved by Dawson. **Second by** Henderson.

Discussion: A citizen asked for the parcel number to be repeated. Mayor Nonn replied with the number. An alderman added this right-of-way is off Formosa Road. It is needed to allow the bike trail to go over US-40.

Vote: Motion passed. (Aye = 7; Nay = 0)

Aye: Dawson, Flint, Hellrung, Henderson, Knoll, Stirling, Turner. **Nay:** none

3. Resolution 2026-04 – Resolution of Support and Commitment of Local Funds (CDBG Request for Reconstruction of Zenk Road from Oakwood Drive to Red Bud Lane)

Motion: To approve Resolution 2026-04 as presented.

Moved by Hellrung. **Second by** Turner.

Discussion: A citizen requested the timeframe for the project. Mr. Cissell replied that the plans should be complete by mid-February and construction will be from April to June.

Vote: Motion passed. (Aye = 7; Nay = 0)

Aye: Dawson, Flint, Hellrung, Henderson, Knoll, Stirling, Turner. **Nay:** none

4. Resolution 2026-05 - Resolution Authorizing the Mayor to Execute a Donation Agreement with the Illinois Department of Transportation (IDOT) – Parcel 801190005 along IL State Route 162

Motion: To approve Resolution 2026-05 as presented.

Moved by Henderson. **Second by** Turner.

Discussion: A citizen asked if this was for the roundabout. Mayor Nonn confirmed. He said the city now has the funding and are working on necessary land acquisition for the project.

Vote: Motion passed. (Aye = 7; Nay = 0)

Aye: Dawson, Flint, Hellrung, Henderson, Knoll, Stirling, Turner. **Nay:** none.

Closed Session – none

Citizen Participation

Approximately thirty citizens addressed the city council. All except one spoke concerning the proposed data center. Mayor Nonn asked all speakers to keep their comments to three minutes or less. [Most comments are paraphrased instead of verbatim.]

Nicole Jameson – Lives in Country Village. She said this is her second time addressing the issue. Her opinion hasn't changed. She feels the data center is bad for Troy. She is still opposed.

Natalie Rushing – A long-time Troy resident. She appreciated the mayor's comments. She wants to see Troy grow and thrive, but doesn't want it to be at the expense of families, homes, daycare centers, churches, and neighborhoods. She is pleased the data center is not going by Bethel Baptist, not just because of the proximity to her home, but because of the church, the daycare center, and the park. She looks forward to seeing the new proposal from Cloverleaf and is hopeful it will be turned down as well.

Craig Hall – A resident who has lived in Troy over 20 years. He is against the data center. He said it looks like an industrial facility. The facility would bring down property values. He understands that not bringing the data center would cause a big loss of revenue, but it's going to take away from the town. People won't want to come to Troy.

James Simmering – A 40-year Troy resident. He thanked the council for the work they do. He took issue with the thirteen annexations approved at the last city council meeting. He informed the council that annexations are not research; they are development. He cited Illinois Public Act 104-0458, the Clean Reliable Grid Affordability Act, signed in January, effective in June. He said this was written to protect residents from projects like the data center and asked that the Act be forwarded to the planning committee for their review. He also cited Section 129 of the Act, stating that it proves the state is worried about their grid, and Section 16-108 which creates an affordability test to ensure the project doesn't hike residential rates. He suggested the city wait until December 1, 2026, when stricter federal emission standards for backup generators, requiring higher filtration and more rigorous monitoring, goes into effect. He also suggested the council put a moratorium on permits and annexations until then.

[Clarification Notes (from Mayor Nonn) – The annexations referenced by Dr. Simmering are not annexations. They are pre-annexations for existing residential property. The owners of these homes have requested annexation into Troy city limits for city water service. Also, all annexations and permits passed by the city of Troy, to date, have zero relationship to the proposed data center, which the council has taken no formal action on.]

Joseph Smith – A 30-year Troy resident. Mr. Smith appreciated the mayor's comments. He said one of the biggest things he is worried about is the community. He wants a safe environment for his kids. He also thanked Mrs. Byrd for her kind response to his email requesting explanation.

Jay Carr – A pastor at Bethel Baptist Church. He thanked the council for not considering the proposed location near the church. He also provided biblical references from Romans 13 concerning the actions of leaders in the community and the need for ethical decision-making. He also referenced James 2 which talks about the temptation to give preferential treatment to the rich because their money could be helpful. He warned against prioritizing corporate interest over well-being of city residents.

Dakota Morgan – A resident and a Triad graduate. He said the health of his children is his major concern. He loves Troy, but, if the data center is built near his home, he would have to move.

Nicholas Martin – The Head of School at Bethel Academy. He is praying for the council – for their safety, for their decision-making, and for the way they represent the best interests of the city. He reiterated some of Pastor Jay Carr's sentiments. He is especially concerned about the families in their church, which would have been surrounded by data center facilities if located in the first proposed location. He said the second location is still too close to their building. He asked the council to do what is in the best interests of the families in Troy.

Miranda Jones – A teacher at a daycare center in Troy. She is opposed to the Cloverleaf project. The daycare has over 100 young children and they emphasize outdoor play, environmental awareness and healthy development. She is very concerned about the noise and light pollution from the data center. Constant background noise negatively affects the learning environment. It can interfere with concentration and increases stress. She is also concerned about emissions from the data center generators. The pollutants pose a risk to the children's health. Also, placing a large industrial facility within sight of their playground sends a conflicting message to the children about the value of our environment.

Mona Murphy – A resident of Troy for three years. She moved here for the "small town feel". She has been doing research on data centers. She saw a 2025 video in which the Cloverleaf CEO/co-founder said he would never put a data center next to residents. She also hasn't heard any conversations about all the mines that are underneath Troy. She asked about danger of the constant noise and vibration caused by the center and wanted to know if there is any danger due to the city being top of vacant mines. Is that problem being

addressed? She also brought up the fact that Cloverleaf is the developer, not the end user of the facility. She asked how the city could hold the end users responsible to adhere to all the rules and regulations set between the city and Cloverleaf. She also asked if the city employees who visited another data center interviewed residents at that location. She said she has watched several videos about this and the residents are not happy about the noise, the vibration, the pollution, and the decreased property value of their homes. She said if the data center comes to Troy, she will be moving.

Tanner Durell – Not a resident, but planned on moving to Troy in June. He had a question about the \$400M in tax revenue that could be coming from this data center. He referenced Illinois Statute 605-1025, which states that any data center built with over \$250 million in investments would be exempt from the following taxes for up to 20 years: retailer's occupation tax, use tax, service use tax, and the service occupation tax. He asked how spread out the \$400M in tax revenue would be. The data center would also be exempt from numerous other taxes according to Illinois Statute 5-229. They get 20% tax credit for construction workers from the state. He asked if our grid could support the data center. He said that Bobby Williams, CEO of Southwestern Electric stated that the Troy grid peaked at 116 megawatts. He talked about the new proposed site, which is still near to residential areas, a daycare center, and a fitness center. It's not a viable spot. He also asked if the city has spoken to the developer about who the end user will be and how the city will get the end user committed to all the codes and regulations regarding water, etc.

[Clarification Notes (from Mayor Nonn)] – The \$400M is not revenue; it is the city's EAV (Equalized Assessed Value). The city does not have revenue numbers yet, but it's nothing near \$400M. Best estimate is about \$4M in utility tax. When and if the city gets actual numbers, they will be given to the citizens. For the infrastructure, the end user or Cloverleaf would be responsible for the upgrades through the ICC. If a corporation wants to bring an entity like this to a community, they are responsible to get the power there. Troy is in the MISO (Mid-Continent Independent System Operator) power grid which runs from Minnesota down to Texas and covers fifteen states. The city would need permission from MISO and Ameren.

Robin Chompko - A 22-year resident of Troy. She is not in favor of the data center. She has a child with decreased lung function. Her family would move if the data center is built. She said the St. Louis Business Journal, talking about the Granite City site, discussed a zoning law. The law states that, if the land is zoned for a data center and the people selling the land are willing to sell, the city council can't do anything to stop it. Mayor Nonn replied that the property in question is not zoned for a data center. Mr. Keeven added that I-2 zoning is required and there are no parcels in Troy which are zoned I-2 and are also large enough for a data center. If zoning is changed, a special use permit would still be necessary (according to the new city ordinance passed in November 2025). This gives the city control over lighting, sound, and utility usage. In addition, the developer would need permission from the MISO power grid. For the property of the original proposed site, Southwestern Electric already said they cannot supply that amount of power. It would be ten times the amount of all Troy usage.

Justin Mattea – Said he doesn't think everyone fully understands there are three steps to get this passed. The first step is the city administrator. The second step is the planning commission. And the third step is the city council. We're still in step one. The people on the city council haven't seen anything and haven't had any votes. Troy used to be known as the truck stop town. He said everybody now thinks of Troy as a nice, vibrant, bedroom community with an excellent school district. He doesn't want the city to become known as the data center town. He said, regardless of location, promises, or money, when this process ends at its final stop with the city council, he really hopes they send Cloverleaf packing.

Matt Marshall - The president an IT consulting firm. He said he loves Troy and its community He serves Bethel Church. He said he has conflicting thoughts about the proposals but wanted to add a little bit as an expert. Computers are getting faster. The entire tech industry is pivoting to cellular AI services. AI is coming. It started this gold rush to compete. This need for computers resulted in an aggressive campaign to build data centers everywhere. But there's a lot of people out there who are already with us. It's in our homes, it's in our backups, it's in our pockets, and it's even on our wrists. People have been using AI for years now. The device manufacturers need more and more of this power everywhere for these handheld or wrist devices. They already have a lot more capability than we even know, and it's going to get better and better. What happens if the need for the cloud changes? What will happen to these data centers? They'll be decommissioned. Mayor Nonn said he had questions. He asked Mr. Marshall if he would meet with him so he can acquire more information.

Cathy Hartmann – Said her family has lived in Troy for five generations. She was concerned and spoke to a relative in DeKalb (where there is now a data center). Her relative said taxes have not decreased, electric bills are sky high and there's lots of trucks and traffic. DeKalb has become a rough town. The data center hasn't helped improve the economy. She then gave some history on the data center in Troy, obtained via FOIA. In March of 2025, Cloverleaf representatives spoke with the City of Troy officials about the proposed data center. This is the earliest point reflected in the documents. Residents didn't yet know that these conversations would start. In April and May of 2025, emails showed Cloverleaf discussing power, land, and zoning as part of the data center development process. In one email, the developer said this type of project moves very quickly once key pieces are in place. By August 2025, draft data center zoning language was being reviewed. Things like noise, cooling systems, and sight design. Emails show a data center developer providing feedback on that draft language. People still hadn't been told that a data center was being considered. So at what point should the residents be included in this plan?

Leslie Snyder – Lived in Troy while in the military. Her family then returned after they got out. She is opposed to the data center. She asked the council to consider the other members of Troy who this will impact, even if the data center moves a mile or two miles away. She asked the council if they had considered streaming their meetings so people can attend or watch later. That way, they can keep up to date a bit easier. It would also facilitate more involvement. She also requested a moratorium on any data center action until protections are in place. She also talked about the FOIA (Freedom of Information Act) emails that were put out. In October, Building and Zoning submitted multiple questions to Cloverleaf. Has the city received answers? Those questions were also brought up many times during the January 8th zoning meeting. Cloverleaf, who was in attendance, couldn't answer them. She also brought up the November 2025 planning commission public hearing on the data center ordinance, which passed. The minutes of the hearing stated no petitioner or applicant was present as this is a city-initiated ordinance. She also discussed emails between the city and Cloverleaf. It appeared Cloverleaf was providing edits or input on specifications. She questioned the 200-foot setback, which she believes isn't enough to protect citizens. She asked when the citizens should become involved. She believes they should be up-to-date throughout the process.

Jason Krupp – Discussed the FOIA emails. He read through them and was concerned. He asked about the phrasing of one of the emails. He was also concerned about transparency. He feels Cloverleaf had a huge part in drafting the November ordinance. He said the ordinance needs to be much stronger, with further setbacks and coverages to make it “not enticing” for anyone to come to Troy to put in a data center. Mayor Nonn asked everyone to read the ordinance and judge for themselves. He believes it has “a lot of teeth in it and, through special use, another layer of teeth has been added”. He assured Mr. Krupp that the city is not letting data centers write ordinances. There was some communication though, for clarification. He said it's a good ordinance and gives the city a lot of strength.

Derrick Raymert – He thanked the council and said all council members he spoke with were respectful and gave him time to discuss, even though they may not have seen eye to eye. He said, on December 12th, the city administrator emailed a representative from Google saying that Troy was interested in welcoming data centers, and they attached a recently passed resolution. He is trying to understand the intent behind it. On December 13th he spoke to the council and raised concerns about the language in the November 2025 ordinance. He said that residents deserve clear answers to basic questions. What sites are being considered? Will zoning changes or incentives be discussed? What strains will be put on utilities and infrastructure? He was informed by the council that the ordinance was created to protect the city. It was also stated the process would be transparent. After the FOIA documents were later released, he said it looked like the developer had been helping to shape the ordinance. He again stated the city council members were very nice to speak to and admitted they didn't have all the answers, but they wanted to hear from the constituents. The constituents have said the data center is not welcome. He encouraged everybody in the room to keep their voices heard, but stay respectful, stay engaged.

Mayor Nonn replied that he appreciated civil conversation. He also wanted to clarify: “Jay Keeven's job is to bring industry development to town, per my instruction. Then it goes through planning, then it goes through the council, and ultimately you guys decide what we do and do not take. You know, when we start talking about big numbers and the big projects we have ahead of us, sewer plant, water plant, the \$100 million for the schools, his job is to put that on the table for us, and he's done a great job of that. We, as citizens, planning commissioners, and aldermen will take that to the next level and decide if it's healthy and if it's what we want. Ann (Byrd) and Jay (Keeven) have done exactly what I have directed them to do. Again, read

the minutes and go to board docs; please get involved with that. I think that's going to answer a lot of your questions and a lot of your transparency concerns. But thank you for your words. I appreciate it."

Matt Redenius – Mr. Redenius and his wife are the owners of Canine Social [on Highway 40] by RP Lumber. He said either one of the two locations discussed would impact them significantly. He is very opposed. He thanked the mayor for his words earlier in the meeting. He also thanked the council, the mayor and the city administrator, saying he appreciated the great job they are doing in developing the city, but this project is "on a totally different scale". He understands that the ordinance was written to protect the city, but going through the emails between the city and the developer, it's clear the developer is putting forth some of the proposals. He brought up the 200-foot setback requirement between the data center and residential property and 100 feet from any other property. He called this "ridiculous". He also discussed the noise levels. He said the city needs a stronger ordinance and should bring in a professional.

Jackie Royer – A Troy resident who lives behind the high school. She is also concerned about the continuous noise level. She said Cloverleaf hires public relations agents to talk to the city. These agents only talk about the good things the data center will bring, but actual studies show that emissions from those generators are 662% higher than quoted. City residents will see energy bills increase at least \$40 per month, which is what has happened in Georgia and Virginia. There is also the potential for the use of nitrous dioxide which is unhealthy for all people, particularly those with asthma. She said that a decrease in city taxes is advertised, but the studies don't show this. The tax breaks go to the corporation, not the residents. The data shows that, in fact, the residents and businesses in the city will provide \$2M in tax breaks for every permanent job at the center. She said Cloverleaf has been turned away from multiple communities in Wisconsin. Cloverleaf calls Port Washington a success story, but the Port Washington citizens are angry and have filed multiple legal challenges. She said she doesn't trust Cloverleaf. She also spoke about a family farm in Illinois which was appraised before the announcement of a data center. After the data center arrived, property values in the area dropped by 35 percent. She said she likes Troy and wants to stay. She loves the 30-day limit placed on Cloverleaf by the city.

Morgan Hermanson – A resident of Troy. She spoke about AI, which is needed by corporations because it is cheap labor. The jobs that will be available to the community are, in the beginning, temporary jobs. Once the data center is built, there will only be a few permanent jobs. She read in the papers that anywhere from 20 to 100 will be hired, but she does not trust those numbers. She did some research and found the Data Center Investment Act. This act says the data center must employ at least 20 people. The center must also spend at least \$250M on buildings and operations – for itself. They are not required to assist in funding for a new electric grid or a new water treatment plant. The main benefactor of a data center is the data center... a big tech corporation. There will be little work for locals and no investments for the community. She asked the mayor and the council to say "no" to the data center.

Christina Eyman – Mrs. Eyman came to talk to the council about something not related to the data center. She is the owner of Troy Car Care. She thanked the mayor and the city council and staff for the opportunity to open here auto repair shop in Troy [on E Center Street]. She talked about the business and the services it provides. She informed the council that Troy Car Care is an official NAPA Auto Care Center, which reflects nationally recognized standards for quality training and customer service in addition to a nationwide warranty. Troy Car Care is locally owned and staffed, veteran owned, and deeply invested in Troy. It will create local jobs, support other businesses, and give back to the community. She invited all present to come and get to know them.

Nancy Sanders – no longer present.

Bob Ramsey – A Troy resident. He asked all to do a thought experiment: if there was no revenue and no promise of money, would the city still want this data center? It's not beneficial to the residents like a park or a sports center. Does it have any redeeming qualities on its own? No. It's just for the money.

Chad Vahlkamp – no longer present

Viktor Varnaitis – no longer present

Ken Jackson – An IT professional and project manager. He informed those present that he contacted Cloverleaf. They were very responsive at first, but the moment he became critical of their responses, they ceased communication. He said there is a data center in St. Louis. It is small, about the size of the Cafetorium. It is capped at just over 200 kilowatts. That is a fraction of the size of the proposed data center in Troy. He asked if the power consumption they are requesting is full capacity. What kind of equipment? If it

is not full capacity, they will likely come back in the future and say they need more power and more water. He told those present that if they have any questions, they can contact him.

Michael Douglas – Informed the council that he reviewed the original plans for the data center. Most plants and designs are done in industrial parks. He understands that the City of Troy needs to expand in order to grow. But the city will need to design an industrial park and place it in an area where the farmers and the neighborhoods are not imposed on. The developer could design it in a ‘closed box’ to try to limit the sound and enclose it in 15-20 foot high fences with absorption material to absorb the sound. He also spoke about generators and retention ponds for the facility. He warned about PFAS and HFOs (hydrofluorocarbons) used for cooling. The water will evaporate or get absorbed, going out to the neighborhoods, the day care centers and the retirement communities. Some of those chemicals are going to be forever in the ground and it could possibly wind up in the air because of evaporation. Everything from the data center to the retention pipes are going to have to be filled up so a closed loop is not really a true closed loop system. A closed-loop system is not ordinary. The chemicals do break down, leading to long-term pollution, water pollutions that can cause cancer and immune system damage. The city has to protect itself. Additionally, with tall fencing, the data center will look like a penitentiary or prison. There are also substations. The hum from the substation will be constant. A data center of this size is probably going to run between 8 to 15 generators. The noise itself is going to be a problem. The city can demand the developer put insulation inside the generator systems. They should also put scrubbers on the exhaust to eliminate the majority of the fluids. The city also needs to ensure the data center developer covers that cost, not the city. He also discussed the tours/inspections which are given at the data centers. The real estate agents are going to take you to inspect. “Do they show you the back alley where the dumpsters are, the garbage cans and the weeds growing in the backyard? No. They’re going to show you a pristine facility, and they’re not going to run anything in the building while you are doing the tour. Don’t get fooled. The majority [of data centers] in Illinois are in the Chicagoland area. 80% are in industrial parks.” He said that, personally, he would rather not see it in Troy. He suggested putting it in a farmland or design an industrial park. The city can figure out something that’s going to be a better fit for this community and find out from the citizens what they would like to see in the city. He also encouraged live-streaming city meetings.

Michelle Falbe – Lives just outside Troy city limits to the northwest. She told the council that she does not envy their job ‘one bit’. If there are people that are stalking, threatening or harassing you or showing up at your homes, that should be stopped. It’s unacceptable.

Jim Bowers – Not a resident of Troy, but is a member of Providence Presbyterian Church [on SrA Bradley R. Smith Drive]. The church is renovating their newly purchased property for a sanctuary. He noticed that the secondary entrance for the data center’s original proposed location was right across the street from the new worship center. The change of the location relieved him, but doesn’t address everything for everyone. He recognized that the city has a hard job, and is under a lot of pressure. He now doesn’t want to bring his family into Troy to go to church. He agreed that the city needs help. There are executive firms, professionals, who provide this service. The experts can come alongside, take pressure off, and can bring in scientists and others who can make sure that the city is making the best decision.

Jane Mercener – Informed the council that she is an engineer and project manager. She has seen a lot of presentations from many developers and she’s never seen a map so disrespectful of the people of Troy. “People sat in that first meeting and said, ‘Is that Highway 40? Is that the interstate? Where are we?’ It’s really disrespectful, and that’s what they handed you guys. They’re going to bring in their experts on their payroll, I assume. But it’s something to keep in mind. It’s real disrespectful and that’s how you were treated.” She said she also sat in on a Zoom meeting. They found no data centers that are willing to bond anything.

Hannah Turner – Wanted to address the fact that the city is a business. While some may want to take personal offense to the verbiage Anne used, she’s still a professional. She still has to represent the city. She thinks the city has done a good job. She does not want the data center, but the city has a process they have to go through. Otherwise, they could be “slapped” with a lawsuit. It might be considered discrimination. Data centers are new, so an ordinance had to be created. She asked if the residents are okay helping to raise funds for an expert. She asked that citizens help Mr. Keeven find businesses they want. She wants the city to grow. She has been here for fifteen years, and there have been multiple businesses that have tried to come in. Help them. She also repeated that the council members have other jobs. Citizens shouldn’t get upset that they don’t answer right away. She asked residents to remember that council members are human and have

families. It's not fair for them to be crucified because people are mad about a data center. She also wants to know more about the proposed data center, but residents can't be mean about it. The mayor and aldermen are trying their very best to represent the city and its citizens. Ann was just doing her job. Mrs. Turner said the council was entertaining the conversation, but that doesn't mean they've approved it. She told the council that many people said they didn't know this hadn't already been approved. She finished, saying, "Please just remember to be kind and remember to stop making the threats. You guys heard about the threats. That came from some of you that are in this room. If it happened to me, I sure would, and I would tell them to do that."

Mayor Nonn then asked if there were any other speakers. There were none. He told all present that the council appreciates them very much and wants to hear their voices. The council will consider everybody when making their decisions. He also said the city will be expediting the process. "This has been tearing our community apart and now it's time that it stops. We appreciate you coming down. Keep the positive attitudes. We're all in this together. We'll get through this together and we'll come out better for it. Thank you."

Adjournment

Moved by Turner. **Second by** Henderson. Approved by voice vote of the aldermen.
Meeting adjourned at 9:04pm.

-- signed --
Kimberly Thomas
Date Approved: 2/17/2026