

CITY OF CAMARGO, KENTUCKY

ORDINANCE NO. 2026-04

AN EMERGENCY ORDINANCE IMPOSING A TEMPORARY ONE YEAR MORATORIUM ON THE APPROVAL, PERMITTING, LICENSING, AND CONSTRUCTION OF COMMERCIAL DATA CENTERS WITHIN THE CORPORATE LIMITS OF THE CITY OF CAMARGO; ESTABLISHING COMPREHENSIVE FINDINGS OF FACT; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Camargo operates under Home Rule governance pursuant to **KRS 82.082**, granting it the broad authority to protect the public health, safety, and welfare of its citizens; and

WHEREAS, commercial and hyperscale data centers require unprecedented amounts of electrical power and municipal water, and generate continuous low-frequency noise that can negatively impact adjacent residential properties; and

WHEREAS, the City Commission requires a reasonable period to research, draft, and enact permanent regulatory standards for this unique industry without the threat of a developer acquiring vested rights under inadequate existing codes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CAMARGO, KENTUCKY:

SECTION 1: FINDINGS OF FACT

The City Commission of the City of Camargo hereby reviews, establishes, and incorporates into the legislative record the following factual findings as the compelling public necessity for this temporary enactment:

1.Unprecedented Utility Consumption Baseline: Commercial and hyperscale data center operations possess utility demand profiles that are uniquely intense and entirely distinct from standard retail, commercial, or light manufacturing businesses. Industry data confirms a single baseline hyperscale facility can continuously consume between 30 and 100 megawatts of power—equivalent to the electrical grid load of tens of thousands of residential homes—and can require several hundred thousand to millions of gallons of water daily for evaporative cooling infrastructure.

2.Imminent Threat to Public Drinking Water and Fire Suppression: Camargo's public water infrastructure has been systematically designed and sized to support domestic residential use, commercial retail, and standard public safety fire suppression capabilities. The immediate introduction of an unmitigated, high-volume industrial water user could exhaust localized municipal water storage capacities, systematically drop water line pressures across neighborhoods, and severely compromise the Camargo Fire Station's ability to draw adequate water volume for emergency fire suppression.

3.Imminent Threat to Grid Stability and Ratepayer Protections: The sudden addition of a multi-megawatt continuous electrical load threatens localized power grid stability. Without

custom regulatory vetting, such a load increases the risk of localized substation strain, voltage fluctuations, and the acceleration of emergency infrastructure expansion costs. Under current frameworks, these multi-million dollar utility upgrade costs risk being legally passed down to, and forced upon, existing residential and small-business ratepayers in Camargo.

4. Continuous Acoustic Hazards: Data centers utilize massive configurations of industrial cooling fans, HVAC chillers, and electrical transformers that operate continuously twenty-four (24) hours a day, seven (7) days a week. Unlike standard commercial noise which peaks and dissipates, data center infrastructure produces an unceasing, low-frequency acoustic hum. Peer-reviewed public health data confirms that continuous exposure to low-frequency industrial noise at or above 50 decibels triggers chronic sleep disruption, elevated stress, and long-term declines in residential property values.

5. Inadequacy of Existing Code: While the City passed its general Noise Ordinance, that code was structured exclusively to address intermittent, temporary community nuisances (such as amplified audio). It lacks the specific technical testing procedures, low-frequency hum decibel penalties, or preemptive site-plan building review requirements necessary to legally mitigate the specific, permanent 24/7 acoustic footprint of a server farm.

6. Necessity of a Reasonable Vetting Window: The City Commission requires a strictly defined, temporary window of **one year** to retain independent technical experts, coordinate capacity studies with local utility administrators, and cleanly draft a comprehensive, permanent Home Rule Regulatory Permit system. This temporary pause is essential to preserve the public status quo and protect municipal infrastructure from irreversible strain or premature development vesting while permanent legal protections are finalized.

SECTION 2: IMPOSITION OF MORATORIUM

A temporary moratorium is hereby established on the establishment, construction, expansion, and operation of any "Data Center" (defined as facilities housing networked computers and servers for digital hosting, processing, or crypto-mining) within the city limits of Camargo.

SECTION 3: SCOPE OF PAUSE

During the active period of this Moratorium, the City of Camargo, its City Clerk, and its municipal officers shall not:

1. Accept or process any applications for local building permits or structural reviews for data centers.
2. Issue any municipal business or occupational licenses for data center entities.
3. Authorize or approve any new municipal water or infrastructure connections for properties intended for data center use.

SECTION 4: DURATION

This Moratorium shall take effect immediately upon final passage and publication and shall remain in effect for a period of **one year**, or until the City Commission adopts a permanent standalone regulatory

ordinance governing data centers, whichever occurs first. The Commission reserves the right to extend this period if additional engineering studies are required.

SECTION 5: SEVERABILITY & EMERGENCY DECLARATION

The provisions of this ordinance are severable. Because unregulated industrial development poses an immediate threat to the capacity of the city's utility infrastructure, an emergency is declared to exist, and this ordinance shall take full effect immediately upon its second reading and legal publication.

FIRST READING: 8/3, 2026

SECOND READING: 9/14, 2026

APPROVED: , Mayor

ATTEST: , City Clerk