

AGENDA
HARMONY CITY COUNCIL
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
HARMONY PLANNING AND ZONING
Joint Planning Session

August 26, 2026
6:00 P.M.

Council Room
Community Center

1. Call to Order
2. Roll Call
3. New Business
 - a) Review Community Feedback – Regarding Proposed Data Center Ordinance
4. Adjourn



Data Center Ordinance Draft – Public Comment Submission

From Ashlyn Guenther <cityoffice@harmonymn.gov>

Date Tue 8/18/2026 1:25 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

City of Harmony, MN - Data Center Ordinance Draft - Public Comment Form

Thank you for taking the time to review the City of Harmony's Draft Data Center Ordinance.

The City of Harmony is seeking **constructive feedback** specifically on the language, content, and scope of the proposed ordinance. We welcome your feedback related to:

- Provisions that may have been overlooked
- Areas that need clarification or additional detail
- Potential issues the City of Harmony should consider
- Suggested revisions to improve the ordinance

PLEASE NOTE: This form is intended only for constructive comments regarding the content of the draft ordinance. It is **not** intended to collect opinions for or against allowing a data center in Harmony.

1. **First Name** : Ashlyn

Last Name : Guenther

2. **Address**

Street Address : 155 2nd ave se

City : harmony

State : mn

ZIP : 55939

3. **Email Address**

ashlyn_guenther@icloud.com

4. **Phone**

507-383-7308

5. **Please Select the Area(s) Your Comment Relates To**

Permitted or Conditional Uses, Lighting, Noise Standards, Environmental Considerations

6. **Please provide your Comments and Suggestions**

Would rather not have this data center ruin our quiet and beautiful town!

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

205.178.139.156

This message was sent from <https://harmonymn.gov>.

or email alissa@harmonymn.gov

City of Harmony, MN - Data Center Ordinance Draft - Public Comment Form
DUE BU WEDNESDAY, AUGUST 19th to Harmony City Office by 4 PM

The City of Harmony is seeking **constructive feedback** specifically on the language, content, and scope of the proposed ordinance. We welcome your feedback related to:

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PLEASE NOTE: This form is intended only for constructive comments regarding the content of the draft ordinance. It is **not** intended to collect opinions for or against allowing a data center in Harmony. * Notes required field

First & Last Name * A Overby
Street Address * 30735 140th St
City, State and ZIP * Harmony, MN 55939
Email Address * N/A
Phone : N/A

Please Select the Area(s) Your Comment Relates To :

- ☐ Definitions
- ☐ Permitted or Conditional Uses
- ☐ Zoning Districts
- ☐ Site Design Standards
- ☐ Landscaping & Screening
- ☐ Lighting
- ☐ Noise Standards
- ☐ Utilities & Infrastructure
- ☒ Environmental Considerations
- ☐ Security & Emergency Response

Please provide your Comments and Suggestions:

- A copy of the ordinance should have been attached to this form. Hard to evaluate language without it.
- Need to do environmental study for impact
- town hall meeting should be considered so people can voice their opinion -
- Need to reach out to other cities with Data Centers

Thank you for your input. for impact to the community
Your comments will be reviewed and considered as the city continues refining the proposed Data Center Ordinance.

How much do they actually use?? water etc.

Data Center Ordinance Draft – Public Comment Submission

From Ashley Simonson <cityoffice@harmonymn.gov>
Date Wed 8/19/2026 9:44 AM
To Alissa Stelpflug <alissa@harmonymn.gov>
Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

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1. **First Name** : Ashley
Last Name : Simonson

2. **Address**
Street Address : 373 7th Ave SE
City : Harmony
State : MN
ZIP : 55939

3. **Email Address**
aswright2012@gmail.com

4. **Phone**
507-951-4364

5. **Please Select the Area(s) Your Comment Relates To**
Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations

6. **Please provide your Comments and Suggestions**

I have concerns about the extra utility and water usage created by this facility and the trickle-down effect it will have on the residents of the city. There will be impacts and our taxes are already high, especially with the added levy.

I live close enough to where the proposed site is that my home will definitely have excessive noise from this. Our town is beautiful and the best thing about my neighborhood specifically is

the wildlife that comes in from the neighboring field, the birds, the people out walking, and the quaintness of our small town. I personally do not want this to diminish. I want my children to play outside without the constant humming of a big facility nearby, without the facility scaring off the wildlife, and without the excessive water and electricity usage. If town members did get to vote on this, I would vote against it.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

151.111.23.5

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From Ashley Wangen <cityoffice@harmonymn.gov>

Date Wed 8/12/2026 2:38 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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- Suggested revisions to improve the ordinance

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1. **First Name** : Ashley

Last Name : Wangen

2. **Address**

Street Address : 311 Newburg Ave W

City : Mabel

State : MN

ZIP : 55954

3. **Email Address**

ashleywangen@hotmail.com

4. **Phone**

5. **Please Select the Area(s) Your Comment Relates To**

Definitions, Permitted or Conditional Uses, Zoning Districts, Site Design Standards, Landscaping & Screening, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response

6. **Please provide your Comments and Suggestions**

I recommend strengthening the ordinance before adoption. It should provide clearer protections against increased costs to residents in Harmony and surrounding communities from electrical, water, wastewater, road, and emergency-service infrastructure. The 55 MW limit should address

cumulative impacts and future expansion, while noise, generator emissions, water use, and 24/7 operations should have clear, enforceable limits.

The ordinance should also require adequate financial assurance for decommissioning before construction begins, full environmental review of the entire project and future phases, and make developers responsible for infrastructure and public-service costs created by the facility.

Most importantly, the long-term costs and impacts should not be shifted to local residents, taxpayers, utility customers, or surrounding communities.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

69.173.171.12

This message was sent from <https://harmonymn.gov>.

Aaron Bishop's Data Center Ordinance Revision Recommendations

From Aaron Bishop <ajbishop34@gmail.com>
Date Wed 8/19/2026 4:02 PM
To Alissa Stelpflug <alissa@harmonymn.gov>

Greetings Alissa,
Below is my (not quite the same) response as Amy's regarding the data center ordinance revision recommendations.
Thanks!

Section 3: Definitions: Many definitions discussed during Joint Planning Sessions are missing. Critically, the definition of “closed loop” which we defined to mean “zero water use” for cooling systems.

Section 5.3: Include “karst features” to be delineated.

Section 5.6 e: Revisit the “zero water use” in the definition of “closed loop” from the Joint Planning Sessions.

Section 5.7 The Joint Planning Session group had been interested in a constant monitoring system to ensure noise levels do not exceed MPCA standards. Is this still the case? Will the Data Center pay for install and upkeep?

Section 6. Industrial Technology District Performance and Design Standards

“Any deviation from these standards requires approval of a variance.” change to: “The city will not approve deviations to exceed these standards.”

Section 6.1: 1. Minimum Lot Size. Data Centers over 100,000(?) square feet in gross floor area shall have a minimum lot area of ~~5~~ **20** acres. A 100,000 square foot area building does not align with Harmony’s rural character as stated in the **Purpose and Intent**

Additional consideration: If a 99,999 square foot area building is constructed, are they exempt from the minimum lot area? Does this have to be a single building?

Additional consideration: This should also state “Data Centers **and all accessory uses and structures....**”

Section 6.1.2: Maximum Height. Data Centers and freestanding accessory structures or uses may not exceed ~~60~~ 30 feet in height. The maximum height shall be inclusive of rooftop appurtenances and rooftop accessory uses. 60 feet in height does not align with Harmony’s rural character as stated in the **Purpose and Intent**

Section 6.1.4 and 6.1.5: Eliminate Option “C: Cast in place concrete or pre-cast concrete panels” in both 6.4 and 6.5 as an exterior finish. Do not entertain metal exterior (unless it is a sloped roof).

Section 6.3.1: Total energy use for all Industrial Technology zoning, including any Data Center or Data Center Campus, will not exceed ~~55~~ 50 megawatts of power. Limit capacity of total energy usage now for

this type of zoning city-wide, or we may expect additional desire for development south of Harmony in the future.

Section 6.4.1: “Data Center facilities must employ a closed-loop water or liquid cooling system, or an air-based cooling system, that results in zero ~~net~~ **gross** water withdrawal and no wastewater discharge.”

As stated earlier, the collaborative efforts of the Joint Planning Sessions decided upon zero-water use for cooling.

Section 6.4.3: “Facilities ~~shall~~ **must** install dedicated water meters and submit annual water consumption reports.”

Section 6.6.1(b): Maintain agricultural setbacks of 500 feet to maintain good relations with Harmony Township Board and residents (who do not get tax dollars from this project).

Section 6.6.2.(b) iii (e): It might be worth replacing “maintenance-free vinyl fencing” with ‘poly lumber’. Vinyl can become brittle; poly lumber is pretty indestructible.

Section 7:

Add Bullet **6. Annual dBA level (average) + min and max**

Add Bullet **7. Annual VdB and PPV levels of identified NAC 1 locations**

“If the operator fails to comply by the set annual reporting deadline a late-fee in an amount set by the City will be assessed.” Quantify these fees! Where are they going to be in writing? In the ordinance, in some other fee schedule, in the CUP, etc. Where and how much? We continue to hear that fees mean nothing; they’ll pay them. So set them high, fine them for being delinquent, and then hold them to following through with their reporting. \$5,000/day? For example: \$100 million gross income per year = >\$27,000 per day (conservative estimate for baseline AI data center at 55 Megawatts)

Source: <https://www.cbre.com/insights/reports/north-america-data-center-trends-h2-2023>

Section 8: “The City ~~may~~ WILL require an applicant for a conditional use permit to enter into a Community Benefit Agreement intended to offset the impacts and costs of Data Center development on City resources and infrastructure....”

“To facilitate this intended purpose, the terms of the CBA ~~may~~ WILL include, but are not limited to **at least one of the following:**”

5., 6., and 7.: The content of these three should not be considered part of the Community Benefit Agreement. Community Benefits are to be things above and beyond to ‘buy us/actually provide a net positive’ for allowing a Data Center to build here. These three items should be par for the course/**expected/required** as part of the development agreement.

8. Fees in lieu of any of the foregoing items. (such as?)

Section 9.1: A conditional use permit holder ~~shall~~ WILL be considered in default if any of the following occur: **(tighten up the language).**

9.4: “If the conditional use permit holder fails to correct a violation within the timeframe specified herein, the City ~~may~~ WILL take enforcement action following a public hearing....” Again, **tighten up the language.**

Additional items not touched upon anywhere in the Draft Ordinance:

Section 5 (addition): "The operation of the facility shall not cause vibration exceeding 65 vibration decibels (VdB) for human perception, nor a Peak Particle Velocity (PPV: a measure of physical displacement and speed) exceeding 0.05 inches per second to prevent structural rattling, measured at any residential property line.

As suggested (but not fully discussed at the Joint Planning Sessions) is there a way to build a provision in that **requires domestic ownership**? (So that if the developer sells they cannot sell to a foreign entity?)

Additional consideration: Encourage MiEnergy/Dairyland to maintain ownership of the land. This can help if there are unforeseen consequences with a possible developer. They can assist the city if there is dispute or violation of ordinances.

August 18, 2026
HARMONY CITY COUNCIL
NORSE

THIS SHOULD BE A LARGE CONCERN, MY FAMILY AND I KNOW HOW DEBILITATING NORSE CAN BE HAVEN'T LEVED NEXT TO A CORN STORAGE BUILDING WHOSE ELEVEN FANS RUN 24/7 WITH DECIBELS AS HIGH AS 87.

IF THIS DATA CENTER GOES FORWARD, IT WILL LIKELY BE OBSOLETE WHEN DONE.

FURTHERMORE, FOR WHAT REASON IS THIS COUNCIL UNWILLING TO LET THE CITIZENS WHOSE THEY REPRESENT VOTE ON THIS MATTER?

THE COST OF PUTTING THIS ON A NOVEMBER 3RD BALLOT IS FAR LESS THAN THE FEES, TIME, AND MEETINGS ALREADY SPENT ON THIS SUBJECT.

Page 2

IF VOTED DOWN IT HAS BEEN
NONSENSE TO HAVE SPEND ALL
THESE EFFORTS - TIME AND MONEY,
BEFORE THE CITIZENS MADE
A DECISION.

Walter J. [unclear]

Concerns/Suggested Revisions regarding the Draft Data Center Ordinance

Amy Bishop 8/19/2026

Section 3: Definitions: During one of the first Joint Planning Sessions we spent a large chunk of time defining terms (definitions), and yet only three are included/defined within the Draft Ordinance. In particular, it would be relevant to include the definition of a Zero Water/Closed Loop Cooling System. What happened to all of the definitions we went through and ironed out?

Section 4.5 Conditional Uses: c. includes Cryptocurrency mining facilities of any size. During the Joint Planning Sessions it was determined that Harmony is not interested in a Cryptocurrency facility. If this is still the case, it should be indicated here (or elsewhere) that this type of facility is not permitted.

d. Mentions Expansion. I personally, would like to see us cap build-outs/CUP's of this nature (Industrial Technology) to one project. A max of 50MW Data Center with no room for expansion nor additional projects to come forward. Whether this be noted here or in another section of the Ordinance.

Section 5.3: Delineation and functional assessment of wetlands, **sinkholes (karst features)**, and/or watercourses over the.... (we have a very unique and specific geology in this region and sinkholes need to be mentioned/included/noted)

Section 5.5 (g) iii: Whether noted here or in another section, I would like to see that "Any improvements needed for our water, stormwater, or wastewater treatment facilities to handle the additional load created by data center, will be paid for by the developer." (I believe **5.6 (d)** covers this well enough.)

Section 5.6 e: At the Joint Planning Sessions, we determined that we would only allow a Zero Water Use Closed-Loop Cooling System. That is nowhere to be found in this document. **E.** indicates a "closed-loop water or liquid cooling system or air-based cooling system." This is not what was agreed upon. Closed loop water systems still need to be drained and refilled. Where is that material discharged and do we want the risks to our wastewater facilities and/or environment from these discharges?

Section 5.7 (b) ii. Ensuring compliance with the MPCA 7030 Rule is fine to include, but MN has local control, meaning that counties, towns, townships, cities, etc can always make something more strict than the state. **I'd like to see this clarified by/with Soren.** He seemed to have stated that we cannot create restrictions beyond MN's 7030 Rule. We certainly should tighten the allowable decibel levels (as had been agreed upon during the (6) 2-hour planning sessions), if we're able to. I forget what value we'd all settled upon during those meetings. It was somewhere between 50-60 decibels. A 50 decibel max would be my recommendation (for both day and night time limits) – no more than this value being emitted at the property line. Including ii. Might still be fine, but **iv.** should be added to create/set a more strict/hard decibel day and nighttime limit (noise is one of the biggest concerns of most residents).

During the planning meetings we had also discussed the availability (and ease) of requiring them to have a 24/7 decibel monitor that reports via wifi. (This is not expensive nor difficult.) Home yards have weather stations monitoring things like temperature, humidity, wind speed, etc. A 24/7 monitor that records and sends data wirelessly (so that City officials or even the public) could see where decibels are at any given time would be a great tool (in addition to their required reporting) in terms of transparency and knowing they are following the rules we've set. Requiring this would not be a big ask.

Section 5.7 (c) and 7 (d) i: Where in this ordinance do we indicate the penalties, timelines and fines associated with lack of compliance? Also, **5.7 (c):** “The City ~~shall~~ **will** require the applicant...”

Section 5.7(d) i: “Where any noise study identifies greater than maximum permissible sound levels at any external perimeter property boundary, the City ~~may~~ **will**, after reasonable notice....” **Specify a timeline and associated fines.**

Section 6. Industrial Technology District Performance and Design Standards

“Any development within....**requires approval of a variance.**” After all of the time and work spent planning, coming up with definitions, agreeing on specifics for this ordinance, WHY on earth would we allow for variances with this type of development? This is not just allowing a resident to build their garage a bit closer to the alley or a neighbor. This is major industrial with strict parameters. Let’s keep the integrity of these parameters, not allow deviation, and NOT allow for any variances with this type of development.

Section 6.1: This component (density of buildings on the acreage) hadn’t been discussed during the (6) 2-hour planning meetings. 100,000 square feet is roughly 2.5 acres worth of building per 5 acre site. That seems like far too high a density to me. So by this rule we could end up with 30 acres of building (square footage) for a 60 acre parcel. That’s HUGE! A more reasonable figure might be **100,000 square feet per 20 acres.** Which could still result in a HUGE structure (roughly 7.5 acres worth of building for a 60 acre parcel such as this).

Section 6.2: We also never discussed height during the Planning Meetings. Auto-filling a height (presumably pasted from other data center ordinances) so out of line with Harmony’s character and buildings seems very off. A 60 ft building is a 5-6 story structure. That is much higher than we want here. I’ve been told that Harmony Agri Services tallest tower is 80ft and the elevator building itself around 50ft. I’d like to see us reduce the allowable height within the Industrial Technology District to no more than 35 ft. Most downtown buildings are around 30ft. What is the height of the Dairyland building? Shouldn’t that be sufficient out there for a data center as well? We do not want a multi-story, towering structure out there. It will already be an eyesore due to its size. Let’s not also make it obnoxiously tall (which will also then be more difficult to block visually and easier for sound pollution to carry further).

Section 6.4 and 6.5: It was suggested that we include metal as an allowable exterior finish. Data centers don’t set up in pole sheds. They’re large solid structures like Dairyland, like a school, etc. Typically concrete, block, or brick. IF we’re to get a decent building out there (that assesses as high as possible for tax purposes), it should be built well (and to dampen sound as much as possible even by the materials it’s constructed from). AND if/when this bubble bursts or they go bankrupt, we’re then at least left with a structure that could be converted to a useful purpose such as a new school for Fillmore Central. We all know how landlocked (and aging) the school here is. I do not support metal as an allowable exterior finish.

Section 6.3.1: Total energy use for ~~any~~ **all** Data Center(s) or Data Center Campus shall not exceed 55 megawatts of power. I would like us to limit data center construction to no more than one. Preferably zero. This could instead read something along the lines of, A total/maximum of 55 megawatts of data center energy use can be built within Harmony.

Section 6.4.1: “Data Center facilities must employ a closed-loop water or liquid cooling system, or an air-based cooling system, that results in zero net water withdrawal and no wastewater discharge.” The definition that I find for ‘zero net water withdrawal’ indicates “a facility or process returns the exact same amount of water it takes from a local source.” The language as written makes me nervous. We do not want any water consumption for cooling, whether they ‘return’ it to system/environment/wastewater treatment or not. It seems that this point (and what the Joint Planning Sessions agreed upon) needs to be clarified.

Section 6.4.3: “Facilities ~~shall~~ **must** install dedicated water meters and submit annual water consumption reports.” I feel that we need to tighten up the language. Let’s eliminate the ‘shalls’ and ‘mays’; **wills and musts are much more enforceable.**

Section 6.5.2: “Noise levels from the operation of the Data Center or any accessory uses shall comply with Minnesota Rules 7030....” This is **NOT** what was agreed upon during the Planning meetings. And when pushed/asked by Erik whether those govern, Soren essentially said yes. My understanding has always been that local units of government can always be more strict, just not less. We’d like this clarified with Soren. Harmony’s joint board and the public in attendance in those meetings agreed to a lower decibel requirement. I forget if it was 50 or 55? Perhaps that is in Katrina’s notes. I would like this to be set at 50 for both day and nighttime limits, but ideally no more than 55 (if it’s to be set more loosely).

Section 6.6.1(b): Steve suggested that the Agricultural setback be reduced from 500 feet. Conveniently, I was headed to the Harmony Township Board meeting immediately after the most recent Joint Meeting on the 5th. I shared with the rest of the Township Board this suggestion to remove Agricultural from the 500 ft setback. None of the Supervisors, the Clerk, nor Treasurer were impressed with that suggestion, for a number of reasons. If the 500 feet setback gets changed, expect to hear a formal public comment from the Harmony Township Supervisors, and likely additional comment from nearby township residents.

Section 6.6.2.(b) iii (e): It might be worth replacing “maintenance-free vinyl fencing” with ‘poly lumber’. Vinyl can become brittle; poly lumber is pretty indestructible.

Section 7: Add bullet **6. Annual dBA level (average) + min and max** Their annual report should include the sound level, in addition to points 1-5.

“If the operator fails to comply by the set annual reporting deadline ~~a late fee in an amount set by the City will be assessed.~~ Quantify these fees! Where are they going to be in writing? In the ordinance, in some other fee schedule, in the CUP, etc. Where and how much? We continue to hear that fees mean nothing; they’ll pay them. So set them high, fine them for being delinquent, and then hold them to following through with their reporting. \$5,000/day?

Section 8: “The City ~~may~~ **will** require an applicant for a conditional use permit to enter into a Community Benefit Agreement intended to offset the impacts and costs of Data Center development on City resources and infrastructure....”

“To facilitate this intended purpose, the terms of the CBA ~~may~~ **will** include, but are not limited to at least one of the following:”

5., 6., and 7.: The content of these three should not be considered part of the Community Benefit Agreement. Community Benefits are to be things above and beyond to ‘buy us/actually provide a net positive’ for allowing a Data Center to build here. These three items should be par for the course/**expected/required** as part of the development agreement. In no way should we feel grateful to them for providing mitigation for community and environmental impacts that they cause, or for paying for the extra work of monitoring, reviewing permits and applications that we wouldn’t be doing if it weren’t for them in the first place. **I don’t know where the content of 5-7. should go, but it is not optional and it should not be considered part of our Community Benefit Agreement.**

8. Fees in lieu of any of the foregoing items. (**Quantify this!** How much? \$1,000,000/year, adjusted for inflation? A \$ figure tied to kWh usage? Where else are we spelling this out?)

Section 9.1: A conditional use permit holder ~~shall~~**will** be considered in default if any of the following occur: **(tighten up the language).**

9.2: 1-3 are fine. Add **4. The fee/fine for the violation**

Make these details as air-tight as possible. Giving them and their deep pockets (and lawyers) room to appeal (or sue) should be a scary prospect for the City.

9.4: “If the conditional use permit holder fails to correct a violation within the timeframe specified herein, the City ~~may~~ **will** take enforcement action following a public hearing....” Again, **tighten up the language.**

1: Civil penalties or fines (**Set this figure and make it large. \$500k +**)

2. Order to suspend operations

3. Revocation of the conditional use permit (**They may still sue.**)

4. Legal action to enforce ordinance requirements (**Can we afford legal action? Is it worth the risk that they'll voluntarily comply and/or just pay the fines when we try to hold them accountable?**)

9.5: Revocation

What weight does this paragraph carry? And who determines whether “continued operation of the Data Center facility poses a risk to public health, safety, or welfare?” And at what threshold?

As for “initiat[ing] decommissioning procedures in accordance with the approved decommissioning plan”, who creates that? Who approves it? Is it part of the CUP? Is it part of the Development Agreement? Will there be money set aside (a bond?) to make sure this still happens, in the event they were to go bankrupt?

Section 10: “....except as required by law for the protection of protected proprietary or trade secret information.” We fully expect that Dairyland and MiEnergy will sign NDA's, but publicly elected officials such as City Council and Planning & Zoning Board Members should have no reason to learn proprietary or trade secrets that would be protected by law. I'd like to see the above bolded portion of that paragraph eliminated.

Additional items not touched upon anywhere in the Draft Ordinance:

Is there a way to build in a provision that **requires domestic ownership?** (So that if the developer sells they cannot sell to a foreign entity?) Personally I'd prefer we require someone who builds something like this in our community to also live in our community (or reside within the Midwest), but at minimum I think everyone would feel more comfortable if it couldn't be sold to a foreign entity.

Data Center Concerns/Comments

From Audra Otto <aobblossom@gmail.com>

Date Tue 8/18/2026 10:19 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Hello Alissa,

Here are my comments for the council and boards to look at---thank you so much for keeping track of them all!

I have several concerns about the proposed data center, and would ideally like to see no data center project at all, but I also have some compromise suggestions for the city to include in an ordinance. My family and I live only about a mile from the proposed site, so although we are not city residents, we'll probably be closer to a potential data center than some in-town residents.

- The **height limit** for the data center building should absolutely be less than the current maximum of 60 feet. I think 30 feet is plenty generous for them
- The **noise levels** should never reach above 55 dBA (A-weighted sound levels, or decibels) Through my research and visiting with many other knowle
- How is the city going to **enforce the given guidelines and rules?** The set fines should be very high to begin with, and the city should have a plan in
- I know the proposed project uses a closed loop system, but there are additives in that system, and some drainage will need to occur no matter how conservative the water usage is. Knowing the karst geography of this region, even a minor spill can make its way underground and into water sources (for humans and animals) very quickly. There is also a waterway and tile line right next to the proposed site, which make the question of **spills and drainage** even more concerning.
- In talking to many Harmony residents, a repeating concern I see from people who are both for and against the data center, is a questioning of, why the hurry? This is such an unknown technology, and there are many cities who are passing moratoriums on data center proposals to take the time to do thorough research for the good of everyone involved. I would also very much like to see an **Environmental Impact Study** done; if the data center will cover the cost, why not get the study done and do things the right way? I am not an expert on the environment, and with all due respect, neither is anyone on city council or on any city boards. Please allow the people who truly know how best to protect our unique environment do their job before rushing into a decision that could devastate the ecosystem and agriculture around Harmony.
- Lastly, I know everyone I have visited with would absolutely want to see a decision as big as this one go to a **public vote**. I know traditionally, Harmony doesn't use public votes as part of their government, but I would argue we as a city have never faced a bigger decision than this one, nor a decision that would impact more people than this. Special circumstances like this call for a public vote in which the wishes of the entire town can be represented, instead of a few individuals, no matter how well-meaning.

Thank you for taking my concerns into consideration, as well as all the other comments you are receiving. Please do us proud by making responsible decisions for the people, culture, community, and environment of Harmony.

Audra Otto

Data Center Ordinance Draft – Public Comment Submission

From Ava Corey-Gruenes (Health Professionals for a Healthy Climate) <cityoffice@harmonymn.gov>

Date Wed 8/19/2026 3:08 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

City of Harmony, MN - Data Center Ordinance Draft - Public Comment Form

Thank you for taking the time to review the City of Harmony's Draft Data Center Ordinance.

The City of Harmony is seeking **constructive feedback** specifically on the language, content, and scope of the proposed ordinance. We welcome your feedback related to:

- Provisions that may have been overlooked
- Areas that need clarification or additional detail
- Potential issues the City of Harmony should consider
- Suggested revisions to improve the ordinance

PLEASE NOTE: This form is intended only for constructive comments regarding the content of the draft ordinance. It is **not** intended to collect opinions for or against allowing a data center in Harmony.

1. **First Name** : Ava

Last Name : Corey-Gruenes (Health Professionals for a Healthy Climate)

2. **Address**

Street Address : N/A

City : N/A

State : MN

ZIP : N/A

3. **Email Address**

ava@hpforhc.org

4. **Phone**

5073205975

5. **Please Select the Area(s) Your Comment Relates To**

Permitted or Conditional Uses, Site Design Standards, Landscaping & Screening, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response

6. **Please provide your Comments and Suggestions**

Dear City of Harmony,

Health Professionals for a Healthy Climate (HPHC) is writing to thank you for your commitment not to sign non-disclosure agreements related to data center development, and for taking steps

to regulate this kind of development within the City of Harmony (the City). We also want to share our expertise on the potential human and environmental harms of data centers and offer recommendations to mitigate them.

For background, HPHC brings together doctors, nurses, and other health professionals across Minnesota to address environmental challenges that impact human health. Our work focuses on advocating for stronger environmental policies, educating about the health-environment connection, and advancing sustainable clinical practices. We have conducted substantial research on the health and climate impacts of data centers, and encourage you to review our full report on the topic at <http://bit.ly/datacenterhealth> and our double-sided one-pager at <http://bit.ly/data-center-health-sheet>.

Before taking any steps that cannot be taken back, we want to emphasize the importance of informed consent and environmental democracy. Given how data center developments have progressed in other cities across Minnesota, the City's annexation of 60 acres for potential data center development might cause a reasonable person to worry whether the City has already made up its mind in support of this development. We ask that you ensure everyone whose health might be impacted by a decision has the chance to say "no," and that their "no" is respected.

We also want to highlight the Indigenous Seven Generations Principle: community leaders' responsibility to ensure a healthy, sustainable world for people born seven generations into the future. Our report is just the tip of the iceberg; while we know a lot about these health harms, there is also a lot of potential harm we do not yet know, both due to gaps in long-term research on the topic, and secrecy on the part of developers.

These bars are high and necessary, and given the many known health and environmental harms of existing data centers and the uncertain harms of future data centers, we are not yet equipped to meet these standards. We have noticed several components of the draft ordinance that the City may not have legal authority to regulate. To reduce legal risk and avoid giving residents an illusion of protection the City may not be able to provide, it would be advantageous for the City to seek legal counsel on this authority.

For these reasons, we recommend that the City of Harmony follow the example of many other Minnesota cities by enacting a data center moratorium until these harms can be further studied, and a more robust regulatory framework can be implemented.

In the case that the City is not willing to enact a moratorium, we suggest revising several components of the draft ordinance:

Power & Air Pollution:

- 55 MW is a lot of power. If a developer is not required to bring 100% of their own new clean energy to meet this demand, it could further delay decommissioning dirty energy facilities that pollute the air and impact Minnesotans' health. In addition, if no requirements are set to ensure that the clean energy infrastructure created to meet this additional demand is acquired ethically and without health impacts to the communities mining the materials, assembling them, and eventually handling disposal, the City will be complicit in those harms throughout the supply chain.
- This ordinance doesn't disallow combustion-based backup generators, which create air pollution that harms residents' health. Combustion-based backup generators would need to be

prohibited to prevent health impacts from this air pollution. Solar generators are proven to be reliable.

Water:

- Setting limits on water consumption for cooling is a good start. Please also consider that roughly 80% of data center water consumption is for electricity generation.
- Disallowing open-loop systems is a good start. Also consider instances such as in Cheyenne, Wyoming, where a closed-loop system allegedly released *Cupriavidus gilardii* into the water supply. In addition, closed-loop systems generally require more electricity than open-loop systems.

Extreme Heat: The draft ordinance does not include any regulation that would prevent a data center from causing extreme warming of air and land surface temperatures around it.

Community Benefit Agreements (CBA): We suggest entering into a CBA only if it explicitly allows residents and the City to sue for damages incurred from the development, and if rigorous requirements are in place to ensure all impacted community members are directly informed and consulted before reaching any CBA.

Physical Space, Lost Carbon Sequestration, and Biodiversity Loss:

- While the draft ordinance sets a minimum lot size of 5 acres for data centers over 100,000 square feet, it does not set any maximum square footage for a facility, and it doesn't take any steps to require that the lot area outside of the building be used in such a way to prevent loss of carbon sequestration, or loss of biodiversity (which could also bring potential impacts to pollinators and resulting impacts to agricultural productivity).
- The draft ordinance sets a 60 ft limit on the height of data centers. A height limit is useful to a data center developer (heat rises, so sprawling buildings are more efficient for them to cool, and short buildings are also cheaper to build), but not so useful to communities or ecosystems (a taller building requires less ecosystem removal than a sprawling building of the same total square footage. Typically, urban planners are united in the value of "building up, not out," so long as building up doesn't block excess sunlight for people nearby. Before recommending a maximum height, it would be beneficial to have a public and environmental health cost-benefit analysis for that number.

Decommissioning plan: The draft ordinance doesn't specifically state what would happen to the physical space or buildings if a data center is decommissioned.

Toxic E-Waste: The draft ordinance doesn't set any requirements for what will happen with the electronic waste generated, or how much electronic waste can be generated.

Light: In addition to preventing light pollution that humans outside of the facility are exposed to, it's important to prevent light pollution at any level that might impact migratory patterns of birds, and the well-being of pollinators and other wildlife, such as fireflies that rely on darkness to reproduce.

Environmental Review: The draft ordinance opens the possibility of an AUAR, which is not an appropriate evaluation for a data center (an EIS should be required).

For more detailed information about each of these concerns, and more, along with sources, please see our report at bit.ly/datacenterhealth.

Thank you so much for taking the time to review our comments.

Sincerely,

Health Professionals for a Healthy Climate

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

71.87.114.63

This message was sent from <https://harmonymn.gov>.



Outlook

Concerns about the Data Center

From Cynthia Ofstedal <asahiloft@gmail.com>

Date Tue 8/18/2026 10:30 AM

To Alissa Stelpflug <alissa@harmonymn.gov>

I would like the following to be included in our proposal

1 year moratorium

An environmental impact study to be done. At the highest level possible.

55 decibel limit on noise

30 feet limit on height.

Thanks Alissa for all you have done since we started discussing this .I am very disappointed that more of the concerned citizens did not file for a position on the council.

LETS HAVE HARMONY

--

Cindy Ofstedal

Innkeeper

Asahi Loft of Harmony

507-226-3735

Data Center Ordinance Draft – Public Comment Submission

From Chad Rohland <cityoffice@harmonymn.gov>

Date Fri 8/14/2026 8:38 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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- Areas that need clarification or additional detail
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- Suggested revisions to improve the ordinance

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1. **First Name** : Chad

Last Name : Rohland

2. **Address**

Street Address : 17701 Nine oaks Dr

City : Spring Grove

State : MN

ZIP : 55974-2256

3. **Email Address**

rohland.chad@gmail.com

4. **Phone**

5. **Please Select the Area(s) Your Comment Relates To**

Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response

6. **Please provide your Comments and Suggestions**

There's so many things to be alarmed with for these data centers. The damage it's going to do to the land, environment, community is not worth the Supposed increase in tax revenue. The excessive noise, water usage, electric bills will increase more than anything they are promising. I know harmony would love more tax revenue but it's not worth it. Listen to the people who voted

you in. It's not wanted. They can promise you the world but it's lies. Once it's up you can't change your mind. Dont do it

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

69.173.167.159

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From Dallas Dornink <cityoffice@harmonymn.gov>

Date Fri 8/14/2026 6:02 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

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1. **First Name** : Dallas

Last Name : Dornink

2. **Address**

Street Address : 31316 120th St

City : Harmony

State : MN

ZIP : 55939

3. **Email Address**

dorninkd@yahoo.com

4. **Phone**

5. **Please Select the Area(s) Your Comment Relates To**

Definitions, Permitted or Conditional Uses, Zoning Districts, Site Design Standards, Landscaping & Screening, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response

6. **Please provide your Comments and Suggestions**

I am opposed to having any kind of a data center in Harmony, regardless of how the ordinance is written.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

96.2.192.196

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From Dave Enright <cityoffice@harmonymn.gov>
Date Mon 8/10/2026 3:52 PM
To Alissa Stelpflug <alissa@harmonymn.gov>
Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

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1. **First Name** : Dave

Last Name : Enright

2. **Address**

Street Address : 13874 351st Ave

City : Harmony

State : MN

ZIP : 55939-5949

3. **Email Address**

davright1@gmail.com

4. **Phone**

5. **Please Select the Area(s) Your Comment Relates To**

Definitions, Permitted or Conditional Uses, Zoning Districts, Site Design Standards, Landscaping & Screening, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response

6. **Please provide your Comments and Suggestions**

We do not want or recommend any data center in or around our community.

Please share publicly any and all negative and positive effects of a data center and listen to the residents. We don't want it.

Thank you

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

174.229.186.186

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From Erika haugerud <cityoffice@harmonymn.gov>

Date Tue 8/18/2026 5:47 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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1. **First Name** : Erika

Last Name : haugerud

2. **Address**

Street Address : 501 oak dr nw

City : Preston

State : MN

ZIP : 55965

3. **Email Address**

erika.haugerud@icloud.com

4. **Phone**

5. **Please Select the Area(s) Your Comment Relates To**

Permitted or Conditional Uses, Utilities & Infrastructure, Environmental Considerations

6. **Please provide your Comments and Suggestions**

I grew up in Harmony and live in Preston. I'm strongly opposed to the approval and construction of the data center on the edge of town. The construction will offer short term construction work and minimal jobs once it's built while negatively impacting our area, the environment, our climate, the future. I would urge council to truly consider how this is being pitched. AI is inevitable, get in the ground floor, say yes before someone else does, the fact that this is being pushed on our communities with such urgency should concern us all it's a scam. It's pitched the

same way to small communities they think can't stand up to the pressure and money and who won't have the finances for a legal fight now or in the future. This needs to be handled thoughtfully, studied, and with the consent of the community. I personally believe our karst land and vulnerable water infrastructure need to be the top priority in all zoning and oversight to our area. I don't feel as most of our leadership local or otherwise have any sense for long term planning or consequences. Please reconsider. We need careful, thorough, and thoughtful federal and state regulations and enforcement in place before anything should be approved for our vulnerable environment and rural community.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

173.21.211.148

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From Ed Stork <cityoffice@harmonymn.gov>
Date Wed 8/19/2026 1:10 PM
To Alissa Stelpflug <alissa@harmonymn.gov>
Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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1. **First Name** : Ed

Last Name : Stork

2. **Address**

Street Address : 215 2nd St. SE

City : Harmony

State : MN

ZIP : 55939

3. **Email Address**

edstork49@gmail.com

4. **Phone**

5074815363

5. **Please Select the Area(s) Your Comment Relates To**

Definitions, Permitted or Conditional Uses, Zoning Districts, Site Design Standards, Landscaping & Screening, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response

6. **Please provide your Comments and Suggestions**

I have but one comment at this time regarding this issue and that is that we need to have a significant pause or moratorium on any furtherance of this project until such time as all matters and concerns are fully disclosed and discussed and come to acceptable resolution of our

citizenry. There are still too many unknowns about the impacts of data centers and more time is definitely needed. In the end, the pros/cons, cost/benefits need to be brought before the citizenry and then the matter should be brought to a vote of the citizenry of City of Harmony and Harmony Township. If the vote passes, we move forward. If it does not pass, the data center idea is then defeated.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

172.58.15.198

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From Erica Thilges <cityoffice@harmonymn.gov>
Date Wed 8/19/2026 6:31 PM
To Alissa Stelpflug <alissa@harmonymn.gov>
Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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1. **First Name** : Erica
Last Name : Thilges
2. **Address**
Street Address : 50 Industrial Blvd NE
City : Harmony
State : MN
ZIP : 55939
3. **Email Address**
erica.newgenerationsofharmony@gmail.com
4. **Phone**
5078866660
5. **Please Select the Area(s) Your Comment Relates To**
Site Design Standards, Noise Standards
6. **Please provide your Comments and Suggestions**

Here are several of my main concerns:

Please ensure outdoor noise at the property line meets or is below state livestock noise limits. Livestock, and other animals are very sensitive to constant humming noises. A veterinary clinic is something our community actually needs and our area would be very disappointed to lose it. The height of a potential data center project at 60' tall is extremely excessive. We are an

agricultural area, and the height of grain elevators are a necessary backbone of our community, meaning their height is justified. AI and cryptocurrency mining, have nothing to do with our community and don't justify the skyline blight. If we must have a data center, a very small-scale, discreet facility would be a much better option for tourism, home resale, and expanding our community in general than a 60' tall eyesore to greet the thousands of people who travel south on highway 52 every day.

You may also want to consider putting the large amounts of money you believe the city will receive with this project into a fund to fight future litigation. Just because smaller companies you trust may be bringing this project to Harmony, it doesn't mean that they can't sell it to a larger corporation that finds it more affordable to pay penalties than to correct infractions.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

69.173.161.23

This message was sent from <https://harmonymn.gov>.

City of Harmony – Draft Data Center Ordinance now available to review and submit comments.

EDA Coordinator · July 23, 2026 ·

The City of Harmony has been working to develop a draft ordinance that would establish regulations for the potential development of a data center within the community. A Draft Data Center Ordinance is now available to review by clicking on the link below.



City
Government

Public
Utilities

Planning
& Zoning

Economic
Development

Emergency
Services

Parks
& Rec

Community
Center

Calendar

News

Contact



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First Name *

Harvey

Last Name *

Benson

Street Address *

31089 120th Street

City *

Harmony, MN

State *

MN

ZIP *

55939

Email Address *

harveybenson@hotmail.com

Phone

(507) 512-9210

Please Select the Area(s) Your Comment Relates To *

☐ Definitions

☐ Permitted or Conditional Uses

☐ Zoning Districts

☐ Site Design Standards

☐ Landscaping & Screening

☐ Lighting

- ☐ Noise Standards
- ☒ Utilities & Infrastructure
- ☐ Environmental Considerations
- ☐ Security & Emergency Response

Please provide your Comments and Suggestions *

See attached note

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

000000

■ News

From the desk of
MR. HARVEY BENSON

Because of all the
uncertainties of
data centers: noise,
water use, etc. etc.,
etc. I recommend
2 years left till
we have more and
better answers.

Harvey



**National
Park Foundation**

NATIONALPARKS.ORG

Data Center Ordinance Draft – Public Comment Submission

From Janice Huff <cityoffice@harmonymn.gov>
Date Wed 8/12/2026 1:09 PM
To Alissa Stelpflug <alissa@harmonymn.gov>
Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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1. **First Name** : Janice

Last Name : Huff

2. **Address**

Street Address : 3067 State Line Rd

City : Cresco

State : IA

ZIP : 52136

3. **Email Address**

huffjkt91@gmail.com

4. **Phone**

(563) 883-8502

5. **Please Select the Area(s) Your Comment Relates To**

Definitions, Permitted or Conditional Uses, Zoning Districts, Site Design Standards, Landscaping & Screening, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response

6. **Please provide your Comments and Suggestions**

RE: Data Center input.

The ordinance is so full of holes that is wide open to abuse. LISTEN TO THE CITIZENS!!

A. water/sewer/electricity, environment concerns.

Before the city council opens a Pandora's box, please take the citizen's opinion and input into consideration.

1. I suggest a survey re: data center, should be put into mailings from the city of Harmony, MI Broadband, and MI Energy as this will impact everyone in this community & beyond. The annexed land was in Harmony Township and part of Fillmore county, so it should be inclusive.

2. This should then be put to a public vote and not just decided on by a few officials, as it will impact our generation & future generations.

3. It is short sighted to chase a supposed monetary gain for long-term negative repercussions.

4. As it was pointed out that MI Energy would be paying for all infrastructure, then it stands to reason that that expense will then be shifted to all MI Energy users—city, county, and individuals, and our electric rates will skyrocket. MI Energy approached the city of Harmony about the possibility of building the data center, so it is rightly assumed that MI Energy has a fiscal stake in the outcome.

So the annexed property was not even considered for any other purpose, such as manufacturing, other than for gain of income for MI Energy.

5. Section 6 of the ordinance states building material. Stuart Morem's suggestion of metal is ridiculous as metal is a heat conduction material and does nothing to dampen noise and would only enhance both the immense heat and noise that is already emitted from a data center. Metal should not be considered at all; common sense should prevail.

6. What is to stop a data center from operating for just a few years and then sell to another bigger data center, who would then expand on what was there? It is just a 'foot in the door' to an explosive time bomb of uncontrolled expansion for billionaires.

7. As for the possibility of solar field to 'help' with the energy consumption, if that is the case, why couldn't it be put on top of the building instead of on prime land? And as to the height of the building, as in section 6-- 60 feet? OMG! That would be an eyesore and much too tall.

8. There should be no tax exemptions, no building infrastructure incentives by the taxpayer, the county or MI Energy (which would then be passed down to every person in the area due to increased fees, etc.

9. MI Energy should not negotiate lower bulk rates to a data center as that would increase costs to all other electric consumers.

11. Water and sewer rates are sure to increase even if there is a 'closed-loop' system.

10. I believe our property values would go down if a data center is located here and I do not think anyone would want to relocate to an area with a data center nearby, so then Harmony would slowly die out.

11. A data center targets small towns where they believe the pushback will be minimal and that the people are too stupid to know about their intentions.

12. There will be no high-paying jobs, as the building will be done by outside contractors, it will be staffed by outside employees, and any local jobs will be short-lived.

13. Maybe the council members should visit other communities where data centers are located and get input from the citizens in those communities.

14. What has happened to the mantra of save energy, save water, shut off your lights, use LED lights, use energy efficient appliances, etc., and now you want to build an electric-sucking, water-sucking data center???

I hope common sense will prevail.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

69.173.162.171

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From Julie Little <cityoffice@harmonymn.gov>
Date Sat 8/15/2026 6:02 PM
To Alissa Stelpflug <alissa@harmonymn.gov>
Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

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1. **First Name** : Julie

Last Name : Little

2. **Address**

Street Address : 16108 305th Ave

City : Harmony

State : Mn

ZIP : 55939

3. **Email Address**

julianne.m.little@gmail.com

4. **Phone**

6122480843

5. **Please Select the Area(s) Your Comment Relates To**

Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations

6. **Please provide your Comments and Suggestions**

This is a well considered plan. I am still totally opposed to a data center in Harmony because I believe the costs to our community will far outweigh the benefits, however, in the spirit of collaboration, I would like two things

1. An official and expedient route to resolve individual citizen/property owner grievances - rights similar to city rights - a process where a grievance is heard, the city addresses it within a set time

frame like 30 days or sooner if the situation warrants it and the data center resolves it or faces the stated consequences. This may be light, noise, environmental issues, etc. Citizen issues will likely need quicker response times than current protocols allow and affected individuals will have little power or recourse without the clout of the city - which will itself be dwarfed by the clout of the billionaire companies.

2. A requirement that any cost of enforcement will be borne by the data center - legal, city payroll time, etc. I know you have some wording about this but I believe the modus operandi of many of these companies is to wear down opponents budget- and energy-wise with multiple ongoing violations and appeals. You will be hesitant to close them down because of tax base considerations, staff time, and the few residents who will have jobs there. The city and its taxpayers should not have to pay for legal shenanigans or suffer through compliance delays.

Thank you.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

205.237.97.154

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From Kyle Lanz <cityoffice@harmonymn.gov>

Date Fri 8/14/2026 3:05 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

City of Harmony, MN - Data Center Ordinance Draft - Public Comment Form

Thank you for taking the time to review the City of Harmony's Draft Data Center Ordinance.

The City of Harmony is seeking **constructive feedback** specifically on the language, content, and scope of the proposed ordinance. We welcome your feedback related to:

- Provisions that may have been overlooked
- Areas that need clarification or additional detail
- Potential issues the City of Harmony should consider
- Suggested revisions to improve the ordinance

PLEASE NOTE: This form is intended only for constructive comments regarding the content of the draft ordinance. It is **not** intended to collect opinions for or against allowing a data center in Harmony.

1. **First Name** : Kyle

Last Name : Lanz

2. **Address**

Street Address : 13934 151st ave

City : Spring Valley

State : Mn

ZIP : 55975

3. **Email Address**

kylelanz@live.com

4. **Phone**

5074212063

5. **Please Select the Area(s) Your Comment Relates To**

Noise Standards, Environmental Considerations

6. **Please provide your Comments and Suggestions**

We live across the street from the filmore solar project. Its 371 acres of solar panels and electrical component like inverters and substation. The amount of noise pollution put of by the solar field is way more than they ever let on. All the rows turn and each row has a motor that winds every 15-20 min and the inverter fans run most of the day through the summer and we here it all even inside the house and shops. Data centers run bigger fans more consistently. This

is just something I felt should be said as far as noise pollution. If people are living in the country to get away from the noise this should be considered.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

174.234.148.244

This message was sent from <https://harmonymn.gov>.

Weighing in on the Data Center

From Karen Leno <kmldesigninc@gmail.com>

Date Thu 8/6/2026 8:42 PM

To Kyscheevel@gmail.com <Kyscheevel@gmail.com>; Tjmore@gmail.com <Tjmore@gmail.com>; Grabau864@gmail.com <Grabau864@gmail.com>; Kmac91466@gmail.com <Kmac91466@gmail.com>; Stdonney2002@yahoo.com <Stdonney2002@yahoo.com>

Cc City of Harmony <cityoffice@harmonymn.gov>

Hello fellow Harmonians,

Thank you for your service on the City Council and your part in formulating the ordinance document for potential data centers in Harmony.

I have reviewed the draft and watched the YouTube presentation of the August 5th meeting held with the lawyer who helped draft the document. He was quite articulate and seemed to have a good bit of knowledge on this issue.

I would like to respectfully weigh in with my opinion.

I am wholeheartedly AGAINST bringing a data center to our beloved community.

In my opinion, the proven risks far outweigh the potential benefits. My concerns are related to health and the environment:

- Noise
- Air Pollution
- Water Usage
- Impact on surrounding agricultural land
- Impact on nearby residences

Additionally, I would like to point out some of the excellent comments from a Harmony resident regarding possible weaknesses in the ordinance. (From her Facebook post on August 6):

- Ineffectiveness of fines if violations occur, due to the deep pockets of the data center operators.
- The 60 foot limit for the building height is much too high.
- The city should be directly responsible for monitoring the noise levels and utility usage.

She also urges the council to require the highest level of environmental reviews

It is my understanding that there is a strong partiality toward welcoming a data center among the mayor and the city council members. My hope is that you will seriously consider the concerns and opinions of the people you have promised to represent and serve, especially including the large

number of citizens who oppose the data center. My hope is that you will take our opinions to heart. We are not anti-business or anti-progress. We are genuinely pro-Harmony. We are truly concerned with the health and wellbeing of Harmony's citizens.

Respectfully,

Karen Leno
460 1st Ave SE

Data Center Ordinance Draft – Public Comment Submission

From Linda Egnash <cityoffice@harmonymn.gov>

Date Sat 8/15/2026 4:08 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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- Areas that need clarification or additional detail
- Potential issues the City of Harmony should consider
- Suggested revisions to improve the ordinance

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1. **First Name** : Linda

Last Name : Egnash

2. **Address**

Street Address : 220 \$th St NE

City : Harmony

State : MN

ZIP : 55939

3. **Email Address**

mohsl77@gmail.com

4. **Phone**

5. **Please Select the Area(s) Your Comment Relates To**

Definitions, Permitted or Conditional Uses, Zoning Districts, Site Design Standards, Landscaping & Screening, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations

6. **Please provide your Comments and Suggestions**

Every applicant should be reviewed by the public, and the public should be allowed to speak.

It's my understanding that a data center will purchase all electricity direct from my Mienergy, so how does Harmony make any money? A transfer station was briefly mentioned. The public needs more information on the why and where of a transfer station.

There should be an environmental impact review and some type of karst testing done. According to the map at the visitor center, Harmony has 34 sinkholes. Who knows what's underground in this karst area. Whether or not an environmental review is required by law, Harmony should demand one.

The public should know upfront, how many buildings, generators cooling systems Etc. will be allowed on this site.

Not sure why there is another industrial center when the one we have is not full. It seems like this will limit Harmony's ability to grow. That space would be better used for new residents.

Has this land even been zoned Industrial Technology, or just Industrial? There should be a limit on how many conditional use permits are issued, and the public should be involved in the discussion. There should be a clear criteria for applying for a conditional use permit.

We need to regulate the size. A 60 ft building is way too high, we need to limit that. And the 500 ft setback from agricultural district should not be removed like the mayor said.

We keep hearing the data center will pay for all infrastructure. What about the plumbing, sewer, roads, street lights & upkeep to the roads in winter?

We would like to know all additional costs to the residents of town. A CBA is to offset costs to the city infrastructure... But we've been told there will be no cost to us. We need to clarify that.

There should definitely be operational reporting to the city every 6 months, and made public, including annual electricity consumption, water consumption, peak electricity demand, generator run time, emissions inventory, and noise measurement. All types of usage should be reported & made public.

How much electricity does a closed loop system use, or a liquid cooling system?

If water is used, can our water tower handle it? Can our sewer treatment system handle it?

If generators are used, they are obviously noisy, but are they smelly too?

There is no decommissioning plan in place. What is the city supposed to do with any leftover junk? Or hazardous waste?

Any data center or permit holder that fails to comply with any of the city's conditions has more than enough money to pay any fines imposed on them by the city.

Before anything is agreed on, we need to see the plans with what exactly what is going in, and the public should have a say. Also does this open the door to solar or wind farms?

I've seen more tourists coming to visit this summer, this will be a great turn off. Who will want to come here?

I can't see how this could possibly be a win for Harmony. Once we agree to this, there is no turning back.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

69.173.161.20

This message was sent from <https://harmonymn.gov>.

Andra Otto

or email alissa@harmony.mn.gov

City of Harmony, MN - Data Center Ordinance Draft - Public Comment Form
DUE BU WEDNESDAY, AUGUST 19th to Harmony City Office by 4 PM

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- Areas that need clarification or additional detail
- Potential issues the City of Harmony should consider
- Suggested revisions to improve the ordinance

PLEASE NOTE: This form is intended only for constructive comments regarding the content of the draft ordinance. It is **not** intended to collect opinions for or against allowing a data center in Harmony. * **Notes required field**

First & Last Name * Lynda Elton

Street Address * 31464 CO 22

City, State and ZIP * Harmony MN

Email Address * lyndaelton@yahoo.com

Phone : 886-2559

Please Select the Area(s) Your Comment Relates To :

- ☐ Definitions
- ☐ Permitted or Conditional Uses
- ☐ Zoning Districts
- ☐ Site Design Standards
- ☐ Landscaping & Screening
- ☐ Lighting
- ☒ Noise Standards
- ☐ Utilities & Infrastructure
- ☒ Environmental Considerations
- ☐ Security & Emergency Response

Please provide your Comments and Suggestions:

- Noise Standards - noise levels inside + outside need to be monitored @ all times so they don't reach levels harmful or disrupted to people in their home or outside enjoying family gettogethers.
- Environmental Consideration: deer, birds, farm animals + other wild life depend on the water sources throughout the area. Special care will need to be taken to ensure the safety of this water source for the wild life.
- Value of Property: my farm has been in the family at least for the last 4 generations, maybe longer. Because noise levels from processing + other noise, there is a very strong possibility my property will no longer show its current value! all things considered, my wish is that this project be cancelled, in this case all negative put weight on my positive potential future.

Thank you for your input.

Your comments will be reviewed and considered as the city continues refining the proposed Data Center Ordinance.

Sarah Otto —

507-421-3815

Comments and Suggestions

Noise Standards: Levels of noise from the inside (running of the machines) and outside noises need to be monitored at all times so they don't reach levels harmful or disrupted to people in their homes or out enjoying a family get togethers. I would consider area of consideration to be from HWY 52 to the quarry on County Road 22

Environmental Considerations: Deer, birds, farm animals and other wild life rely on the water sources from the creeks though out the area. Special care will need to be taken to ensure the safety of this water source for the wild life

Value of Property: My farm has been in the family for at least 4 generations; maybe longer. Between noise levels from processing and potential other noise, there is a very strong possibility my property will no longer worth its current value.

Public Comment Response to the Draft Data Center Ordinance

From Lori Slindee <lorislindee@gmail.com>

Date Wed 8/19/2026 12:38 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Mayor Donney and Councilmembers;

I have carefully reviewed the Draft Data Center Ordinance.

I herein address my concerns regarding this controversial issue in the manner that has been requested on the Public Comment form.

Provisions that may have been overlooked:

Section 3 Definitions

Why has the definition of cryptocurrency mining facilities not been included? This concept is a possibility as listed in Section 2 and thus should be included.

Section 4.5 Industrial Technology Zoning District 4.5 Conditional Uses (d):

Expansion of an approved conditional use that results in an increase....

Why have you left out listing changes that may increase uses of water both in and out as well as possible increases in heat exhaust and air emissions of this business?

Please include these other uses in this section 4.5 (d). How will new unknown at this time technologies that may damage our community be handled as they come to us under this ordinance? This is such a new technology that has witnessed many new changes just since Harmony started to talk about this process! A Delineated Process (given probable rapid technology changes) should be considered and included for future approvals under this permitting process. Even if it is fairly broad in nature. Proactive action is better than reactive actions when creating ordinances of any sort.

Section 5 Industrial Technology District Conditional Use Permit Application Requirements 3.

Delineation and functional assessments of water...

Please consider adding a required assessment of underground water sources.

Since such underground information may not be existing, please consider a required site assessment. Our Karst geology is what it is. A project of this potential could have rapid and dangerous consequences. Such a study may be needed to assess structural support issues for this project anyway.

Section 5.5 (g) Documentation... For future protective use please include a request for specific verified numbers at project permit time from the service providers as to what Volume is available then demonstrating available resources. Specifying this volume would provide a solid source when needed in the future should litigation become an issue.

Section 5.6.(b). Question? How does the City know what is available from our wells now? Again our Karst Geology is what it is.

Section 5.7 Who will have the power of choice in which qualified acoustical testing service to hire? City or Project Developer? Joint decision? Shouldn't this be clearly identified?

Section 5.5(c) Please consider repeating the Enforcement Action time frame for this potential remedial mitigation. Keeping the requirements clear for the community protection.

Section 6.2 Parking Please consider a requirement for adequate emergency vehicle access on site. A size that is acceptable for our emergency workers.

Section 6.4.2 Water Usage Standards Monitoring of Water Use. Please describe how this verification will be done? Please include this description.

Section 9 Permit Revocation and Default 9.2 Notice of Violation
How, when, and where will this action of Revocation be posted for the public?
Please include this important step within this ordinance.

Section 9.9.4 Enforcement Actions Please clearly list an expected total time frame for this process. Keep it clear how long or short it will take. Please be proactively clear!

Section 9.5 Revocation Please include the requirement of an approved decommissioning procedure plan in the sections covering requirements of the Conditional Use permit. I may have missed this requirement in those sections.

It is listed here in this section.

What will be required in the decommissioning plan? Please be precise as to requirements. I E require buildings and associated materials to be removed, top quality topsoil replaced and the depth that is required, and updating this requirement if the business is sold to a new owner or left vacant for a set time frame. Plus other careful considerations?

There are too many things about this project that have our community upset.

Our world is full of stories about how bad these data centers can be.

Even more stories of how " Big Businesses" are ending around communities and their ordinance efforts.

It is my opinion that our Harmony has more to lose than gain from allowing such rapidly changing technology businesses here. Our Karst geology with already proven fragile water quality issues is reason alone to not allow a Data Center installation here no matter what the prospect of tax \$ income is to the community.

This whole business makes me think about the concept of grabbing a tiger by the tail.

It is filled with too many concepts of losing control of our well being at the hands of an outside entity which is only looking at profit and not even offering local jobs.

Sincerely offered,

Lori Slindde

One of the many who have worked hard to make Harmony a better place for decades.

or email alissa@harmony.mn.gov

City of Harmony, MN - Data Center Ordinance Draft - Public Comment Form
DUE BU WEDNESDAY, AUGUST 19th to Harmony City Office by 4 PM

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First & Last Name * Melvin & Janice Meiners
Street Address * 31011 County 22
City, State and ZIP * Harmony, MN 55939
Email Address * Janice.Meiners1@gmail.com
Phone: 507-440-6088

Please Select the Area(s) Your Comment Relates To :

- ☐ Definitions
- ☐ Permitted or Conditional Uses
- ☐ Zoning Districts
- ☐ Site Design Standards
- ☒ Landscaping & Screening
- ☒ Lighting
- ☒ Noise Standards
- ☒ Utilities & Infrastructure
- ☒ Environmental Considerations
- ☒ Security & Emergency Response

Please provide your Comments and Suggestions:

Has there been a study of the environment
effects surrounding the Data Center. The
effects of the wildlife, water, electric use.
Why can't the residents of Harmony vote
if we want this in our city? It affects
the people that live next to the center.
The noise, the excessive use of water & electric

Thank you for your input. the lighting of the facility? The
Your comments will be reviewed and considered as the city continues refining the
proposed Data Center Ordinance.

Security of the Data Center? What are the pro's
to this facility being built here?

Data Center Ordinance Draft – Public Comment Submission

From Michael Himlie <cityoffice@harmonymn.gov>

Date Thu 8/13/2026 8:45 AM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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1. **First Name** : Michael

Last Name : Himlie

2. **Address**

Street Address : 30 1st Ave SE

City : Harmony

State : Minnesota

ZIP : 55939

3. **Email Address**

michael.himlie@gmail.com

4. **Phone**

5076761910

5. **Please Select the Area(s) Your Comment Relates To**

Permitted or Conditional Uses, Site Design Standards, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response

6. **Please provide your Comments and Suggestions**

Hello,

My concerns regarding the data center ordinance are as follows:

There are countless cases of data center companies violating ordinances and either simply paying a fine where cities enforce such fines, or ignoring the payments because they have the upper hand. As a past city council member, I know that in Harmony we try to perform an ordinance violation check equally across town once a year. What follows are letters to resolve the issue with the possibility of fines to come. What has been common practice is that many choose not to resolve the ordinance violation and the police officer who would otherwise deliver a court order to resolve the issue tells us that we won't easily be able to resolve the issue and it's not a financially wise move. If we can't even enforce ordinances for our civilian population, how do city officials think we are going to enforce our ordinance on data centers?

Secondly, there are many cases in Minnesota alone of data centers suing cities (see links below) for placing moratoriums and other restrictions on data centers. If we want to make money as a small town, why invite a company or industry with a track record of suing small towns that hurt the city and tax payers? We incentivize people and companies to make a strong Harmony with many initiatives including the housing rebate program, the downtown revitalization project, and others. These programs help individuals help Harmony, because they care, but we don't need to incentivize an industry that has a track record of non-disclosure agreements, suing cities, and freely violating ordinances. Thus, Harmony should be very clear in making a restrictive ordinance that legally protects us in every way possible.

Lastly, with talks of moratoriums on data centers mounting, and many cities and other entities currently enacting moratoriums, we in Harmony should be very careful to enact an ordinance that allows for time to review an application. If a company wants to build in Harmony, because they care about Harmony, they should be happy to wait in a lengthy application process to ensure everything supports Harmony and its residents for years to come. It is what we expect of any community member who wants to make an investment in our strong community. However the ordinance can legally be shaped to ensure a lengthy review process, with review studies and whatever else would benefit the residents of Harmony, such steps to reflect this should be taken.

Data center sues Inver Grove Heights:

<https://kstp.com/tracking-your-tax-dollars/data-center-lawsuit-could-cost-inver-grove-heights-taxpayers-millions-path-to-avoid-it-moves-forward/>

Data center legal battle in Eagan:

<https://www.fox9.com/news/eagan-data-center-moratorium-city-faces-lawsuit-minnesota-communities-push-back>

Respectfully,
Michael Himlie

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

69.173.162.169

This message was sent from <https://harmonymn.gov>.



Outlook

Harmony data center ordinance comment

From Molly Koleczek <crewvja@yahoo.com>

Date Wed 8/19/2026 8:22 AM

To Alissa Stelpflug <alissa@harmonymn.gov>

Hello,

I am a new resident to Fillmore County, and am emailing to express strong opposition to any data center approval, including the center in Harmony requesting permission. Data centers offer nothing but ecological harm including noise pollution, light pollution, and water pollution; which in turn, causes physical stress to plants, animals, and humans. Not to mention the mental stress towards humans in close proximity to the data centers because of the centers' ongoing activities. Data center developers have been proven to find loopholes or outright lie in contracts about what their activity and resource use will entail in order to get permitting. I encourage the council and its own legal council to look into cases across the country where communities' in close proximity to data centers have polluted waters, noise levels consistently higher than what was permitted, light pollution at all hours, and community electric and water supply issues due to the draw from the data centers. A recent case in Indiana with a quote from the data center was that the developers could not anticipate the water levels needed to operate and will be using more water than listed in their plans. Communities do not need data centers. Communities need their elected officials to stand up for their constituents when developers will actively and knowingly cause harm to them. I oppose data center development and will be actively following the council's response and next steps.

Thank you,
Molly Koleczek



Outlook

Data Center response

From Mary Sack <maryesack@gmail.com>

Date Wed 8/19/2026 11:27 AM

To Alissa Stelpflug <alissa@harmonymn.gov>

Good morning. First I want to commend the council for hiring an additional attorney more versed in data center issues. The ordinance is quite complete although there are still concerns. In Sect. 1 Purpose it talks about preserving Harmony's rural character; does the noise pollution that will come with the data center do this? We are a retirement and bedroom community because of our small town charm and quiet surroundings. We don't have a way to understand the constant noise; Can we get facts from any simiiar sized facilities? I have questions about the Community Benefit Agreement. What offset measures are we expecting? Will the city add permanent jobs and have families moving in? Are we certain that we have enough water and electricity? An increase in our utilities isn't acceptable.

Thank you for your due diligence.

Mary Sack
339th Ave. SE
Harmony, MN. 55939

maryesack@gmail.com

Data Center comments for City Council

From Nate Osmonson <nateosmonson@gmail.com>

Date Wed 8/19/2026 4:22 PM

To City of Harmony <cityoffice@harmonymn.gov>

Dear City Council,

It seems that much of the discussion has framed this primarily as a city matter. However, the impacts of this project will extend well beyond the city limits. I do not live within the city limits, but I will live just as close to this facility as the Mayor does. The difference is that I will have to drive past it every day and live directly along the creek and watershed downstream from the property.

Electricity:

I have received 12 Peak Alert emails and texts from MiEnergy this summer asking to conserve electricity. I don't feel like the data center drawing massive amounts of electricity is going to help this or keep our rates stable. Steve was hesitant to require yearly audits, but this is an absolute must.

Water:

The piece of property that the data center will be built on is right next to the ravine that turns into Partridge Creek, then into Camp Creek, about a mile outside of town, or less. Any possible future contamination is coming directly my way. I want an environmental impact study required. No exceptions. I would also like to see this monitored.

Profit Sharing:

This must be spelled out clearly, and the money should go to a general community fund, and it should be high. This may be the most important part if you are going to let something like this into our community. Those of us living around it will see absolutely no benefit from it, but still be forced to live with it, so there might as well, at the very least, be a large benefit to the city.

I am rarely against a business coming to town. I was for the Dollar Store and frequent it. However, this feels like a detraction or deterrent to a town in current times, with little to no benefit to area residents.

Thank you for your time and consideration,

Nate Osmonson

Data Center Ordinance Draft – Public Comment Submission

From Paul Hemenway <cityoffice@harmonymn.gov>

Date Tue 8/18/2026 6:52 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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- Areas that need clarification or additional detail
- Potential issues the City of Harmony should consider
- Suggested revisions to improve the ordinance

PLEASE NOTE: This form is intended only for constructive comments regarding the content of the draft ordinance. It is **not** intended to collect opinions for or against allowing a data center in Harmony.

1. **First Name** : Paul

Last Name : Hemenway

2. **Address**

Street Address : 245 1st Ave. SW

City : Harmony

State : MN

ZIP : 55939

3. **Email Address**

hemenway.paul@gmail.com

4. **Phone**

5078842866

5. **Please Select the Area(s) Your Comment Relates To**

Permitted or Conditional Uses, Site Design Standards, Landscaping & Screening, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response

6. **Please provide your Comments and Suggestions**

* Include a clause limiting the number of data center sites in Harmony to one.

* Include a clause that free standing lighting stanchions are no taller than 20 feet and have the lights pointing straight down. Any lighting for buildings taller than 20 feet are affixed directly to

the building, with lights shining only straight down.

- * Include a clause that the owner/operator of the data center will pay for yearly specialized training for the Harmony Fire Department and EMS related to responding to emergencies at a site with elevated levels of electrical current and data center hardware.
- * Include a clause that the owner/operator of the data center WILL pay for and provide a yearly sound report to the city.
- * Include a clause that any violations of the environmental terms of the agreement (sound, light, water pollution) will be used for city of Harmony parks and recreation improvements.
- * Include a clause that the owner/operator of the data center will cover the costs of any and all electrical and water use increases (per kilowatt hour or per gallon) for residents of the city of Harmony for 20 years after the agreement is signed.
- * Include a clause that the city will require visual and sound buffering around the perimeter of the data center to not allow the first floor of the data center to be visible and reduce any sound produced by the data center cooling systems or generators.
- * Include a clause that 10% of the revenue generated by the data center taxes will be used for updates to the City of Harmony Community Center on a yearly basis.
- * Include a clause that at least 10% of the revenue generated by the data center taxes will be donated to Fillmore Central School District for capital improvements to the High School.
- * Include a clause that 10% of the revenue generated by the data center taxes will be used for Harmony area Non-Profits, selected through yearly applications for physical space/capital improvements.
- * Include a clause that 10% of the revenue generated by the data center taxes will be used for community gatherings/arts activities (ie. 4th of July Celebration, Harmony Arts Board, Back Alley Jam, etc.).
- * Include a clause that 10% of the revenue generated by the data center taxes be given to the Harmony Fire Department and EMS for tool/mechanical upgrades.

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

69.173.161.251

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From pam ledebuhr <cityoffice@harmonymn.gov>
Date Tue 8/11/2026 9:38 AM
To Alissa Stelpflug <alissa@harmonymn.gov>
Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

City of Harmony, MN - Data Center Ordinance Draft - Public Comment Form

Thank you for taking the time to review the City of Harmony's Draft Data Center Ordinance.

The City of Harmony is seeking **constructive feedback** specifically on the language, content, and scope of the proposed ordinance. We welcome your feedback related to:

- Provisions that may have been overlooked
- Areas that need clarification or additional detail
- Potential issues the City of Harmony should consider
- Suggested revisions to improve the ordinance

PLEASE NOTE: This form is intended only for constructive comments regarding the content of the draft ordinance. It is **not** intended to collect opinions for or against allowing a data center in Harmony.

1. **First Name :** pam
Last Name : ledebuhr
2. **Address**
Street Address : 710 1st Ave SW
City : Harmony
State : Mn
ZIP : 55939
3. **Email Address**
paileysummer@gmail.com
4. **Phone**
5077749243
5. **Please Select the Area(s) Your Comment Relates To**
Definitions, Permitted or Conditional Uses, Zoning Districts, Site Design Standards, Landscaping & Screening, Lighting, Noise Standards, Utilities & Infrastructure, Environmental Considerations, Security & Emergency Response
6. **Please provide your Comments and Suggestions**

Please NO data center. I live in Harmony because of natural beauty. I feel a lot of people travel here to get away from the unnatural city. I chose to live here to be embraced by God's healing, pure, unadulterated landscape, air, sounds, ect. I am concerned for the protected bats. The

health and well-being of my family is priceless. We have built our family here in Harmony for decades. Unfortunately if the data center is allowed here it will completely desimate what Harmony has stood for... getting sold out to a large corporation. I will feel pushed out of my peaceful space and be forced to leave a legacy that I built for my family. We support our small farmers and businesses not large corporations. Most importantly my family's health and wellness are number one and data centers do not support that. Let's be honest we only know a little bit about the harm of these things and I do not want to take part in the experiment. Please keep this away from Harmony. Maybe if you chose to allow this Google should have to buy the houses of the people forced to leave due to this data center. Thank you

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

209.131.227.150

This message was sent from <https://harmonymn.gov>.

Data Center Ordinance Draft – Public Comment Submission

From Renee Barnes <cityoffice@harmonymn.gov>

Date Fri 8/14/2026 3:11 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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- Suggested revisions to improve the ordinance

PLEASE NOTE: This form is intended only for constructive comments regarding the content of the draft ordinance. It is **not** intended to collect opinions for or against allowing a data center in Harmony.

1. **First Name :** Renee
Last Name : Barnes
2. **Address**
Street Address : 220 1st Ave Se
City : Harmony
State : MN
ZIP : 55939
3. **Email Address**
rdbarnes001@gmail.com
4. **Phone**
5074215843
5. **Please Select the Area(s) Your Comment Relates To**
Noise Standards, Environmental Considerations
6. **Please provide your Comments and Suggestions**

I am against the data center. I feel it should be put on a ballot for a vote. I have very many environmental concerns and feel the only winners are the people who will profit off of it. We don't need it, don't want it and if big business wants it they should build it in their own backyard. I vote no

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. IP Address

69.173.161.46

This message was sent from <https://harmonymn.gov>.

Data Center Objections

From Richard Bishop <richsharbishop@hotmail.com>

Date Sun 8/16/2026 6:55 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Looking through the August 10 report in the FCJ, a couple of statistics glowed red for me.

1. "The city would be limiting energy usage to 55 megawatts." According to Boost ESS Power, 1 kilowatt can power 600 to 1000 homes. Let's split the difference and say 800. Harmony has approximately 400 homes. Therefore, 1 kilowatt can power 2 cities the size of Harmony. 55 kilowatts can power 110 cities the size of Harmony. If the local electric supplier has the much surplus energy, they should be paying us to use our electricity. Explain how the cost of electricity will not go through the roof.
2. "Water usage according to the ordinance could not exceed 60,000 gallons." Does that include loading the systems closed loop?
3. I have not seen any dollar cost analysis benefits for the city of Harmony residents.

Data centers used for cryptocurrency mining facilities and AI expansion are ecologically abusive and completely unnecessary for the betterment of humankind. Hopefully, restrictions will be coming soon from the state and federal government.

The only available home building lots in Harmony are in a very undesirable location near the gun range, sewer system and brush burning pit. Maybe the city would benefit from making more lots available for residential housing.

Rich and Shar Bishop
Harmony Residents and Business Owners

suggestions for ordinances re data center

From Robbie Brokken <robbiebrokken@gmail.com>

Date Thu 8/6/2026 11:37 AM

To City of Harmony <cityoffice@harmony.mn.us>; Alissa Stelpflug <alissa@harmonymn.gov>

Hi Alissa

I'm sure you're exhausted. I know a lot of this project is falling on you.

Thanks for taking my comments into consideration; here goes.

1. I have heard that often when fines are imposed on the Data Centers for infringements on an ordinance, that they are happy to pay a fine, because in the long run, they have plenty of money and it is way more expensive to fix an issue, than pay fines.
2. I can not urge you enough to require the highest level of environmental reviews.
3. The 60 Foot high limit is way too high. Can you picture a huge blocky building that high and lit up? Please limit the height to something that will not be an eyesore in our beautiful town. I suggest 30 feet.
4. Has anyone thought about profit sharing if this goes through?
5. If the setback limit is less than 500 feet adjacent to ag land, then if the owner of said Ag land wants to develop it at a later date, they are out of luck for a large chunk of developable land.
6. Once this Data Center is completed, what stops them from adding to the building and making it bigger, or adding more buildings?
7. The city should be responsible for monitoring the noise levels. We can not trust self monitoring by the Data Center.
8. There has been a long history of people coming into our small rural community, and ripping us off. They assume we are "dumb hicks". I feel this is happening once again.
9. I feel deep in my heart that this project is going to scar our lovely town. If we are adding all these ordinances, it is obviously a threatening project. Please reconsider this project and cancel moving forward. There are a lot of people in this community that have visceral concerns about this project. Many of us feel that the City Councils don't respect the communities wishes and are dismissing us as nieve, etc. This has been very insulting. It also reflects the politics of our time, where our "representative" government doesn't vote based on the constituents wishes. It is all based on greed.

--

Robbie Brokken

robbiebrokken@gmail.com

www.etsy.com/shop/robbiebrokkenjewelry

pay attention

be astonished

tell people about it.

or email alissa@harmony.mn.gov

City of Harmony, MN - Data Center Ordinance Draft - Public Comment Form
DUE BU WEDESDAY, AUGUST 19th to Harmony City Office by 4 PM

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First & Last Name * Richard & Jackie Miller
Street Address * 820 3rd Ave SE
City, State and ZIP * Harmony, MN 55939
Email Address * RichardJackieMil@aol.com
Phone: J-507-358-4219 R. 507-358-4360

Please Select the Area(s) Your Comment Relates To :

- ☒ Definitions
- ☐ Permitted or Conditional Uses
- ☐ Zoning Districts
- ☐ Site Design Standards
- ☐ Landscaping & Screening
- ☐ Lighting
- ☒ Noise Standards
- ☒ Utilities & Infrastructure
- ☒ Environmental Considerations
- ☐ Security & Emergency Response

Please provide your Comments and Suggestions:

We would like to have more ~~focus~~ focus on the scope, clarity and
safety limits. We would like clarity on the noise limits, high
water + electrical ~~in~~ usage, it would impact our town.
Some kind of public voting for all our town to make the
final decision.

Thank you for your input.

Your comments will be reviewed and considered as the city continues refining the proposed Data Center Ordinance.

City of Harmony Data Center CUP & Zoning

Questions Regarding Terms and Conditions

1. **Crypto Mining**

Does the proposed ordinance or CUP allow cryptocurrency mining? If so, is that intended?

2. **Closed-Loop Water / Liquid Cooling**

Several sections reference “closed-loop water” or liquid cooling. Should the terminology specify a **closed-loop, zero- or non-consumptive water system** to clearly prohibit ongoing water consumption?

3. **Section 5 – Utility Plan / Ratepayer Protection**

Can the ordinance guarantee in writing that the development will result in **0% cost shifting to local utility ratepayers**, with no exceptions, and that residential utility rates will not be adversely impacted?

4. **Utility Plan – City Revenue**

Where would a **franchise fee or per-kilowatt agreement** with the City of Harmony be established to guarantee city revenue? What are the risks and benefits of each option?

5. **Sections 5 & 6.5 – Noise and Vibration Controls**

- **Screening:** Could the ordinance require year-round screening using earth berms and evergreen buffers, along with sound-attenuating walls around equipment yards and rooftop equipment? Is this regulated by the state, or is it something the City and developer can establish through the CUP/development agreement? Should compliance be included in annual reporting?
- **Generators:** Should **Tier 4 generators with hospital-grade silencers** be considered as a noise-control requirement?
- **Noise Limits:** Research suggests that **60 dBA or lower during evening hours**, and potentially lower levels near homes and sensitive uses, may be appropriate. What noise limits will apply to nearby homes, the veterinary clinic and daycare?
- **Vibration:** Should vibration standards and monitoring be specifically addressed? Given the karst geology in the area and nearby wells, should baseline testing and ongoing monitoring be required to protect groundwater, wells and surrounding properties?

6. **Section 6.1 #2 – Building Height**

Could the maximum height be limited to **40 feet** to better fit the existing landscape and community, particularly since most taller buildings in Harmony currently do not exceed approximately 30 feet?

7. **Section 6.6 – Setbacks**

We request that the **500-foot setback from agricultural districts remain in place**. Agricultural operations have legitimate setback considerations, including spraying, dust, harvesting, equipment and future agricultural development. The setback also helps protect neighboring property values, livestock operations and future land use.

Given the large 765-kV transmission line south of Harmony, has the City considered how future growth may occur and whether preserving this agricultural buffer is important for long-term planning?

8. **Section 8 – Financial Responsibility / Community Benefits**

Should the wording state that **“The City WILL require”** the developer to cover costs and impacts resulting from the data center rather than leaving this discretionary?

Would an **escrow account be required before development** to ensure the developer can cover anticipated city costs? Would a **performance bond** be required if the developer fails to pay or a dispute occurs? Community benefits resulting directly from the development should not become a burden on local taxpayers.

9. **Compliance & Daily Fines**

From the workshops, escalating fines appear to be an important enforcement tool. How will violations and daily fines be determined? Could the ordinance establish **escalating penalties, potentially up to \$10,000 per day**, (as an example) for continuing violations?

10. **Section 9.3 – Emergency Stop-Work Authority**

If a violation creates an immediate threat to public health, safety or water-system integrity, the City Administrator or Code Enforcement Officer may issue a cease-and-desist order. **What financial penalty applies to this type of serious violation, in addition to the stop-work authority?**

11. **Development Agreement / Community Benefit Agreement**

Where will the detailed requirements ultimately be established—the **CUP, zoning ordinance, development agreement, or a separate Community Benefits Agreement?** Understanding where fees, fines, performance requirements and financial obligations are legally established is important to understanding the City’s ability to enforce the agreement with a large, multi-million-dollar company.

12. **Community Benefits / Good Neighbor Commitments**

One workshop discussed ways the data center could be a “good neighbor,” including support for **scholarships, parks and recreation, senior programs, the Harmony Area Community Foundation and other community needs**.

Where would these commitments be established and legally secured? Would there be a dedicated community-benefit fund or board to administer these contributions?

13. Applicant-Funded Escrow & Financial Assurance

Will the developer be required to establish a **100% applicant-funded escrow** for the City's legal, engineering, environmental and sound-consulting costs?

Will the ordinance require **financial assurance before groundbreaking**, such as a surety/performance bond for environmental remediation, site restoration and eventual decommissioning? If these requirements are already included, where are they addressed?

14. Property Value Protection

Would the City consider a **Property Value Protection Agreement or provision** requiring the developer to address documented impacts to surrounding residential and agricultural property values? Some communities have considered protections extending beyond the immediate property boundary to provide greater assurance to neighboring landowners.

Thank you

Roxanne Johnson 507-458-6110 SEMNhomes@gmail.com

Data Center Ordinance Draft – Public Comment Submission

From Sue Olinger <cityoffice@harmonymn.gov>

Date Tue 8/18/2026 2:37 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Cc chris.hahn@cedausa.com <chris.hahn@cedausa.com>

New public comment:

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1. **First Name :** Sue
Last Name : Olinger
2. **Address**
Street Address : 445 1st Ave SE
City : Harmony
State : MN
ZIP : 55939-6610
3. **Email Address**
sueolinger@gmail.com
4. **Phone**
6502671542
5. **Please Select the Area(s) Your Comment Relates To**
Definitions
6. **Please provide your Comments and Suggestions**

Dear City of Harmony, Mayor, Counsel Members, and Boards.

I would like to address my interest in regard to the information provided at the last meeting on August 4, 2026.

I've read through the twelve and a half page draft and do have some questions that I sincerely hope can and will be answered with the manners they are being asked with.

1. If the city of Harmony purchased the land was it a cash transaction or by a bank loan? If it is a bank loan what are the terms of agreement?
2. Would the Data Center be paying their own charges for water and electric usage? At what rate or cost?
3. Is rainwater or stormwater a consideration of the water they would require?
4. In the event of a power outage would the residents service be restored before the data center? If not why not since there is language in the draft that speaks of them having generators?
5. Will there be a citizens oversight committee? That provides routine updates to City Counsel? Could it be made up of no more than 3 current albeit different board members and at least 4 and up to six citizen/resident members of Harmony?
6. Since an additional lawyer is now working to help go forward in developing an ordinance to amend and establish regulations for a Data Center in Harmony, MN what is the cost of that service?
7. There is a lot of discussion regarding the development of Data Centers in small towns across the nation. Not all of it is good. In fact much of it is worrisome and speaks of woeful regret. Is this of interest for the leadership of Harmony? If not please explain why not?

I support full disclosure of any project and all details that will affect the taxpayers of our city and future of its residents. It is my hope that is your interest also.

Thank you for you time and effort in regard to these questions and all others questions submitted as well as all decisions made involving a Data Center in Harmony, MN
I look forward to hearing factual answers to the questions being asked.

With hopes for a strong future for Harmony, MN

Sue A Olinger

Harmony Public Library Assistant
Golden Happenings Board Member
Age Friendly of Fillmore County Rep.
Trainor for Powerful Tools for Caregivers
Red Cross Volunteer

Thank you for your input.

Your comments will be reviewed and considered as the City continues refining the proposed Data Center Ordinance.

1. **IP Address**
172.56.12.159

This message was sent from <https://harmonymn.gov>.

Data Center Concerns

From Sarah Otto <srotto21@gmail.com>

Date Wed 8/19/2026 8:16 AM

To Alissa Stelpflug <alissa@harmonymn.gov>

Data Center Concerns:

I have several big concerns about the proposed data center.

1. Environment: Do the EIS study. Find out how this proposal will affect the environment. We have a very unique geography and ecosystem in this area. Don't put that at risk. Don't rush into it. Take the time to do the study correctly to prevent issues down the line.
2. Regulations, guidelines, and monitoring: There must be strict parameters set by the city for the data center to abide by. There needs to be very specific language about monitoring and regulations. Who does it, how often, and what the repercussions are if things are not up to the strict parameters the city sets. There needs to be a very hefty fine that is imposed daily until they comply. These giant companies will need to have a fine that they don't just laugh at and pay without ever fixing the problem.
3. Expansion- Make sure there is language in the proposal for only one data center.
4. Height- 60ft is way too high. Limit the height to 30 ft, which is the height of other buildings downtown, so it doesn't detract from our small town tourist appeal.
5. Noise- set strict noise limits for daytime and even lower for nighttime, I suggest 55 decibels. Monitor the noise closely and have large fines that incur daily until the problem is fixed.

Thank you,
Sarah Otto

Data center

From Tyler Johnson <tjohnson339@gmail.com>

Date Fri 8/7/2026 6:04 PM

To City of Harmony <cityoffice@harmonymn.gov>

Regarding the data center that you are looking for opinions on, I'm not a resident but I do own commercial property in Harmony. I 100% support the project.

I think part of what is getting lost in this whole discussion is why data centers are being built in the first place. 🧑

Look at how much more data the world uses now compared with even a few years ago.

Everything we do on our phones 📱 and computers 💻 has to be processed and stored somewhere. Banking, medical records 🧑 , GPS, security cameras, Facebook, streaming, online shopping, business software, farm technology 🚜, cloud storage and now AI, all depend on data centers.

People talk about "the cloud" like the information just disappears into the sky, but the cloud is really thousands of buildings full of computers and servers. Those buildings have to be located somewhere. 🤖

That doesn't mean we shouldn't ask questions about this particular project. We should know about the power arrangements ⚡ water use 💧 noise 🔊 taxes 🏠 and who is paying for the infrastructure. Those are all fair questions.

But saying a data center isn't needed because it may not employ hundreds of people 🧑 misses the larger point. A substation, transmission line , a new city park, SPLASH PAD, swimming pool, highway 🚗 or even a BIKE TRAIL doesn't necessarily employ hundreds of people after it is built either, but that doesn't mean it isn't important infrastructure.

Data usage is still growing extremely fast, and the facilities needed to handle it are going to be built somewhere. A great question is whether Harmony can structure the project in a way that protects the community and also benefits from the investment instead of immediately assuming there can't be anything positive about it.

Harmony already sits near major transmission infrastructure, and southeastern Minnesota has good access to renewable generation. If companies are going to build data centers somewhere, communities with the right power infrastructure have a better chance of attracting that investment than places starting from scratch.

The tax revenue created from this would be amazing for our community.

Harmony has an opportunity that many small towns never get!

Kind regards
Tyler B Johnson

Sent from my iPhone

or email alissa@harmonymn.gov

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First & Last Name * Wanda Miller
Street Address * 240 Lot 5 + SE
City, State and ZIP * Harmony MN 55959
Email Address * WJM@Texas@yahoo.com
Phone : 808 883 8234

Please Select the Area(s) Your Comment Relates To :

- ☐ Definitions
- ☐ Permitted or Conditional Uses
- ☐ Zoning Districts
- ☒ Site Design Standards
- ☐ Landscaping & Screening
- ☐ Lighting
- ☒ Noise Standards
- ☒ Utilities & Infrastructure
- ☒ Environmental Considerations
- ☐ Security & Emergency Response

Please provide your Comments and Suggestions:

How will this affect the groundwater and
electricity for Harmony Residence Will it
be offset by the entity paying Taxes, wages
and utilities? Is it worth it?

Thank you for your input.

Your comments will be reviewed and considered as the city continues refining the proposed Data Center Ordinance.

A year ago I looked up on the Internet, AI. The home site of a data center develop new in a rural town of 1000 people. I then asked it for the negative side effects of a data center development in rural town of 1000 people. The positives were less than a page long and the negatives were many pages long. I would recommend that those people making these decisions look this up on their own. I did it again this week to see if anything had changed. A year ago polls showed a positive 60-40 in favor of data center development but in past year it has reversed to negative 60-40. It would be interesting and I feel appropriate to do a poll of Harmony citizens to see how many are in favor of it and how many are against it as the powers that be will not allow a citizen vote on this project.

In informal discussions with people in Harmony I find that the vast majority of Harmony people do not want a data center. I have already learned how they want to spend their franchise fees as if that is the reason we need a data center. I personally like Harmony the way it is and don not feel it would be conducive to people wanting to move to Harmony because we have a data center in fact I have talked to several people who say they will sell their house and move if a data center comes to Harmony. There are a lot more negatives than the decision makers are aware of.

If they do succeed in getting a data center they need to assure that the company they are dealing with provides solar, wind and or nuclear energy to offset the need for fossil based energy sources. This climate cannot afford increased heat from fossil fuels including natural gas. There is also the concern that the AI bubble may burst and could be worse to our economy than the 2003 internet bubble burst and the 2009 banking/mortgage bubble burst.

The entire AI development is using borrowed money with minimal income from the vast data centers that are being developed in U.S. and throughout the world. I feel it would be better to put a moratorium on development until Federal Government can provide guidelines to provide regulations on appropriate developments. They predict that AI development will expand for next several years if the bubble does not burst. A moratorium would provide time for new efficient systems to be developed such as Quantum Physics which reduces need for energy to a fraction of current energy us but this is also out 5 years. I would request that we hold off on development until more efficient systems are in place, guidelines are developed for regulations, and to see if economy can maintain AI development. I do not feel Harmony would benefit as a destination sight due to a data center.

Lu Ommen, Gina and Mike Flaby



Outlook

Petition Concerning Proposed Data Center Ordinance

From Jensen Brianna <jensenbrianna535@yahoo.com>

Date Wed 8/19/2026 3:28 PM

To Alissa Stelpflug <alissa@harmonymn.gov>

Hello, Alissa!

First of all, I want to thank you for your patience with our concerns over this data center proposal and for all the time that has been spent trying to meet a portion of those concerns that the community has brought to light.

As my public comment for this ordinance proposal, I am writing to submit the attached petition regarding the data center ordinance. This petition represents, not only mine, but a significant part of Harmony's residents, and friends, who have concerns similar to myself over this issue and its general potential impact on our Karst region. I respectfully ask that the petition and the signatures collected be included in the public record, and considered as you and the city members review the ordinance proposal.

Also, is there any way this issue could be put to a community vote?

Thank you again for your time and for considering the concerns of your community members.

Sincerely,
Brianna Joswick



Mayor Donney and Members of the Harmony City Council:

Thank you for your continued efforts and collaboration as MiEnergy Cooperative works with you to create positive opportunities. We appreciate the work you, your team, and the community have completed so far. We have had a chance to review the draft data center ordinance recently released and wanted to provide some thoughts and suggestions that are impactful to potential projects:

- ✓ We think the language requiring a closed loop cooling system is excellent and can be accommodated by many developers.
- ✓ Creating a new zoning district for Industrial Technology uses and permitting existing Industrial district uses in the new Industrial Technology zone provides great flexibility.
- ✓ Permitting data centers and managing the permitting process through a conditional use permit (CUP) seems to be very manageable and straightforward.
- ✓ We are not opposed to reasonable setbacks for the building site, but up to 500' setbacks on all sides can create building layout and site development limitations. Especially in situations where all site topography is not level/supportive/conducive for construction.
 - o From the draft ordinance it isn't clear if supporting project elements such as parking lots, storm water retention ponds, or similar items are also expected to meet such setbacks. If they are also expected to meet the setbacks, that adds challenge to finding sites (or making existing sites) and projects that are suitable.
 - o Initially, we had discussed the idea of utilizing land on the 60-acre site MiEnergy has optioned, that would not be needed for data center development to be used for typical industrial/commercial development (similar to what is found in the Harmony Industrial Park); creating a few lots that could be sold for additional small business development as well as potentially adding solar generation on a portion of the northern side of the parcel. We are likely not able to accomplish this type of mixed development opportunity on this site with such significant setback requirements.
 - o Greater setbacks would expand the footprint of the development, while tighter setbacks would compact the development, which we believe was one of the intentions for the project.

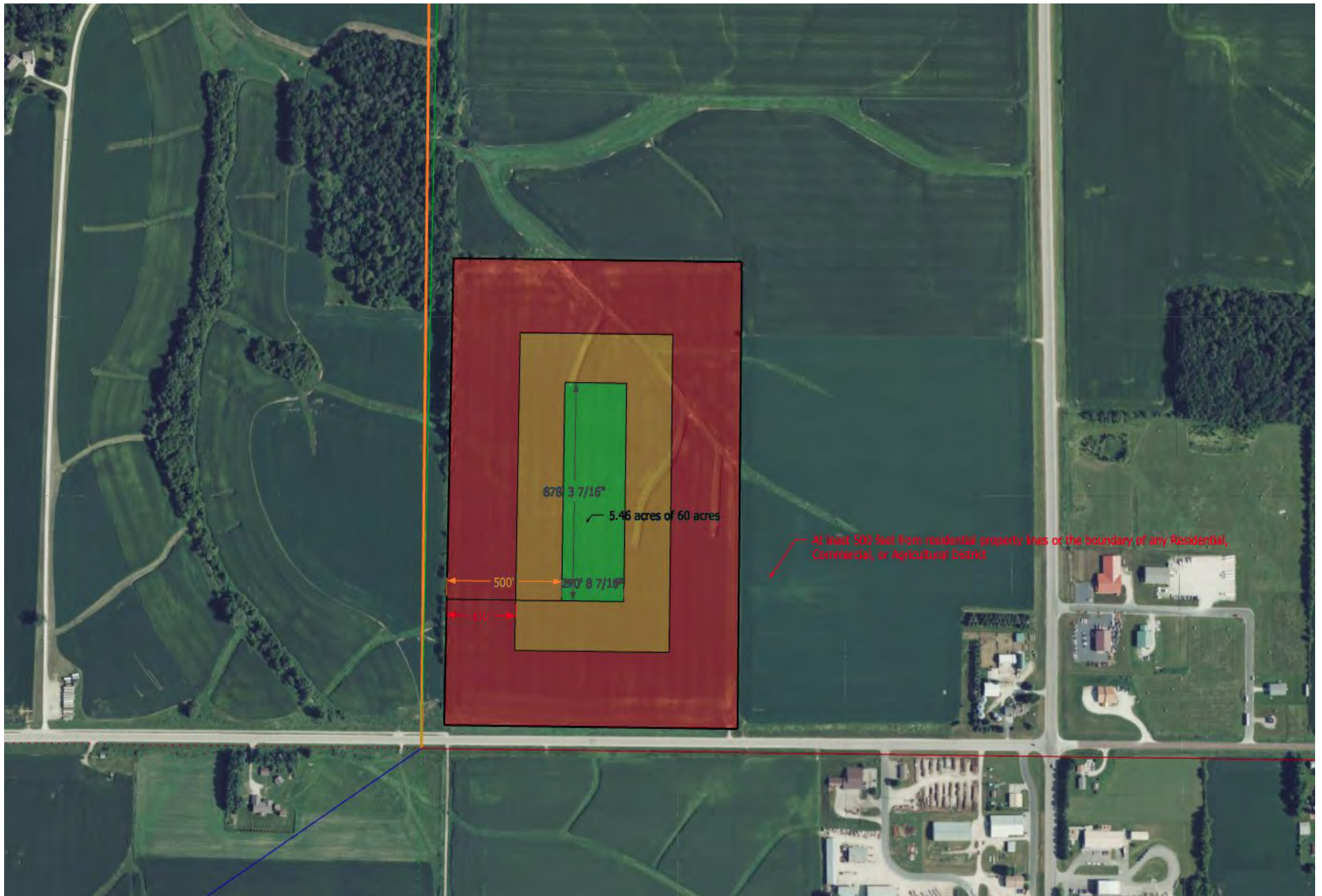
- o Sample development scaled on the MiEnergy 60-acre site option is pictured on the following page and visibly shows the limited ability to move the building to accommodate a holding pond and other requirements. The graphic is the entire property. Therefore, smaller setbacks are ideal and provide more flexibility with building placement. The waterway poses challenges especially for expansion.
- ✓ We also support the construction of attractive and well-constructed buildings that meet or exceed standards for noise and aesthetics.
 - o Is the intention for screening requirements to utilize multiple forms of screening provided as options in all cases? Or is the intention to use at least one of those screening options? For example, would a project be required to use a mixture of both a berm and vegetation, or simply utilizing at least one form of the listed measures?
 - o If noise limits are met, the additional requirements of multiple forms of screening on all sides (i.e. a berm + trees), screening to block 80% visibility, the 500' setbacks, and specific exterior finishes on all sides are limiting when combined and we see such requirements as being too restrictive and would ask for alternate considerations.
 - Perhaps if noise limits are met, one of the screening measures (i.e. berm or trees, or landscaping, providing blockage of 50% visibility), setbacks could be 200' on all sides regardless of neighboring zone districts/uses, and specific exterior finishes could be required on the front of the building provided the remaining sides meet standards similar to what is found in the industrial park currently.
 - In essence, if the noise levels can at least meet the proposed requirements, the building is attractive aesthetically/not out of the norms of current new development in the city, and at least one form of screening (i.e. trees) can be planted to visually assist the site, the goal of having a developed property that meets or exceeds community expectations should be met.
- ✓ The financial viability of a data center project/developer is driven by the amount of electricity available for use. Placing an artificial limit of 55 MW on projects may not be the best long-term solution to limiting the physical size of a data center. Size of the building would be a more viable option. For example, the city would also be able to limit the physical size of a data center/exclude hyperscale projects by controlling annexation and parcel combination/split requests, regardless of the exact electric need. As technology evolves more electricity may be required some day at a site with or without physical changes to the building on site, which would limit future opportunities and benefits.
 - o If a data center project requires system upgrades for additional capacity, it is required to pay for such upgrades itself, preventing shifting of costs or risk to ratepayers.

- o Projects that are limited by their ability to generate revenue (i.e. use electricity) may also be limited in their ability to accommodate the other development requirements, site preparation, acquisition costs, and community benefit plan arrangements. If requirements restrict projects to sizes that are too small, it could effectively eliminate any data center development.

Again, we appreciate your hard work on this complex and important opportunity. We wanted to provide some initial thoughts that will have an impact on the potential projects we will be able to bring forward. We look forward to continued questions and dialogue, as well as ultimately bringing forward a project that meets or even exceeds your expectations.



Graphic example on 60-acre parcel.



*At least 500 feet from residential property lines or the boundary of any residential, commercial or agriculture district.