



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

BOARD OF COMMISSIONERS AGENDA

**COUNTY BOARD ROOM
GOVERNMENT CENTER, RED WING**

**FEBRUARY 19, 2019
9:00 A.M.**

DISCLOSURES OF INTEREST

Pledge of Allegiance

Review and approve the previous board meeting minutes.

Documents:

[Feb 5, 2019.pdf](#)

Review and approve the county board agenda

Review and approve the following items on the consent agenda:

Consent Agenda

1. Approve the Repurchase of Forfeited Property.

Documents:

[Re-purchase of forfeited property.pdf](#)

REGULAR AGENDA

County Administrator's Report

1. Award Public Works Roof Contract

Documents:

[PW Roof Contract Award.pdf](#)

2. February 19, 2019 Budget Committee Report.

[Budget Committee Packet](#)

Finance Director's Report

1. Reimbursement Resolution for County Roof Project

Documents:

[Reimbursement Resolution.pdf](#)

Human Resource Director's Report

1. February 19, 2019 Personnel Committee Report.
[Personnel Committee Packet](#)

Land Use Management Director's Report

1. CONSIDER: CUP Request to Elevate a Dwelling within a Floodplain by Means Other than Fill Request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the base flood elevation of a Floodplain area by means of a "tuck under" garage foundation. Parcel 43.230.0060. TBD Lake View Ave Red Wing, MN 55066. Lot 6, Block 1 of Wacouta Point Plat located in Sect 31 Twp 113, Range 13 in Wacouta Township. R1 Zoned District.

Documents:

[CBPacket_Caverly.pdf](#)

2. CONSIDER: Request for CUP for a Utility-Scale Solar Energy System (SES) Request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Parcel 26.032.0400. TBD 390th Ave, Goodhue, MN 55027. Part of the NW ¼ of Sect 32 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

Documents:

[CBPacket_Luhman_Redacted.pdf](#)

3. CONSIDER: Request for CUP for a Utility-Scale Solar Energy System (SES) Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 7.31 acres. Parcel 39.007.0301. TBD 180th Ave, Zumbrota, MN 55992. Part of the NW ¼ of Sect 07 Twp 109 Range 15 in Pine Island Township. A1 Zoned District.

Documents:

[CBPacket_Huneke1_Redacted.pdf](#)

4. CONSIDER: Request for CUP for a Utility-Scale Solar Energy System (SES) Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres. Parcel 38.033.0100. TBD ST HWY 60, Zumbrota, MN 55992. Part of the E ½ of the NE ¼ of Sect 33 Twp 110 Range 16 in Minneola Township. A1 Zoned District.

Documents:

[CBPacket_Huneke2_Redacted.pdf](#)

5. CONSIDER: Request for CUP for a Utility-Scale Solar Energy System (SES) Request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres. Parcel 33.027.0400. TBD CTY 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Sect 27 Twp 111 Range 15 in Goodhue Township. A1 Zoned District.

Documents:

[CBPacket_Betcher_Redacted.pdf](#)

For Your Information

1. Project Status Report.

Documents:

[Project Status Report 19Feb19.pdf](#)

County Board Committee Reports

New and Old Business

Review and Approve the County Claims

1. Review & Approve County Claims

Documents:

[County Claims.pdf](#)

adjourn

**BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
FEBRUARY 5, 2019**

The Goodhue County Board of Commissioners met on Tuesday, February 5, 2019, at 5:00 p.m. in the County Board Room, Government Center, Red Wing, MN with Commissioners Anderson, Majerus, Nesseth, Drotos and Safe were all present.

C/Anderson asked if there were any disclosures of interest. There were none.

¹ Moved by C/Majerus, seconded by C/Drotos, and carried to approve the January 22, 2018, County Board Minutes.

² Moved by C/Drotos, seconded by C/Safe, and carried to approve the amended February 5, 2019, County Board Agenda.

³ Moved by C/Nesseth, seconded by C/Majerus, and carried to approve the following items on the consent agenda:

C/Nesseth requested that item # 2 be removed for discussion.

1. Approve the Off-Site Gambling Application for Wells Creek Riders Snowmobile Club at Mt Frontenac Golf Course on February 23, 2019.
- 2.
3. Approve Out of State Travel Request.
4. Approve the Tuition Remibursement for J. Ziemer.
5. Approve Tuition Reimbursement for Josh Stehr, Sheriff Dept.
6. Approve the Revised Resolution for the Cannon Valley Trail-Tractor Mower Grant.
7. Approve the Revised Resolution for the Cannon Valley Trail-Trail Counter Grant.
8. Approve 2019 Pay Equity Report.

2. Approve the 2019-2021 City of Dennison Law Enforcement Contract. C/Nesseth questioned how many hours were included in the contract. Administrator Arneson noted that the hours were listed in the contract under section #3 which stated it was for five hours per week.

⁴ Moved by C/Nesseth, seconded by C/Majerus, and carried to approve the 2019-2021 City of Dennison Law Enforcement Contract.

PUBLIC WORKS DIRECTOR'S REPORT

Award Signal Upgrades Contract SP 2510-53. Staff recommended the board approve to award the TH 58/CSAH 21/Pioneer Road Flashing Yellow Signal and ADA Improvement Contract to Pember Companies, Inc. with the lowest responsible bid of \$113,256 and change order authority not to exceed 10% of the approved bid.

⁵ Moved by C/Drotos, seconded by C/Nesseth, and carried to approve to award the TH 58/CSAH 21/Pioneer Road Flashing Yellow Signal and ADA Improvement Contract to Pember Companies, Inc. with the lowest responsible bid of \$113,256 and change order authority not to exceed 10% of the approved bid.

COMMITTEE REPORTS: Deferred

C/Drotos	•
C/Nesseth	•
C/Anderson	•
C/Majerus	•
C/Safe	•
Administrator Arneson	•

BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
FEBRUARY 5, 2019

Review and Approve the County Claims

- 6 Moved by C/Drotos, seconded by C/Nesseth, and carried to approve to pay the County claims in the amount of 01-General Revenue \$473,528.86, 03-Public Works \$132,721.97, 11- Human Service Fund \$70,790.76, 21-ISTS \$00, 25- EDA \$831.00, 30-Capital Improvement \$00, 31-Capital Equipment \$00, 34-Capital Equipment \$2,990.00, 35-Debt Services \$1,574,790.00, 40-County Ditch \$00, 61-Waste Management \$21,657.63, 62-Recycling Center \$00, 63-HHW \$00, 72-Other Agency Funds \$11,851.17, 81-Settlement \$863,227.24, in the total amount of \$3,152,388.63.
- 7 Moved by C/Safe, seconded by C/Drotos, and carried to approve to adjourn the February 5, 2019, County Board Meeting.

SCOTT O. ARNESON
COUNTY ADMINISTRATOR

BRAD ANDERSON, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

MINUTE

1. Approved January 22, 2019 County Board Meeting Minutes as amended. (Motion carried 5-0)
2. Approved the February 5, 2019 County Board Meeting Agenda. (Motion carried 5-0)
3. Approved the Consent Agenda. (Motion carried 5-0)
4. Approved the 2019-2021 Dennison Policing Contract. (Motion carried 5-0)
5. Approved to award Contract SP 2510-53. (Motion carried 5-0)
6. Approved the County Claims. (Motion carried 5-0)
7. Approved to adjourn the February 5, 2019 County Board Meeting. (Motion carried 5-0)



Brian Anderson
Finance Director
Goodhue County

Brian.Anderson@co.goodhue.mn.us
509 W. Fifth St.
Red Wing, MN 55066
Office (651) 385.3040
Fax (651) 267-4878

TO: Board of Commissioners

FROM: Brian Anderson, Finance Director

DATE: February 5, 2019

RE: Approval of repurchase of tax-forfeited land

Summary

Parcel 55.080.0620 forfeited to the State of MN due to nonpayment of property taxes. Homeowner Brenda Wilson has received numerous notices from us that the property would forfeit if taxes were not current and/or she confessed judgment. On May 14, 2018 the property forfeited. There was an eviction hearing that took place on January 25th. At that meeting, Ms. Wilson requested to repurchase the property. We worked with her on a timeline and indicated that upon your approval she has 30 days to make full payment on all past due taxes, penalty, interest and costs (\$14,668.04). Should we not receive full payment by Tuesday, March 19th the eviction hearing will take place on April 1st and she will no longer have the opportunity to repurchase her house under these conditions.

Background

MN Statute 282.241 states that at this point in the process the property owner or taxpayer does not have a right to repurchase the property; however, they do have the privilege of submitting a written application to the county board, requesting to repurchase a parcel of tax-forfeited property. The county board by resolution has the authority and responsibility to approve or disapprove any written request for repurchase.

The county board's approval is to be given only if at least one of the following conditions is determined to be true.

1. The county board is to determine that the undue hardship or injustice resulting from the tax forfeiture will be corrected by the repurchase.
2. The county board is to determine that the repurchase will best serve the public interest.

Recommendation

We feel condition #2 above is met and staff recommend the board approve the repurchase of parcel 55.080.0620.

RESOLUTION FOR REPURCHASE OF FORFEITED LANDS

WHEREAS, property located in the City of Red Wing described as parcel 55.080.0620 forfeited to the State of MN for delinquent taxes in the 2013 payable 2014 and subsequent years, as provided by the appropriate statutes, and

WHEREAS, MS 282.241 provides for repurchase after forfeiture of tax by aggregate of all delinquent taxes and assessments, together with penalties, interest and costs which would have accrued had said lands not forfeited to the State, unless prior to the time of repurchase such parcels shall have been sold, and

WHEREAS, this Board has determined that said repurchase would best serve the public interest;

NOW THEREFORE BE IT RESOLVED, that Brenda Wilson, be authorized to repurchase property referred to above, under the provisions of the above mentioned statute, provided that payment is made in the sum of all taxes, assessments, penalties, interest and costs. The property will be placed back into the name of Brenda Wilson, as it was at the time of forfeiture.



Scott O. Arneson
Goodhue County Administrator
Goodhue County

509 W. Fifth St.
Red Wing, MN 55066
Office (651) 385.3001
Fax (651) 267-4873

Date: February 14, 2019
To: Goodhue County Board of Commissioners
From: Scott O. Arneson, County Administrator
Stacy Lance, Administrative Assistant
Re: Award Contract

The 2019 capital plan includes \$570,000 for the replacement of the roof on the Public Works Building at 2140 Pioneer Road in Red Wing. As a reminder, the intent is for this project to be paid for with bonding dollars. In order to use bonding as the source of funding, the Finance Director will need approval for the bond reimbursement resolution that is on the agenda following this item.

In an effort to get the best pricing and on a contractors schedule immediately this spring, this project went out to bid after the budget was approved in December 2018. The Garland Roof is the same roof as the other County Buildings and comes with a 30 year warranty.

Attached is the summary of the five bids that were received on Monday, January 28, 2018. Staff recommends the attached recommendation of The Garland Company, Inc. to award the contract to the lowest bidder, McPhillips Bros. Roofing Company, St. Paul for \$550,000.

GOODHUE COUNTY BOARD OF COMMISSIONERS

RONALD ALLEN
1st District
1713 Siewert Street
Red Wing, MN 55066

BRAD ANDERSON
2nd District
10679 375th St.
Cannon Falls, MN 55009

BARNEY NESSETH
3rd District
41595 Co. 8 Blvd
Zumbrota, MN 55992

JASON MAJERUS
4th District
39111 Co. 2 Blvd
Goodhue, MN 55027

PAUL DROTOS
5th District
1825 Twin Bluff Rd.
Red Wing, MN 55066



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THE GARLAND COMPANY, INC.

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NATIONWIDE: 1-800-321-9336

BRIAN SKOOG

Phone: (612) 810-4336

E-Mail: bskoog@garlandind.com

January 28, 2019

**Mr. Scott Arneson
Goodhue County
509 West Fifth St.
Red Wing, MN 55066**

Dear Mr. Arneson:

On Thursday, January 28th, 2019 @ 10:00AM sealed bids were opened for the 2019 roof project for the Goodhue Public Works Facility.

Please find attached the bid tabulation for this project. Based on the bid results it is the recommendation to award the Base Bid to McPhillips Bros. Roofing of North St. Paul, MN for the amount of \$550,000.

McPhillips Bros. Roofing Company has submitted all of the required paperwork along with their bid form as required by the project specifications and the State of Minnesota. McPhillips Bros. Roofing Company is a reputable company and is approved by the roof system material manufacturer.

If you have any further questions or require further information please feel free to contact me at 612-810-4336.

Sincerely,

Brian Skoog
The Garland Company



Goodhue County Public Works

Bid Tabulation - 2019 Roofing Project

OWNER: Goodhue County

January 28th, 2019 @ 10:00AM

	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
ROOFING COMPANY	Ettel And Franz Roofing	Berwald Roofing	McPhillips Bros. Roofing	Interstate Roofing	Palmer West Roofing
BID SECURITY	X	X	X	X	X
ADDENDA REC'D.	X	X	X	X	X
ATTACHMENT A: MN RESPONSIBLE CONTRACTOR AFFIDAVIT	X	X	X	X	X
BASE BID SECTIONS: All Areas	\$784,300	\$603,300	\$550,000	\$598,750	\$694,800
Unit Price for Damaged Insulation Replacement Brd/Ft	\$4.00	\$1.90	\$1.00	\$2.00	\$2.00
Unit Price for Deck Repair Sq/Ft	\$35.00	\$9.00	\$10.00	\$10.00	\$8.00
Unit Price for Drain Replacement	\$2,200	\$1,500	\$750	\$1,500	\$1,200
<p>NOTES: McPhillip Bros. Roofing Company, North St. Paul, MN is the low, responsible bidder. McPhillips Bros. is a quality applicator and is approved by the roof system manufacturer for this installation. The recommendation is to award the Base Bid of \$550,000 to McPhillips Bros. Roofing.</p>					



Brian J. Anderson
Finance Director
Goodhue County Finance & Taxpayer Services

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509 W. Fifth St
Red Wing, MN 55066
Phone (651) 385-3043
Fax (651) 267-4878

TO: County Board of Commissioners
FROM: Brian J. Anderson, Finance Director
SUBJECT: Reimbursement Resolution for County Roof Project
DATE: February 19, 2019

BACKGROUND:

At their final budget meeting on December 6th, 2018, the County Board approved the Capital Plan that had directed \$570,000 to be spent on the Public Works roof replacement. The revenue source to pay for this expenditure was initially allocated from the same bond issuance that would coincide with the landfill project. However, staff and the Board will not be able to act on that item until fall of 2019 but staff would still like to move ahead with the roof project at this time in order to take advantage of the good bid pricing.

Therefore, in accordance with IRS Regulation 1.150-2(d)(3), staff is asking that the Board approve the following resolution to ensure that the County can pay for the project upfront with cash and then reimburse itself once the bond proceeds have been collected in the fall of 2019. Should the landfill project not get approved, then staff would have to come up with an alternative funding source.

RECOMMENDATION:

Staff is recommending that the County Board approve the Reimbursement Resolution for County Roof Project in order to proceed with the roof project and reimburse ourselves at a later date with bonding proceeds.

GOODHUE COUNTY, MINNESOTA

RESOLUTION

**DECLARING THE OFFICIAL INTENT OF GOODHUE COUNTY TO REIMBURSE
CERTAIN EXPENDITURES FROM THE PROCEEDS
OF BONDS TO BE ISSUED BY THE COUNTY**

WHEREAS, the Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the “Reimbursement Regulations”) providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met; and

WHEREAS, Goodhue County, Minnesota (the “County”), expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond;

WHEREAS, the County has determined to make this declaration of official intent (the “Declaration”) to reimburse certain costs from proceeds of bonds in accordance with the Reimbursement Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY AS FOLLOWS:

1. The County proposes to undertake the following projects (together, the “Projects”):
 - (a) Public Works Roof Replacement_ (\$570,000);
2. The County reasonably expects to reimburse the expenditures made for certain costs of the Projects from the proceeds of bonds in an estimated maximum principal amount of \$ 570,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Reimbursement Regulations.
3. This Declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of \$100,000 or 5 percent of the proceeds of an issue; or (c) “preliminary expenditures” up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the County to finance the projects for which the preliminary expenditures were incurred. The term “preliminary expenditures” includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.
4. This Declaration is an expression of the reasonable expectations of the County based on the facts and circumstances known to the County as of the date hereof. The anticipated original expenditures for the Projects and the principal amount of the bonds described in paragraph 2 are consistent with the County’s budgetary

and financial circumstances. No sources other than proceeds of bonds to be issued by the County are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the County's budget or financial policies to pay such Projects expenditures.

5. This Declaration is intended to constitute a declaration of official intent for purposes of the Reimbursement Regulations.

Approved by the Board of Commissioners of Goodhue County this 19th day of February, 2019.

Brad Anderson, Chairperson

ATTEST:

Scott O. Arneson, County Administrator

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: County Board
From: Land Use Management
Meeting Date: February 19, 2019
Report date: February 12, 2019

CONSIDER: CUP Request to Elevate a Dwelling within a Floodplain by Means Other than Fill

Request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the base flood elevation of a Floodplain area by means of a “tuck under” garage foundation. Parcel 43.230.0060. TBD Lake View Ave Red Wing, MN 55066. Lot 6, Block 1 of Wacouta Point Plat located in Sect 31 Twp 113, Range 13 in Wacouta Township. R1 Zoned District.

Application Information:

Applicant: Curt Caverly (Buyer) and John Enblom (Owner)
Address of zoning request: TBD Lake View Ave Red Wing, MN 55066
Parcel(s): 43.230.0060
Abbreviated Legal Description: Lot 6, Block 1 of Wacouta Point Plat located in Sect 31 Twp 113, Range 13 in Wacouta Township
Township Information: Wacouta Township endorsed acknowledgment of the Applicant’s request.
Zoning District: R1 (Suburban Residence District)

Attachments and links:

Application and submitted project summary (excerpt of submitted materials; full submittal available from LUM Department upon request)
Site Map(s)
Article 4, Section 4 CUP Floodplain review addendum
February 11, 2019 Planning Commission Meeting Minutes
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

The applicant (Curt Caverly) has entered an agreement to purchase the subject parcel from the current owner (John Enblom) with the intent of constructing a new 4-bedroom dwelling on the site. The proposed 2,942 square foot 2-story waterfront home would be located within shoreland and Special Flood Hazard Area (floodplain) of the Mississippi River (Lake Pepin).

FEMA rules divide the floodplain areas of lakes and rivers into 2 distinct zones referred to as the “floodway” (areas in the path of flowing water during flood events) and the “flood-fringe” (areas inundated with floodwater during flood events). The GCZO does not permit new dwellings within floodway areas. Dwellings can be constructed within a flood-fringe provided the habitable areas are elevated to the Regulatory Flood Protection Elevation (RFPE). The RFPE is the Base Flood Elevation plus one foot of “free-board.”

The primary method for elevating to the RFPE is to construct the building on fill. Per GCZO, alternative methods for elevating a structures lowest floor to the RFPE such as by stilts, pilings, parallel walls, crawl spaces, or tuck-under garages shall require the approval of a CUP. The applicant is proposing to elevate the proposed home to the RFPE by use of tuck-under garage foundation.

There are 5 existing homes situated in the Wacouta Point floodplain. Though currently vacant, the

subject property has historically been occupied by a dwelling.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property/Building Information:

- The subject property consists of a single 100 foot by 150 feet parcel (15,000 square feet). The property is zoned R1 (Suburban Residence District) and is located within the Wacouta Point Plat (1921). *Per GCZO Article 24 the minimum lot size for an R1 parcel is 20,000 square feet. The lot existed prior to current minimum lot area requirements. The parcel does meet current requirements for minimum lot depth (125 feet) and width (100 feet).*
- Parcel access is located off of Lakeview Avenue approximately a quarter-mile west of the parcel. Emergency vehicle access to the site is limited during flood events as there is no dryland access route to the dwellings on Wacouta Point. Flooding along the Mississippi River is generally not a “flash flood” and residents have time to evacuate the area as necessary.
- The property is bordered by R1 zoning districts on all sides. Adjacent land uses include undeveloped woodlands and the Mississippi River to the east and west; medium-density residential to the north and south (Wacouta Beach Subdivision).
- The applicant intends to construct a 4-bedroom, 2942 square foot stick-built 2-story home atop a 9-foot tall tuck-under garage concrete poured-wall foundation.

The “tuck under” garage area would be used for parking and cold storage only.

Floodplain:

- The Base Flood Elevation (BFE) at the site has been determined to be 682 feet mean sea level. The RFPE is therefore 683 feet mean sea level. The proposed building location is not within the FEMA identified floodway portion of the floodplain.
- *Per GCZO Article 32, Section 5 Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the RFPE. These alternative methods may include the use of stilts, pilings, parallel walls, etc., or above grade enclosed areas such as crawl spaces or tuck under garages. The base or floor of an enclosed area shall be considered above grade and not a structure's basement or lowest floor if:*
 1. *If the enclosed area is above grade on at least one side of the structure.*
 2. *Is designed to internally flood and is constructed with flood-resistant materials.*
 3. *Is used solely for parking of vehicles, building access or storage.*

The above noted alternative elevation methods are subject to the following additional standards:

a. Design and Certification. The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the RFPE or be designed to prevent flood water from entering or accumulating within these components during times of flooding.

b. Specific Standards for Above Grade, Enclosed Areas. Above grade fully enclosed areas such as crawl spaces or tuck under garages must be designed to internally flood and the design

plans must stipulate:

i. A minimum area of “automatic” openings in the walls where internal flooding is to be used as a flood-proofing technique. There shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one (1) foot above grade. The automatic openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, vales or other coverings or devices provided that they permit the automatic entry and exit of flood waters without any form of human intervention.

ii. That the enclosed area will be designed of flood-resistant materials in accordance with the FP-3 or FP-4 classifications in the State Building Code and shall be used solely for building access, parking of vehicles, or storage

- The applicant is proposing to elevate the habitable floors, as well as all machinery and equipment servicing the building to 687 feet, mean sea level. The existing grade around the structure ranges from 675.4-676.6 feet mean sea level. A preliminary Elevation Certificate has been prepared by Johnson-Schofield surveying.
- The applicant has submitted engineered plans for meeting flood proofing requirements which have been prepared by Larson Engineering Inc. The plans call for a series of nine 16”x8” automatic openings (Flood Flaps) spaced 3 inches above grade around the perimeter of the structure.

Goodhue County Building Permits Department staff have conducted a preliminary review of the documents and noted they are signed by a licensed engineer and appear to meet applicable engineering standards. A building permit will need to be reviewed and approved by the Department prior to construction of the facility.

Shoreland:

- The lot is considered a non-conforming lot of record as it does not contain the minimum 20,000 square feet lot area required for riparian lots on unsewered General Development lakes. Staff consulted with Minnesota DNR Area Hydrologist Bill Huber regarding the proposal to reestablish a dwelling on the site. Mr. Huber conveyed that if the lot was created compliant with official controls in effect at the time, and sewage treatment and setback requirements of the shoreland controls are met, the state shoreland rules would allow the substandard lot to be developed.
- The entire property is located within the shoreland overlay of the Mississippi River. Ordinarily, structures are required to be setback 75 feet from Ordinary High Water Level (OHWL). Per GCZO, where principal structures exist on adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the OHWL provided the proposed building site is not located in a shore impact zone.
- The shore impact zone is defined as 50% of the minimum required setback. Given the location of the existing structures to the north and south of the parcel, no portion of the proposed structure may be located closer than 37.5 feet of the OHWL of the Mississippi River.
- The structure will be required to adhere to impervious surface standards (maximum 25%), R1 building coverage provisions (maximum coverage 20%), and shoreland height requirements (maximum height 25 feet).

Septic/Well:

- The site will require a new sub-surface sewage treatment system (SSTS) be installed in addition to a well. The applicant has had a local septic designer prepare a proposed “box-mound” septic system to be located in the southwest corner of the parcel. The bottom of the SSTS will need to be elevated above the 10-year flood elevation as required by the Goodhue County SSTS ordinance.
- Ben Hoyt, Goodhue County Environmental Sanitarian, offered the following comments regarding

the applicants' submitted SSTS plans:

"I performed a partial review of the design and will perform a full review once a permit is applied for. The septic system will need to be a specialized system because the property is in the Mississippi floodplain. The designer has proposed a box mound style system. Box mounds have been successful at adequately treating sewage for properties with space requirements. The preliminary design is acceptable with a few adjustments and clarifications. Environmental Health will require a complete and satisfactory septic permit prior to approving any building permit for the parcel in question."

Township Information:

- Wacouta Township reviewed the Applicant's proposal and has approved a permit for the structure subject to county zoning approvals. The township also endorsed acknowledgment of the applicant's CUP request.

PAC Findings of Fact:

1. The proposed dwelling does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The structure would be similar to those already existing in the vicinity of Wacouta Point and would be constructed in conformance with current building code and zoning ordinance standards.
2. The establishment of the proposed dwelling is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The structure is proposed to meet all development standards of the Goodhue County Zoning Ordinance. The use as proposed appears compatible with existing adjacent land uses.
3. A review of the applicants submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be installed to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. No offensive odor, fumes, dust, noise, light, or vibration that would constitute a nuisance are anticipated from the proposal.

PAC Recommendation:

Planning Advisory Commission recommends the County Board

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a "tuck under" garage foundation.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall provide an as-built Elevation Certificate verifying the first-floor elevation and all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities meet or exceed the regulatory flood protection elevation (RFPE) of 683.0 feet mean sea level;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 24 (Suburban Residence District), Article 31 (Shoreland Regulations), and Article 32 (Floodplain District).

Planning Advisory Commission

Public Hearing
February 11, 2019

Curt Caverly
R1 Zoned District

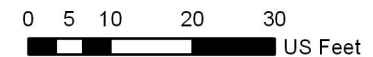
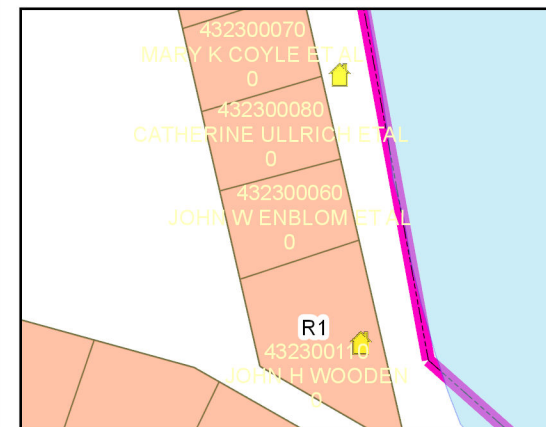
Parcel 43.230.0060
Lot 6, Block 1 of Wacouta Point Plat
Sec 31 Twp 113 R 13 Wacouta Township

Request to elevate proposed
dwelling above base flood elevation
of Floodplain area



Legend

Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 30
Lakes & Other Water Bodies	FEMA Flood Zones
Shoreland	2% Annual Chance
Historic Districts	A
Parcels	AE
Registered Feedlots	AO
Dwellings	X
Municipalities	



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Planning Advisory Commission

Public Hearing
February 11, 2019

Curt Caverly
R1 Zoned District

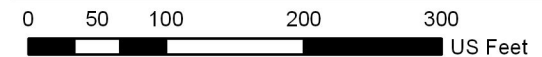
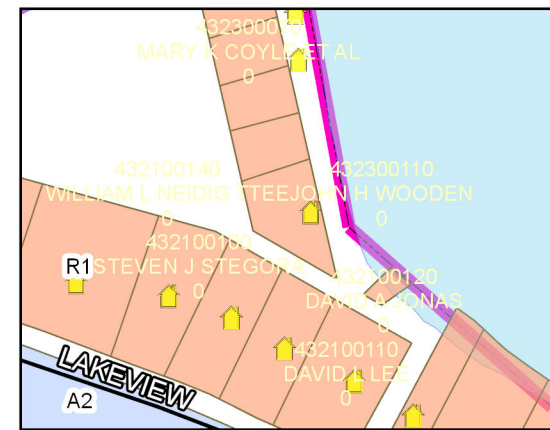
Parcel 43.230.0060
Lot 6, Block 1 of Wacouta Point Plat
Sec 31 Twp 113 R 13 Wacouta Township

Request to elevate proposed
dwelling above base flood elevation
of Floodplain area



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 20 |
| | Lakes & Other Water Bodies | | 30 |
| | Shoreland | | |
| | Historic Districts | | |
| | Parcels | | |
| | Registered Feedlots | | |
| | Dwellings | | |
| | Municipalities | | |
| | | | FEMA Flood Zones |
| | | | 2% Annual Chance |
| | | | A |
| | | | AE |
| | | | AO |
| | | | X |



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2016 Aerial Imagery
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**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 7:00 PM by Chair Darwin Fox at the Goodhue County Government Center 3rd Floor Court Room in Red Wing, Minnesota.

Roll Call

Commissioners Present: Darwin Fox, Richard (Dick) Nystuen, Tom Gale, Scott Safe (for Barney Nesseth), Richard Miller, Tom Drazkowski, Howard Stenerson and Sarah Pettit

Commissioners Absent: Marc Huneke

Staff Present: Land Use Management Director Lisa Hanni, Zoning Administrator Mike Wozniak
Zoning Assistant Abby Breyfogle

1. Approval of Agenda

¹Motion by Commissioner Gale; seconded by Commissioner Drazkowski to approve the meeting agenda. Motion carried 8:0

2. Approval of Minutes

²Motion by Commissioner Gale; seconded by Commissioner Fox to approve the previous month's meeting minutes. Motion carried 8:0

3. Conflict/Disclosure of Interest

Commissioner Stenerson stated he has a conflict regarding his plat request.

4. Public Hearings

PUBLIC HEARING: CUP Request to Elevate a Dwelling within a Floodplain by Means Other than Fill

Request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the base flood elevation of a Floodplain area by means of a "tuck under" garage foundation. Parcel 43.230.0060. TBD Lake View Ave Red Wing, MN 55066. Lot 6, Block 1 of Wacouta Point Plat located in Sect 31 Twp 113, Range 13 in Wacouta Township. R1 Zoned District.

The Applicant Curt Caverly (Caverly) was present to represent the application.

Lisa Hanni (Hanni) presented the staff report and attachments. Hanni stated that a neighbor of the parcel contacted her in support of another home being built there.

Caverly stated that the elevation certificate in front of the board is not correct and he has an updated one.

Commissioner Pettit requested changing the township endorsement from Stanton to Wacouta on the first page of the report.

Commissioner Stenerson questioned what the footprint of the original house that was there was.

Caverly stated that the house has been gone since the 50's and he is unsure what the footprint was.

Discussion regarding lot size being substandard and why a variance is not needed in this instance because of the parcel being shoreland.

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Commissioner Gale asked how high the flood mark on the basement will be.

Caverly responded about 4 feet.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

³After Chair Pettit asked three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

⁴Motion by Commissioner Stenerson seconded by Commissioner Fox, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a “tuck under” garage foundation. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall provide an as-built Elevation Certificate verifying the first-floor elevation and all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities meet or exceed the regulatory flood protection elevation (RFPE) of 683.0 feet mean sea level;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 24 (Suburban Residence District), Article 31 (Shoreland Regulations), and Article 32 (Floodplain District).

Motion carried 8:0

PUBLIC HEARING: “Wildwood Gardens” Preliminary and Final Plat Review

Request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat review of the proposed “Wildwood Gardens” Plat comprising approximately 56.45 acres. Parcels 43.135.0200 and 43.136.0380. TBD Wildwood Lane Red Wing, MN 55066. Part of the SE ¼ of Sect 35 and the SW ¼, SW ¼ of Sect 36 in Twp 113, Range 14 in Wacouta Township. A2 Zoned District.

Commissioner Stenerson stepped down for conflict of interest.

The Applicant Howard Stenerson was present to represent the application.

Hanni presented the staff report and attachments.

Stenerson stated there is no change in the use of the property or zoning changes. He stated the purpose of this is to clean up a title. He stated he has spoken to the township about where the easements are exactly. He stated that they settled on dedicating the easements to the public

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but then the township did not sign off on it and is currently waiting for the County Board to sign off on it first.

Further discussion regarding the dedication of the easements.

Commissioner Nystuen asked if this property was where there was a proposed solar panel before.

Stenerson responded that it was, but this has nothing to do with the solar panel. He stated that he simply wants to clean up the title work. He continued that the property is presently being used for crops and going forward none of the uses are being changed.

Commissioner Pettit asked if there would be an issue if they approved the dedication of the easements and then what happens if the township decides not to.

Hanni responded that after approval it would go to the County Board for approval in the beginning of March and we should know something between now and then from the township regarding what they decide.

Commissioner Fox clarified that this was only for the easements on Stenerson's property and not the neighboring properties.

Staff responded that is correct.

Discussion regarding what the easements are for exactly and the roads that come through the area.

Chair Pettit opened the Public Hearing.

Al Wolf (27985 flower valley lane) stated he wanted to make sure it had nothing to do with the solar panels.

After Chair Pettit asked three times for comments, it was moved by Commissioner Drazkowski and seconded by Commissioner Safe to close the public hearing.

Motion carried 8:0

6Motion by Commissioner Fox seconded by Commissioner Safe, for the Planning Advisory Commission to:

- adopt the staff report with amendments into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion Carried 7:0 (Commissioner Stenerson abstained from voting on this issue)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Parcel 26.032.0400. TBD 390th Ave, Goodhue, MN 55027. Part of the NW ¼ of Sect 32 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

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The Applicants were present to represent the application.

Hanni presented the staff report and attachments.

Michael Wozniak (Wozniak) commented that in the reports staff requested a more detailed seed plan from the applicants and have since received the same.

Discussion between Michael Buffalini, representative for applicant, and Commissioner Stenerson regarding MNdot seed mix and it being native to the area.

Drazkowski questioned what the difference was between the potential wetland lines and the wetland lines.

Applicant responded that they were not able to do a field study to make sure there were not any wetlands in the area. Once the conditions outside allows for a field study, the applicant will confirm if there is or isn't wetlands. Applicant stated that if there is wetland, they will move the array.

Wozniak added that staff would require the wetland question to be resolved before building permits would be issued but does not necessarily need to be a part of the conditions since it will be subject to Beau Kennedy's review during the building permit process.

Discussion regarding solar arrays in wetlands or potential wetlands and direction from the state.

Commissioner Stenerson asked when the project was started.

Applicant stated around November which is why a field study hasn't been done due to the winter months.

Commissioner Nystuen asked why so many small solar arrays are going up all over the county instead of doing one big large one?

Commissioner Gale responded that Excel Energy changed the standards for solar arrays to allow only 1 megawatt.

Discussion regarding Excel Energy only wanting to allow 1 megawatt arrays everywhere instead of one large array. Commissioner Stenerson added that a lot of the reasoning behind the change was due to State Legislature and Court Rulings.

Commissioner Fox commented that we are letting industry dictate how we zone.

Commissioner Miller stated he would like to have a discussion going forward regarding prime farm land and if these arrays should be allowed on prime farm land.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

Commissioner Stenerson is concerned about the arrays and their life span and if the panels will still be good at the end of 30 years.

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⁸Motion by Commissioner Stenerson seconded by Commissioner Nystuen, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 7:1 (Commissioner Fox opposed)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Parcel 39.007.0301. TBD 180th Ave, Zumbrota, MN 55992. Part of the NW ¼ of Sect 07 Twp 109 Range 15 in Pine Island Township. A1 Zoned District.

Applicant is present to represent the application.

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Hanni presented the staff report and attachments.

Commissioner Drazkowski commented that he is concerned because solar arrays in the past were tucked away and hid behind vegetation etc., but now they seem to be more out in the open and there is no notation if neighbors have been talked to yet. He continued that the detail in sightlines, fencing, buffering, etc., is missing and he would like to see this for all solar arrays.

Discussion regarding location of the array and how it will be further away from the main road than the current array.

Further discussion regarding regulations and trends in solar arrays and their policies and future limits.

Applicant responded he relied on the owner to talk to the neighbors. Applicant is unsure if that happened or not as owner is at a township meeting at this time. Applicant stated that typically they would go out and speak to the neighbors but owner said he would take care of that since the neighbors were not upset with the first array that is already built and running.

Wozniak stated that the county does not require the applicant to speak to the neighbors, it is encouraged but not required.

Applicant stated if the neighbor would request vegetative screening they would be willing to accommodate that.

Discussion regarding seed that would slow water flow so that there isn't fast run off creating ditches of water and soil erosion.

Applicant stated they will use silt fences and build everything to compaction as they go.

Commissioner Stenerson questioned if the project was large enough to require an erosion control plan.

Wozniak responded in the packet staff receives from the applicant's erosion is thoroughly addressed. He continued that typically someone from the zoning staff inspects the site to make sure there are no erosion concerns.

Chair Pettit opened the Public Hearing.

Mark Chamberlain of Pine Island stated his concern isn't the use of the land but he has a dairy farm currently and it is becoming boxed in with the amount of solar panels in his location. Since all of the solar panels have been installed his cows have become more and more agitated as the sun is up. He is wondering if there any stray voltage coming off of the panels. Mark continued that had a study done on his farm on stray voltage and didn't see anything coming from power lines or anywhere the first test he had done, but one from the next year he saw some current coming into the farm site.

Commissioner Nystruen asked if it was Excel Energy who did the study or if it was a private firm.

Mark stated it was with a private firm.

Commissioner Miller echoed Mark's concern regarding stray voltage.

Applicant stated that when they have had stray voltage tests done before and their arrays have never had any stray voltage from them. He continued that they would be willing to do a stray voltage test for this neighbor.

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Commissioner Stenerson asked Mark if he had any discussions with Excel Energy about this issue.

Mark responded no.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Drazkowski to close the public hearing.

Motion carried 8:0

Commissioner Stenerson stated that these lines would be going up and down in voltage during the day and it is tied into Excel's capacity limits.

Commissioner Drazkowski asked if there is a screening plan or not.

Hanni responded screening is typically only needed if the array is too close to the neighbors or if some neighbor came in and asked for it.

Commissioner Fox commented that this particular array due to location didn't have much concern for screening.

Commissioner Stenerson asked what the process would be for a stray voltage study and what the benefit would be.

Applicant stated they could contact the neighbors and give them the information. He stated they use a 3rd party that would test and they would test their system as well as Excel's system and/or high power line to see if there is any stray voltage.

Commissioner Stenerson would like to add a condition going forward regarding the stray voltage study.

Staff suggested conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A storm water management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

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9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

¹⁰Motion by Commissioner Stenerson seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Add condition #12;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;

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11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

12. Applicants shall conduct a stray voltage study to be completed before and after building the solar array. The applicant shall share the results with neighboring landowners and Land Use Management Staff.

Commissioner Nystuen clarified that the study would be done before and after the array was built.

Commissioner Pettit questioned what they would do if they found stray voltage?

Commissioner Gale added that it would establish if there's a problem and prove they aren't adding to the problem.

Commissioner Stenerson amended his motion to include that the results of the stray voltage testing be done before and after building the array and the results shall be shared with all neighbors. Commissioner Miller seconded.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.4 acres. Parcel 38.033.0100. TBD ST HWY 60, Zumbrota, MN 55992. Part of the E 1/2 of the NE 1/4 of Sect 33 Twp 110 Range 16 in Minneola Township. A1 Zoned District.

Applicant is present to represent the application.

Hanni presented the staff report and attachments.

Commissioner Fox commented that they got this one tucked in further than they originally had planned and he opined that this was a good way to handle solar arrays.

Commissioner Stenerson asked about stray voltage here and wondered if this was the same powerline as the previous CUP.

Staff responded that there's a large distance between the two.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Pettit commented she has concerns regarding stray voltage issues as well as solar arrays taking up prime farm land. She continued that this solar array is a good fit for the area.

Commissioner Nystruen asked staff about the conditions being different between the last array and this one.

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Wozniak responded that there are no wetland issues on this array so that condition was not needed.

¹²Motion by Commissioner Stenerson seconded by Commissioner Gale, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres. Parcel 33.027.0400. TBD CTY 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Sect 27 Twp 111 Range 15 in Goodhue Township. A1 Zoned District.

The Applicant was present to represent the application.

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Hanni presented the staff report and attachments.

Wozniak read comments from Beau Kennedy regarding wetland issues.

“No official wetland determination has been made for this portion of the solar project. However, I do not foresee any wetlands present within the project area. Also, the first facility constructed in 2018 and witnessed some considerable erosion problems on north facing steep slopes. Developer should take steps to assure no downstream sedimentation occurs during and after construction.”

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

¹³After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Fox commented on placement of this makes it so you barely see it.

¹⁴Motion by Commissioner Nystuen seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

5. Other discussion

Discussion regarding township and county road condition to be added to the CUP applications and approval.

Commissioner Pettit stated she would like to have a discussion going forward how to handle the solar arrays, stray voltage, and taking farm land out of commission.

Discussion of what to include in the April 15th meeting regarding solar arrays:

What we've approved, where they are, what's been built from what's been approved.

How many are in Prime Farmland

Existing permits and their vicinity to feedlots

Decommissioning

Life span expansion

Will set up a time for the solar panel April 15th meeting/discussion time at March meeting.

¹⁵Adjourn: Moved by Commissioner Nystuen, second by Commissioner Fox, to adjourn the Planning Advisory Commission meeting at 8:59 PM.

Motion carried 8:0

Respectfully Submitted,

Abby Breyfogle; Recording Secretary

¹ APPROVE the PAC meeting agenda.

Motion carried 8:0.

² APPROVE the previous month's meeting minutes.

Motion carried 8:0.

³ Motion to close the Public Hearing.

Motion carried 8:0

⁴ Recommend the County Board of Commissioners Approve the request to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a "tuck under" garage foundation.

Motion carried 8:0

⁵ Motion to close the Public Hearing.

Motion carried 8:0

⁶ Recommend the County Board of Commissioners Approve the request the request for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion carried 8:0

⁷ Motion to close the Public Hearing.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

Motion carried 8:0

⁸ Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres.

Motion carried 7:1 (Commissioner Fox opposed)

⁹ Motion to close the Public Hearing.

Motion carried 8:0

¹⁰ Recommend the County Board of Commissioners Approve the request for for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres.

Motion carried 8:0

¹¹ Motion to close the Public Hearing.

Motion carried 8:0

¹² Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres.

Motion carried 8:0

¹³ Motion to close the Public Hearing.

Motion carried 8:0

¹⁴ Recommend the County Board of Commissioners Approve the request from for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

Motion carried 8:0

¹⁵ ADJOURN the Planning Commission meeting.

Motion carried 8:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

RECEIVED

JAN 22 2019

Land Use Management
GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

43-230-0060

Parcel # 43230060

Permit# 219-0006

PROPERTY OWNER INFORMATION

Last Name	CAVERLY	First	CURT	Email	
Street Address	1940 GRADIENT PL			Phone	
City	RED WING	State	MN	Zip	55066
Authorized Agent	N/A			Phone	N/A
Mailing Address of Landowner:					
Mailing Address of Agent:					

PROJECT INFORMATION

Site Address (if different than above):

Lot Size 100W, 150D Structure Dimensions (if applicable)

What is the conditional/interim use permit request for? BUILD OF NEW HOME

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
NONE, WITH SETBACK'S FOLLOWED, 15' SIDE'S, 37.5' FROM ORDINARY HIGH WATER LINE.

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner:  Date

Signature of Agent Authorized by Agent: N/A

TOWNSHIP INFORMATION

Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature:  Title: ZONING ADMINISTRATOR Date: JAN 22, 2019

Comments:

COUNTY SECTION COUNTY FEE \$350 RECEIPT # 116631 DATE PAID 1/22/19

Applicant requests a CUP/IUP pursuant to Article ___ Section ___ Subdivision ___ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland ___ Lake/Stream Name ___ Zoning District ___

Date Received ___ Date of Public Hearing ___ DNR Notice ___ City Notice ___

Action Taken: ___ Approve ___ Deny Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

BUILD NEW HOME ON LOT, WITH TUCK UNDER GARAGE TO ELEVATE LIVING AREA

2. Planned use of existing buildings and proposed new structures associated with the proposal.

NO EXISTING BUILDINGS, NEW HOME

3. Proposed number of non-resident employees.

NONE

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

7AM - 5PM SUNDAY - SATURDAY (Construction)

5. Planned maximum capacity/occupancy.

N/A RESIDENTIAL

6. Traffic generation and congestion, loading and unloading areas, and site access.

2 VEHICLES TO NEW HOME

7. Off-street parking provisions (number of spaces, location, and surface materials).

NONE

8. Proposed solid waste disposal provisions.

TAKEN TO LOCAL WASTE FACILITY

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

BOX MOUND SYSTEM, WELL, LP GAS, EXCEL

10. Existing and proposed exterior lighting.

PER. ELECTRICAL CODE

11. Existing and proposed exterior signage.

NONE

12. Existing and proposed exterior storage.

NONE

13. Proposed safety and security measures.

N/A

14. Adequacy of accessibility for emergency services to the site.

WAS COMPLETED BY A NEIGHBORING PERSON FOR THEIR PERSONAL SAFETY

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

NONE OTHER THAN TO BE EXPECTED DURING THE BUILDING PROCESS

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

EXCAVATION OF FOOTINGS, POSSIBLE FILL, FINISH GRITARE, FINAL LANDSCAPING

17. Existing and proposed surface-water drainage provisions.

EROSION CONTROL WILL BE PRESENT DURING THE BUILDING PROCESS

18. Description of food and liquor preparation, serving, and handling provisions.

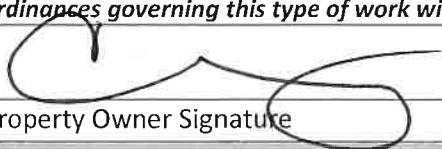

NONE

19. Provide any other such information you feel is essential to the review of your proposal.

HOME'S GARAGE LEVEL WILL BE CONCRETE FOUNDATION W/ PROPER DRAINAGE DURING ^{POSSIBLE} FLOOD. ALL UTILITIES WILL BE ON LIVABLE SPACE (NOT IN FLOOD AREA)

Goodhue County

Parcel # _____

APPLICANT INFORMATION					
Last Name CAVERLY	First CURT	M.I.			
Street Address				Phone	
City RED WING	State MINNESOTA	Zip 55066			
PROJECT INFORMATION					
Site Address					
Type of Project NEW HOUSE ON WACOUTA POINT					
CONDITIONAL USE PERMIT HAS BEEN APPROVED BY					
GOODHUE COUNTY					
<u>Type Of Project</u> <input checked="" type="checkbox"/> New Construct <input type="checkbox"/> Addition <input type="checkbox"/> Relocation <input type="checkbox"/> Remodel <input type="checkbox"/> Foundation Only <input type="checkbox"/> Roofing/Siding <input type="checkbox"/> Other _____	<u>Structure Type</u> <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Garage <input type="checkbox"/> Ag Bldg. <input type="checkbox"/> Warehouse <input type="checkbox"/> Office <input type="checkbox"/> Boathouse <input type="checkbox"/> Deck <input type="checkbox"/> Pool	<u>Proposed Use</u> <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Public <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other _____	<u>Type of Const.</u> <input checked="" type="checkbox"/> Wood/Frame <input type="checkbox"/> Masonry <input type="checkbox"/> Metal <input type="checkbox"/> Pole Bldg. <input type="checkbox"/> On-Site Prefab <input type="checkbox"/> Off-Site Prefab	<u>Structure Dimensions</u> Length (ft)= _____ Width (ft)= _____ Height (ft)= _____ Total Sq Ft= _____	<u>Zoning District</u> <i>(check all that apply)</i> <input type="checkbox"/> Agricultural A1 A2 A3 <input type="checkbox"/> Residential <input type="checkbox"/> Business B1 B2 <input type="checkbox"/> Industrial <input type="checkbox"/> Wild & Scenic River <input type="checkbox"/> Flood Fringe <input type="checkbox"/> Floodway <input type="checkbox"/> General Flood Plain
DISCLAIMER					
<i>I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he/she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.</i>					
 Property Owner Signature			CURT CAVERLY 1.22.19 Date		
TOWNSHIP APPROVALS					
I, FREDERICK PLAAS , acting on behalf of the Township of Wacouta in capacity of Wacouta Township Zoning Administrator hereby certify that the above described project has been approved according to the Wacouta Township Zoning Ordinance. Also that the above named property owner certifies that the structure and use must meet all Wacouta Township Codes & Ordinances and must be constructed as indicated.					
 Frederick Plaas, Wacouta Township Zoning Administrator				JAN 22, 2019 Date	
Application Fee _____			Receipt Number _____		

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Curt Caverly				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. No address has been assigned yet				Company NAIC Number:	
City Red Wing		State Minnesota		ZIP Code 55066	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Doc #574233 Lot 6, Block 1, Wacouta Point and an undivided 1/5 interest in Block "A" (PID #432300060)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>44.552682N</u> Long. <u>92.426057W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>7</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>2,624</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Goodhue County. 270140			B2. County Name Goodhue County		B3. State Minnesota
B4. Map/Panel Number 27049C0220E	B5. Suffix E	B6. FIRM Index Date 09/25/2009	B7. FIRM Panel Effective/ Revised Date 09/25/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 682.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110-5100
651.481.9120 Fax: 651.481.9201
www.larsonengr.com



**Caverly Residence
30039 Lakeview Avenue
Red Wing, Minnesota**

**Calculations:
Flood Design for
The Foundation Wall and
Flood Openings**

Prepared for
Caverly Construction
Red Wing, MN

I hereby certify that this plan, specification, or report was
Prepared by me or under my direct supervision and that I am a
duly Licensed Professional Engineer under the laws of the
State of Minnesota.

Print Name Norman Dupre IV

Signature Norman Dupre IV

Date 1/16/2017 License #56043

Larson Engineering, Inc.
Minnesota Office
Project Number 11181289.000

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110-5126
651.481.9120 Fax: 651.481.9201
www.larsonengr.com



Design Criteria

Project Information:

Project: Caverly Residence

Project Location: 30039 Lakeview Avenue of Red Wing, MN

Project Number: 11181289.000

Building Code Used For Design:

Minnesota Residential Code, 2015 Edition. (IRC 2012)

Notes:

1. In addition to these drawings, all structural provisions of the Minnesota Residential Code shall be followed.
2. The drawings represent the finished structure. All means and methods not explicitly addressed are by the contractor.
3. Concrete work shall conform to all requirements of ACI 301. Concrete foundation walls shall be air entrained with a strength of $f'c = 4,000$ psi. Concrete footings shall have a strength of $f'c = 5,000$ psi.
4. The contractor shall verify, field check, all sizes, dimensions, elevations, locations, etc. of elements of the existing construction which are relative to new construction.
5. The contractor shall properly brace the structure during construction.

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110-5126
651.481.9120 Fax: 651.481.9201
www.larsonengr.com



SUBJECT CAVERLY RESIDENCE

SHEET NO. 1 OF 13

PROJECT NO. 11-18-1289

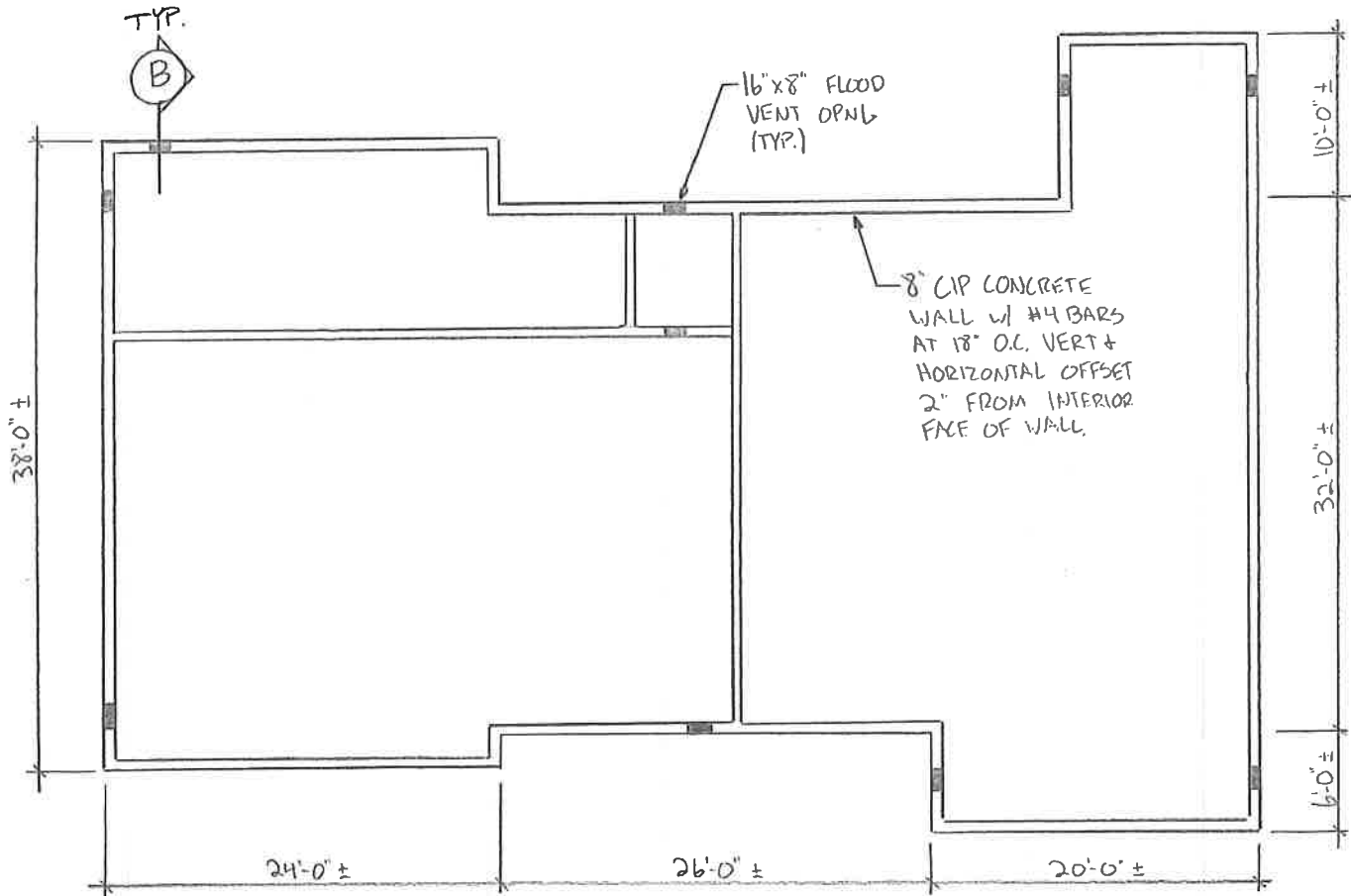
BY BC DATE 1-8-19

RED WIND, MN

CHECKED BY:

NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS
2. LARSON ENGINEERING'S SCOPE OF WORK IS LIMITED TO THE DESIGN OF THE CONCRETE FOUNDATION WALLS AND FLOOD OPENINGS (VENTS).
3. FLOOD VENTS SHALL BE "FLOOD FLAPS" AUTOMATIC FLOOD VENTS AS SHOWN ON ATTACHED ICC REPORT,



A PLAN
3/32" = 1'-0"
N

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110-5126
651.481.9120 Fax: 651.481.9201
www.larsonengr.com



SUBJECT CAVERLY RESIDENCE

SHEET NO. 2 OF 13

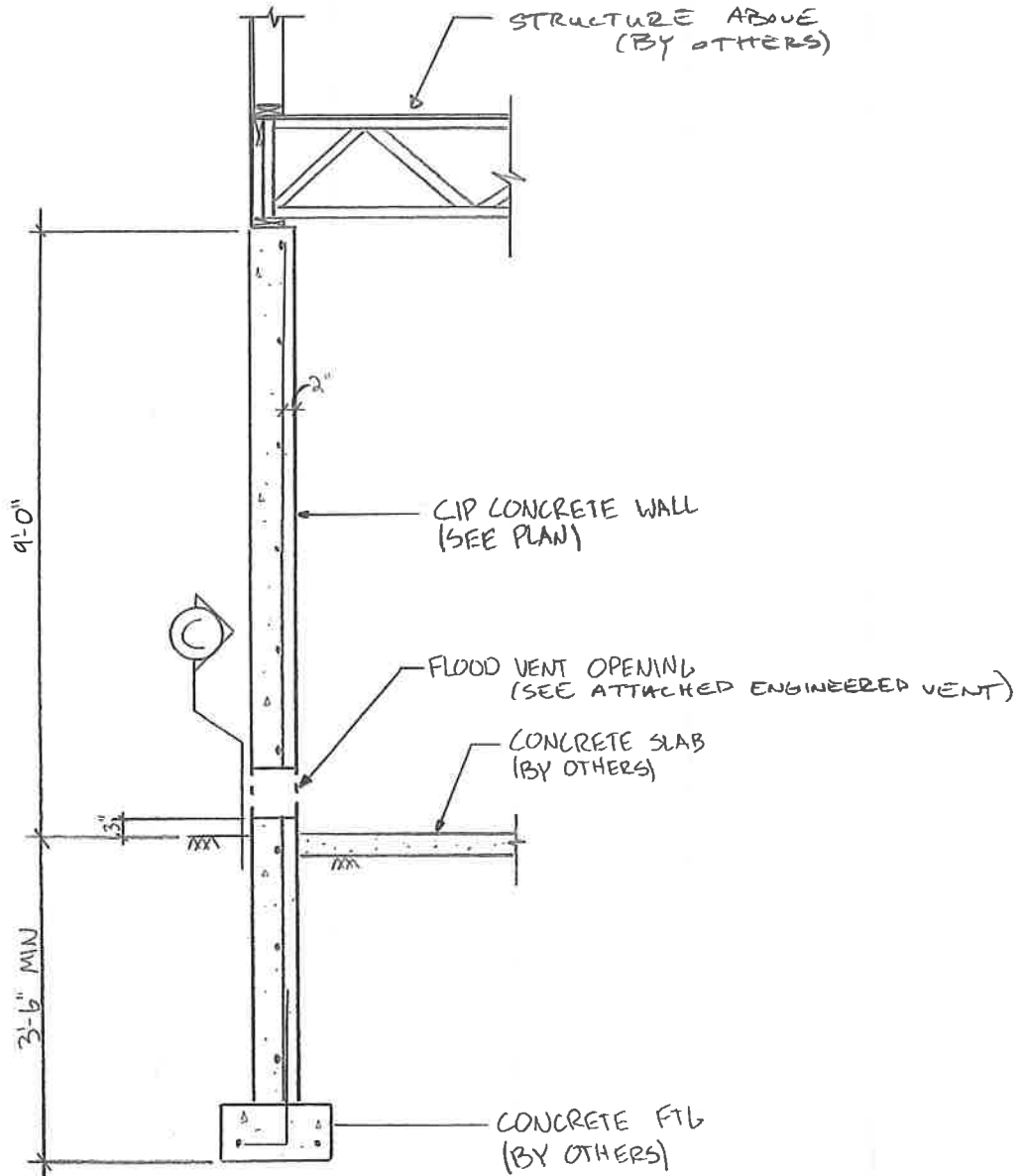
PROJECT NO. 11-18-1289

BY BCL

DATE 1-8-19

RED WING, MN

CHECKED BY:



(B) SECTION
3/8" = 1'-0"

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White Bear Lake, MN 55110-5126
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SUBJECT CAVERLY RESIDENCE

SHEET NO. 3 OF 13

PROJECT NO. 11-18-1289

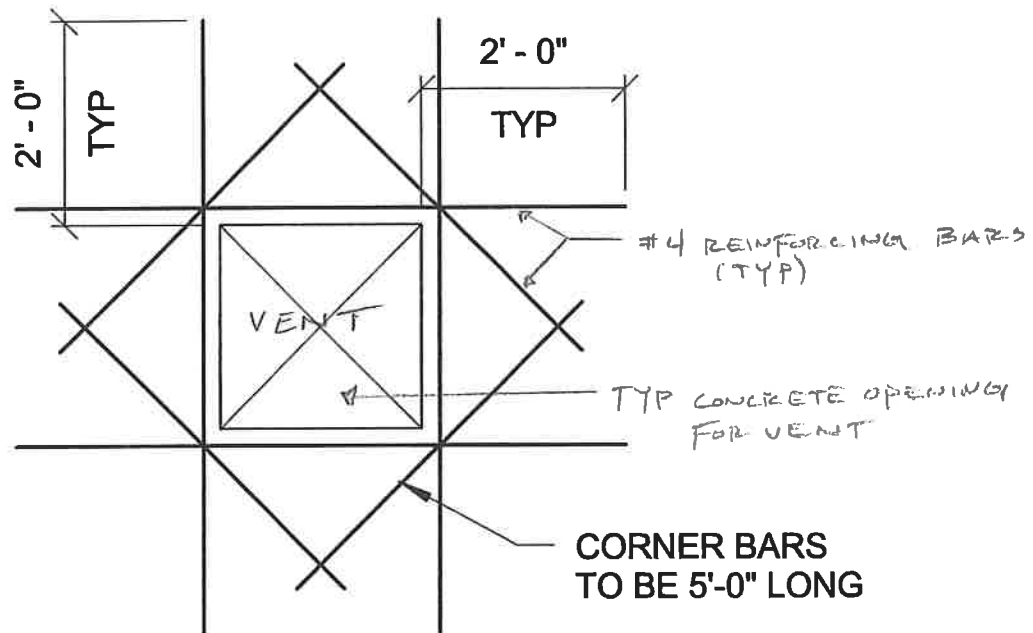
RED WIND, MN

BY BC

DATE 1-8-19



Larson



NOTES:

1. SIZE OF BARS TO BE SAME AS MAIN REINFORCING
2. VERIFY SIZE, QUANTITY, AND LOCATION OF ALL OPENINGS.

SECTION
NTS

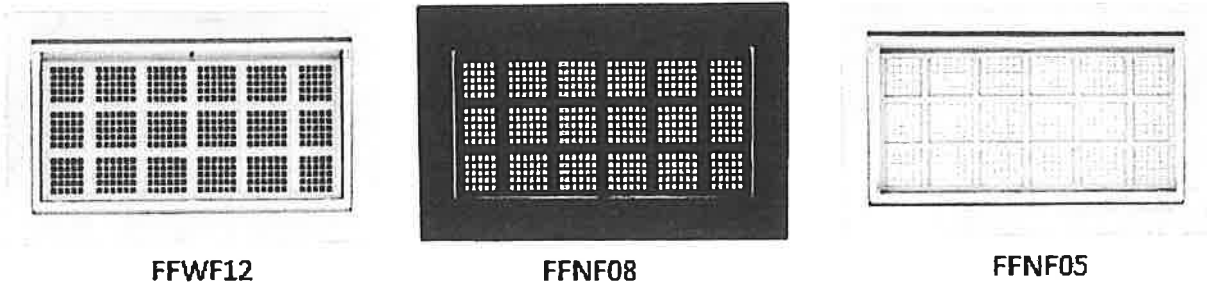


FIGURE 2—FLOOD FLAPS® AUTOMATIC FLOOD VENT SERIES MODELS

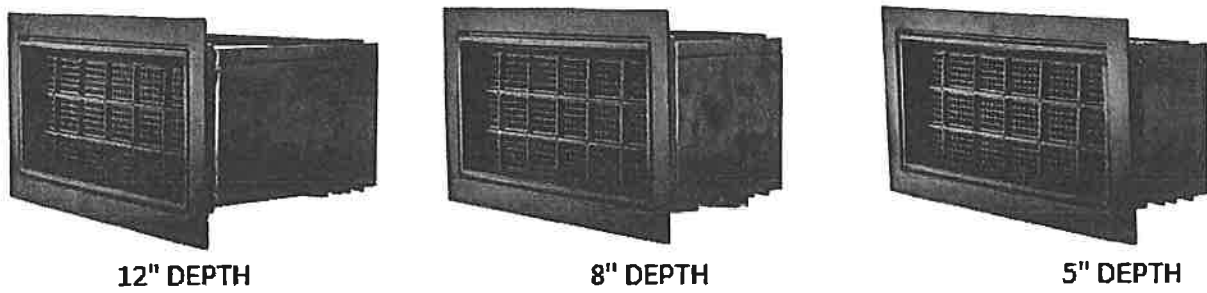


FIGURE 3—FLOOD FLAPS® AUTOMATIC FLOOD VENTS MULTIPLE DEPTH OFFERINGS

7080.2270 Floodplain Areas.

Subpart 1. **General.** ISTS must be designed under this part if the system is proposed to be located in a floodplain. A system located in a floodplain must meet or exceed the following requirements:

- A. employ flow values in parts 7080.1850 to 7080.1885;
- B. meet or exceed applicable technical requirements of parts 7080.1900 to 7080.2030, 7080.2050, and 7080.2100, except as modified in this part;
- C. provide flow measurement if a pump is to be employed;
- D. meet or exceed the requirements of parts 7080.2210 to 7080.2230;
- E. meet or exceed requirements of part 7080.2150, subparts 2 and 3, except as modified in this subpart; and
- F. meet the requirements of subparts 2 to 11.

Subp. 2. **State and local requirements.** The allowed use of systems in floodplains must be according to state and local floodplain requirements.

Subp. 3. **Location of system.** An ISTS must not be located in a floodway and, whenever possible, placement within any part of the floodplain should be avoided. If no alternative exists, a system is allowed to be placed within the flood fringe if the requirements in subparts 4 to 11 are met.

Subp. 4. **Openings.** There must be no inspection pipe or other installed opening from the distribution media to the soil surface.

Subp. 5. **Highest ground.** An ISTS must be located on the highest feasible area of the lot and must have location preference over all other improvements except the water supply well. If the ten-year flood data are available, the bottom of the distribution media must be at least as high as the elevation of the ten-year flood.

Subp. 6. **Pump.** If a pump is used to distribute effluent to the soil treatment and dispersal system, provisions shall be made to prevent the pump from operating when inundated with floodwaters.

Subp. 7. **Raising elevation.** When it is necessary to raise the elevation of the soil treatment system to meet the vertical separation distance requirements, a mound system as specified in part 7080.2220 is allowed to be used with the following additional requirements:

- A. the elevation of the bottom of the mound bed absorption area must be at least one-half foot above the ten-year flood elevation if ten-year flood data are available;
- B. inspection pipes must not be installed unless the top of the mound is above the 100-year flood elevation; and

- C. the placement of clean sand and other fill must be done according to any community-adopted floodplain management ordinance.

Subp. 8. **Inundation of top.** When the top of a sewage tank is inundated, the dwelling must cease discharging sewage into it.

Subp. 9. **Backflow.** Backflow prevention of liquid into the building when the system is inundated must be provided. If a holding tank is used, the system must be designed to permit rapid diversion of sewage into the holding tank when the system is inundated.

Subp. 10. **Holding tank.** If a holding tank is used to serve a dwelling, the holding tank's liquid capacity must equal 100 gallons times the number of bedrooms times the number of days between the ten-year stage on the rising limb of the 100-year flood hydro-graph and the ten-year stage on the falling limb of the hydrograph, or 1,000 gallons, whichever is greater. The holding tank must be accessible for removal of tank contents under flooded conditions.

Subp. 11. **Water level above top.** Whenever the water level has risen above the top of a sewage tank, the tank must be pumped to remove all solids and liquids after the flood has receded and before use of the system is resumed.

7080.2280 Privies.

- A. To qualify as a privy, the system must:
 - (1) meet or exceed the requirements of part 7080.2150, subpart 2;
 - (2) have soil beneath the bottom of the pit that meets or exceeds the requirements of part 7080.2150, subpart 3, item C, employ a watertight tank meeting applicable requirements of parts 7080.1900 to 7080.2030, or employ a toilet treatment device; and
 - (3) meet the requirements of items B to E.
- B. Pits or vaults must have sufficient capacity for the dwelling they serve, but must have at least 25 cubic feet of capacity.
- C. The sides of the pit must be curbed to prevent cave-in.
- D. The privy must be easily maintained and insect proof. The door and seat must be self-closing. All exterior openings, including vent openings, shall be screened.
- E. Privies must be adequately vented.

itional Flood Hazard Layer FIRMette



0.76"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



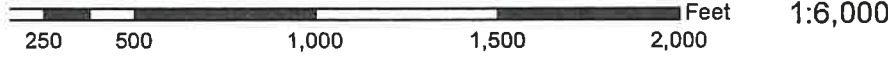
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/5/2018 at 1:35:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

8 OF 13



92°56'33.07\"/>

BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)

ELEVATIONS ARE BASED ON NAVD 88 DATUM.



ORDINARY HIGH WATER LEVEL (LAKE PEPIN) = 672.90

LAKE

EDGE OF WATER LOCATED NOV. 21, 2018 WATER ELEV: 669.10'±

PEPIN

PROPERTY DESCRIPTION OF RECORD DOC. 574233

An undivided 29.8726% of real property described as follows:

Lot 6, Block 1, Wacouta Point and an undivided 1/5 interest in Block "A" of Wacouta Point and including right of way easements.

BENCHMARK: NAIL IN POWER POLE ELEV: 680.00'

LOT 5

S83°35'26"W 150.00

15.00

SETBACK LINE

PROPOSED FINISHED FLOOR ELEVATION. BOTTOM FLOOR=676.3 2ND FLOOR=687.0

PROPOSED BUILDING

DECK 4.00

15.50

4.00

18.34

15.66

12.00

10.00

12.00

48.00

15.00

RET. WALL IS 1.3± SE'LY OF PROP. LINE

31.89

37.50

37.50

37.50

37.50

37.50

37.50

37.50

37.50

37.50

37.50

37.50

N06°24'34"W 100.00

676 675

676 675

676 675

676 675

676 675

676 675

N83°35'26"E 150.00

PROPANE TANK IS 3.2± SE'LY OF PROP. LINE

LOT 7

"A"

BLOCK

BLOCK

LOT 6

SURVEYOR'S NOTES

- For the complete illustration of Block "A", see the recorded plat of WACOUTA POINT.
- Regulatory Flood Protection Elevation = 683.0
- This survey pertains only to Lot 6, Block 1, WACOUTA POINT.
- Base Flood Elevation = 682.00' per FEMA Map Number 27049C0220E.

SET P.K. NAIL IN LARGE ROCK

LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- △ DENOTES A PLACED PK NAIL & DISK BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- 671— DENOTES EXISTING CONTOUR OF ELEVATION.

RET. WALL IS 0.4± SE'LY OF PROP. LINE

CERTIFICATE OF SURVEY FOR:

CURT CAVERLY



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

1203 MAIN STREET, RED WING, MN 55066
(651) 388-1558

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

REVISED ON
JANUARY 15, 2019
& JANUARY 22, 2019
Marcus S. Johnson
Minnesota License No. 47460
Date: December 27, 2018

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	18-1023	S-7875	

S:\Share\PLATS\WACOUTA POINT\CURT CAVERLY 2018\CAVERLY TOPO.dwg



1 REAR ELEVATION - LAKESIDE
A2 SCALE: 1/4" = 1'-0"



DESIGN PHASE	
PRELIMINARY PLAN	10-10-18
PRELIMINARY PLAN	10-26-18
PRELIMINARY PLAN	11-07-18
CHECK SET PLAN	
FINAL PLAN ISSUED	

REVISION 1	
REVISION 2	
REVISION 3	

ABC Arrow
BUILDING CENTER
110 CANNON BOTTOM ROAD
REDWING, MINNESOTA 55066
651-388-6141

THESE PLANS WERE DRAFTED & DESIGNED FOR:
CURT & JODI CAVERLY RESIDENCE
30038 LAKEVIEW AVENUE - RED WING, MN. 55066

CONTINUED ON OTHER

ARROW BUILDING CENTER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE PLANS OR FOR THE RESULTS OF THE CONSTRUCTION OF THE STRUCTURE. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE PLANS AND FOR THE RESULTS OF THE CONSTRUCTION OF THE STRUCTURE. THE CUSTOMER SHALL NOT DUPLICATE, REPRODUCE, OR TRANSMIT THESE PLANS IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ARROW BUILDING CENTER. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ARROW BUILDING CENTER.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, CONTRACTOR/OWNER MUST VERIFY GRADES, FOOTING DEPTHS, ELEVATIONS, ROUGH OPENINGS, HEADER AND BEAM SIZES AND ALL OTHER DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

PRELIMINARY ONLY

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: February 11, 2019
Report date: February 1, 2019

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Parcel 26.032.0400. TBD 390th Ave, Goodhue, MN 55027. Part of the NW ¼ of Sect 32 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

Application Information:

Applicant: MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners)

Address of zoning request: TBD 390th Ave, Goodhue, MN 55027

Parcel(s): 26.032.0400

Abbreviated Legal: Part of the NW ¼ of Sect 32 Twp 111 Range 14 in Belvidere Township

Township Information: Belvidere Township completed a township zoning application approving the applicant's request on 1/8/19.

Zoning District: A1 (Agriculture District)

Attachments and links:

Application and submitted project summary (excerpt of submitted materials; full submittal available from LUM Department upon request)

Site Map(s)

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant has submitted a CUP request to construct and operate a one (1) Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 6.65 acres of leased land located in Belvidere Township that is currently owned by Jonathan and Lora Luhman. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 25 years.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a "Utility-Scale SES" within the County's A1 zoned districts.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs

"To effectively promote the safety, health, and well-being of our residents"

www.co.goodhue.mn.us

and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The approximately 6.65-acre site to be leased by the applicant is currently used for row-crop agriculture (corn and soybeans) by the owner.

The 159-acre Luhman property includes a dwelling, a registered feedlot, tilled cropland, and pasture areas.

Adjacent land uses include agriculture and low-density residential.

The nearest residence is located approximately 1500 feet northwest of the proposed facility (Marlyn Hinrichs). The city of Bellechester is located approximately one half-mile southeast of the project area.

- The property is bordered on all sides by A1 (Agriculture Protection) Zoned Districts.

Solar Array:

- The solar array is proposed to include 4046 solar modules (panels) installed in 9 rows spaced 10-15 feet apart.

Single-axis tracker racks tilted at 30 degrees will hold up solar panels, reaching a typical height of 10 feet above grade.

The racking will be installed with piles that are anchored into the ground to an appropriate depth based on detailed structural and geotechnical analysis.

The solar array will interconnect to the power grid via a pad-mounted transformer at the north edge of the project area, facilitating connection to an existing Xcel Energy circuit.

- A new driveway/access road will be constructed from 390th ST to access the leased project area.

A recorded ingress/egress easement is not required for the property given the site is to be leased and all land to be crossed to access the site will remain under common ownership.

A separate fire number will be required for the site.

- The 12-foot wide access drive would be composed of crushed aggregate to facilitate emergency vehicle access in inclement weather conditions. Emergency vehicle access appears adequate to service the facility.
- Once constructed, traffic to the site would be limited to four visits per year (quarterly) by two maintenance personnel to perform routine maintenance, in addition to any unplanned maintenance. During the first few years of operation two vegetation maintenance personnel will visit the site a handful of times per year and then an anticipated four times per year for the duration of the project.
- The solar garden is sited to comply with all GCZO setback requirements for Solar Energy Systems.

Landscaping/Drainage:

- The site slopes generally from north to south with stormwater runoff draining towards the lower areas in the southeast corner of the parcel.

Apart from the gravel access road and meter pad, the entire area within the fenced project boundary will be restored to a low-maintenance seed mix, including the area below the solar panels. A “pollinator friendly” seed mix designed to grow no more than 2 feet tall will be selected in accordance with Minnesota Department of Transportation native seed mix design guidelines.

- Beau Kennedy with the Goodhue SWCD reviewed the application materials and offered the following comments:

No official wetland determination has been made for this project area. However, I do not foresee any wetland impacts associated with the project site or the access road. The application references a MNDOT manual for selecting a proper mix on these sites, but I can't find what the applicant has actually picked for a temporary and/or permanent seed mix for the facility.

Listing a specific seed mix should be included when/if a CUP is approved to avoid any confusion down the road with contractors and subcontractors.

- A level-1 Wetland Delineation Report completed by Area M Consulting on behalf of the Applicant indicated no wetlands were present in the project area.
- The application notes that stormwater management measures will be determined by EVS, a licensed civil engineering firm. Measures will include an analysis of the existing topography and the use of control logs and silt fences where necessary.

An erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application.

- The Applicant stated they conducted a site visit and visual impact analysis and stated that there would be a minimal visual impact on nearby properties. There is no vegetative screening existing at the site or proposed. There is some topographic relief in the area that will limit some views of the project area, however much of it will be visible. The Planning Commission should consider whether any screening of the proposed SES is warranted.
- A 6-foot tall chain-link fence with a 1-foot barbed wire top will be constructed around the perimeter of the project area for security.
- Ample room exists on the property to fulfill GCZO off-street parking requirements.
- Construction is expected to last 9 months from April to December 2019. Construction crews would operate from 8:00 AM to 6:00 PM daily.
- A Cultural Resource Literature Review completed by Area M Consulting on behalf of the Applicant indicated no cultural resources were identified in the project area.

Maintenance/Decommissioning:

- The project is subject to issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.
- MN 121819 LLC has a long-term maintenance plan to ensure safety, reliable operation, and production of the system. Monitoring and metering equipment installed on site will alert the maintenance team in real-time of a system performance issue.
- The Applicant has prepared a Decommissioning Agreement between MN 121819 LLC and Jonathan and Lora Luhman that includes removal of all equipment to a depth of 2-3 feet, timelines for removal, and the establishment of a financial security. The Applicant has estimated total costs for decommissioning to be \$87,767 and has estimated the salvage value of reclaimed materials to be \$86,126.

Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board will need to decide if the County will require financial assurance to cover anticipated decommissioning costs.

Draft Findings of Fact:

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use appears harmonious with the established uses in the vicinity.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning

Ordinance and it does not appear incompatible with adjacent land uses.

3. A review of the applicants submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. Furthermore, the applicants' lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

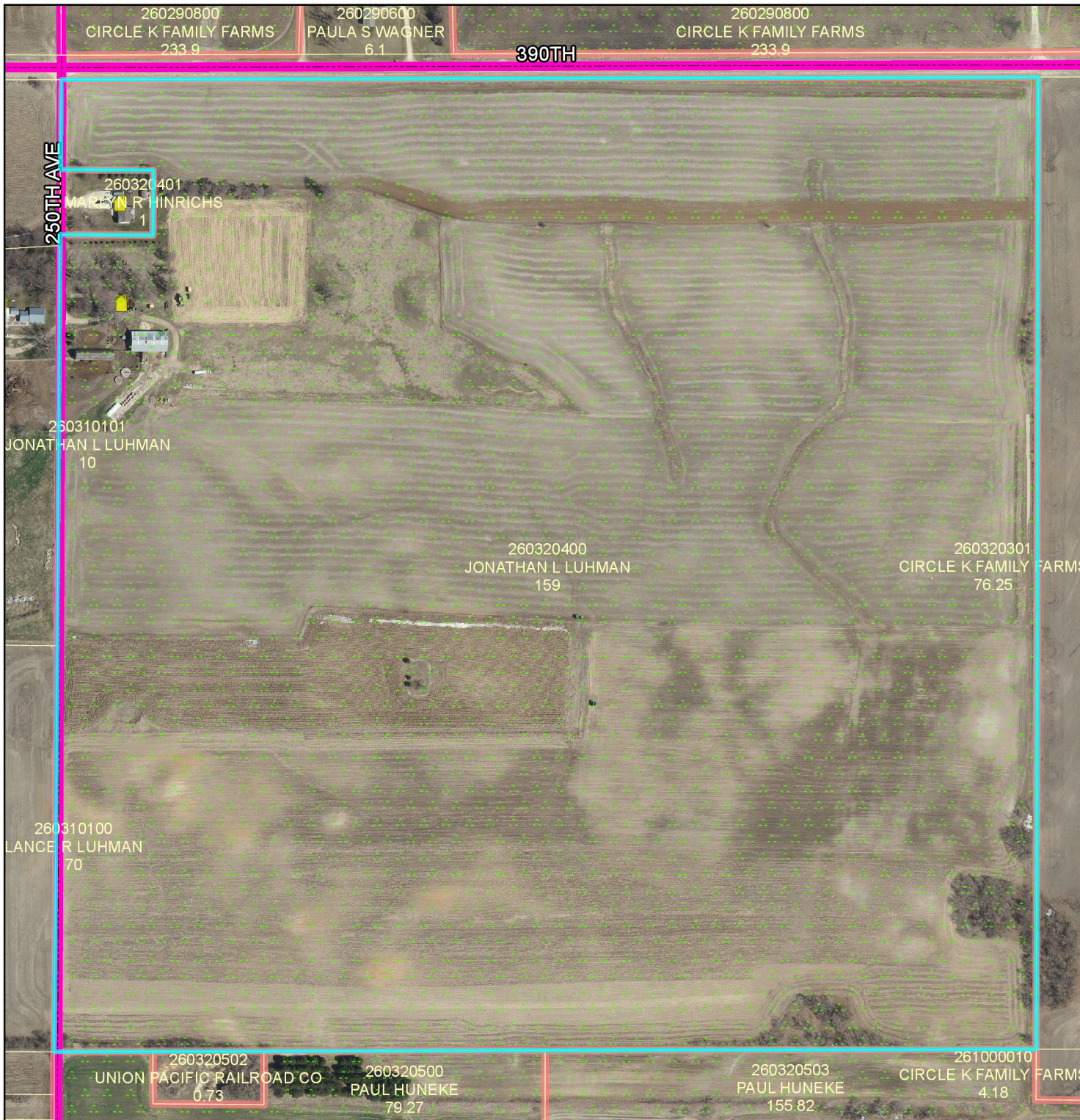
Planning Advisory Commission

Public Hearing
February 11, 2019

MN121819 LLC
A1 Zoned District

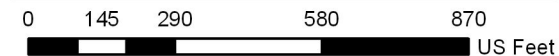
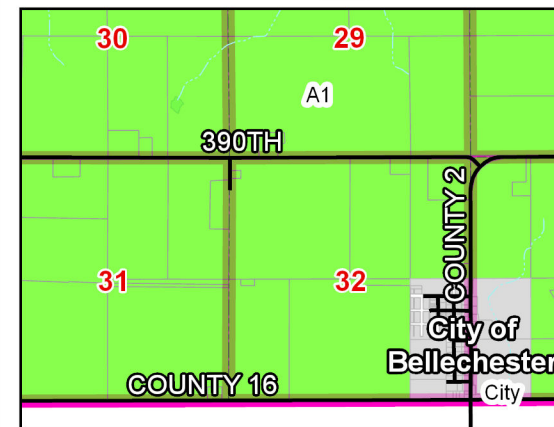
Parcel 26.032.0400
NW 1/4 of Sec 32 Twp 111
Range 14 in Belvidere Township

CUP request for Utility-Scale
Photovoltaic Ground 1 Megawatt
Solar Energy System



Legend

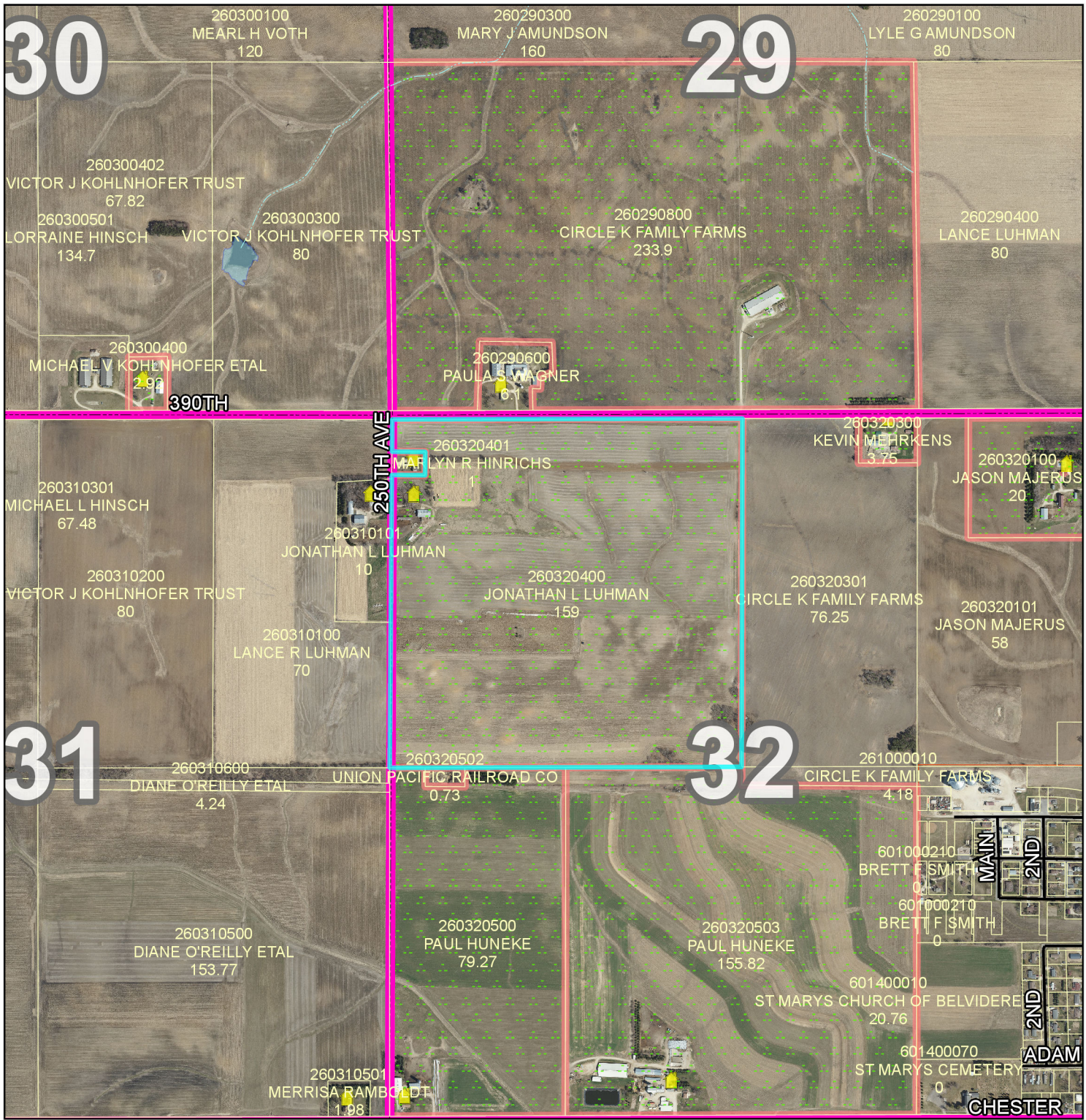
	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		30
	Lakes & Other Water Bodies		FEMA Flood Zones
	Shoreland		A
	Historic Districts		AE
	Parcels		AO
	Registered Feedlots		X
	Dwellings		
	Municipalities		



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Planning Advisory Commission

Public Hearing
February 11, 2019

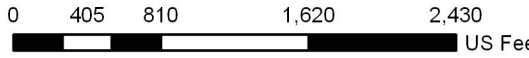
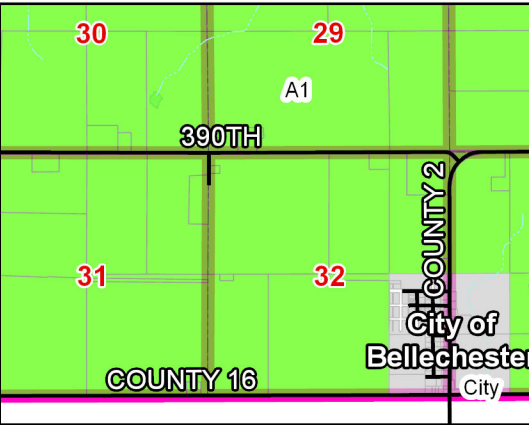
MN121819 LLC
A1 Zoned District

Parcel 26.032.0400
NW 1/4 of Sec 32 Twp 111
Range 14 in Belvidere Township

CUP request for Utility-Scale
Photovoltaic Ground 1 Megawatt
Solar Energy System

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope) 20
- Bluff Impact Zones (% slope) 30
- FEMA Flood Zones 2% Annual Chance
- FEMA Flood Zones A
- FEMA Flood Zones AE
- FEMA Flood Zones AO
- FEMA Flood Zones X



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2016 Aerial Imagery
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**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 7:00 PM by Chair Darwin Fox at the Goodhue County Government Center 3rd Floor Court Room in Red Wing, Minnesota.

Roll Call

Commissioners Present: Darwin Fox, Richard (Dick) Nystuen, Tom Gale, Scott Safe (for Barney Nesseth), Richard Miller, Tom Drazkowski, Howard Stenerson and Sarah Pettit

Commissioners Absent: Marc Huneke

Staff Present: Land Use Management Director Lisa Hanni, Zoning Administrator Mike Wozniak
Zoning Assistant Abby Breyfogle

1. Approval of Agenda

¹Motion by Commissioner Gale; seconded by Commissioner Drazkowski to approve the meeting agenda. Motion carried 8:0

2. Approval of Minutes

²Motion by Commissioner Gale; seconded by Commissioner Fox to approve the previous month's meeting minutes. Motion carried 8:0

3. Conflict/Disclosure of Interest

Commissioner Stenerson stated he has a conflict regarding his plat request.

4. Public Hearings

PUBLIC HEARING: CUP Request to Elevate a Dwelling within a Floodplain by Means Other than Fill

Request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the base flood elevation of a Floodplain area by means of a "tuck under" garage foundation. Parcel 43.230.0060. TBD Lake View Ave Red Wing, MN 55066. Lot 6, Block 1 of Wacouta Point Plat located in Sect 31 Twp 113, Range 13 in Wacouta Township. R1 Zoned District.

The Applicant Curt Caverly (Caverly) was present to represent the application.

Lisa Hanni (Hanni) presented the staff report and attachments. Hanni stated that a neighbor of the parcel contacted her in support of another home being built there.

Caverly stated that the elevation certificate in front of the board is not correct and he has an updated one.

Commissioner Pettit requested changing the township endorsement from Stanton to Wacouta on the first page of the report.

Commissioner Stenerson questioned what the footprint of the original house that was there was.

Caverly stated that the house has been gone since the 50's and he is unsure what the footprint was.

Discussion regarding lot size being substandard and why a variance is not needed in this instance because of the parcel being shoreland.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
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DRAFT**

Commissioner Gale asked how high the flood mark on the basement will be.

Caverly responded about 4 feet.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

³After Chair Pettit asked three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

⁴Motion by Commissioner Stenerson seconded by Commissioner Fox, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a “tuck under” garage foundation. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall provide an as-built Elevation Certificate verifying the first-floor elevation and all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities meet or exceed the regulatory flood protection elevation (RFPE) of 683.0 feet mean sea level;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 24 (Suburban Residence District), Article 31 (Shoreland Regulations), and Article 32 (Floodplain District).

Motion carried 8:0

PUBLIC HEARING: “Wildwood Gardens” Preliminary and Final Plat Review

Request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat review of the proposed “Wildwood Gardens” Plat comprising approximately 56.45 acres. Parcels 43.135.0200 and 43.136.0380. TBD Wildwood Lane Red Wing, MN 55066. Part of the SE ¼ of Sect 35 and the SW ¼, SW ¼ of Sect 36 in Twp 113, Range 14 in Wacouta Township. A2 Zoned District.

Commissioner Stenerson stepped down for conflict of interest.

The Applicant Howard Stenerson was present to represent the application.

Hanni presented the staff report and attachments.

Stenerson stated there is no change in the use of the property or zoning changes. He stated the purpose of this is to clean up a title. He stated he has spoken to the township about where the easements are exactly. He stated that they settled on dedicating the easements to the public

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

but then the township did not sign off on it and is currently waiting for the County Board to sign off on it first.

Further discussion regarding the dedication of the easements.

Commissioner Nystuen asked if this property was where there was a proposed solar panel before.

Stenerson responded that it was, but this has nothing to do with the solar panel. He stated that he simply wants to clean up the title work. He continued that the property is presently being used for crops and going forward none of the uses are being changed.

Commissioner Pettit asked if there would be an issue if they approved the dedication of the easements and then what happens if the township decides not to.

Hanni responded that after approval it would go to the County Board for approval in the beginning of March and we should know something between now and then from the township regarding what they decide.

Commissioner Fox clarified that this was only for the easements on Stenerson's property and not the neighboring properties.

Staff responded that is correct.

Discussion regarding what the easements are for exactly and the roads that come through the area.

Chair Pettit opened the Public Hearing.

Al Wolf (27985 flower valley lane) stated he wanted to make sure it had nothing to do with the solar panels.

After Chair Pettit asked three times for comments, it was moved by Commissioner Drazkowski and seconded by Commissioner Safe to close the public hearing.

Motion carried 8:0

6Motion by Commissioner Fox seconded by Commissioner Safe, for the Planning Advisory Commission to:

- adopt the staff report with amendments into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion Carried 7:0 (Commissioner Stenerson abstained from voting on this issue)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Parcel 26.032.0400. TBD 390th Ave, Goodhue, MN 55027. Part of the NW ¼ of Sect 32 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
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DRAFT**

The Applicants were present to represent the application.

Hanni presented the staff report and attachments.

Michael Wozniak (Wozniak) commented that in the reports staff requested a more detailed seed plan from the applicants and have since received the same.

Discussion between Michael Buffalini, representative for applicant, and Commissioner Stenerson regarding MNdot seed mix and it being native to the area.

Drazkowski questioned what the difference was between the potential wetland lines and the wetland lines.

Applicant responded that they were not able to do a field study to make sure there were not any wetlands in the area. Once the conditions outside allows for a field study, the applicant will confirm if there is or isn't wetlands. Applicant stated that if there is wetland, they will move the array.

Wozniak added that staff would require the wetland question to be resolved before building permits would be issued but does not necessarily need to be a part of the conditions since it will be subject to Beau Kennedy's review during the building permit process.

Discussion regarding solar arrays in wetlands or potential wetlands and direction from the state.

Commissioner Stenerson asked when the project was started.

Applicant stated around November which is why a field study hasn't been done due to the winter months.

Commissioner Nystuen asked why so many small solar arrays are going up all over the county instead of doing one big large one?

Commissioner Gale responded that Excel Energy changed the standards for solar arrays to allow only 1 megawatt.

Discussion regarding Excel Energy only wanting to allow 1 megawatt arrays everywhere instead of one large array. Commissioner Stenerson added that a lot of the reasoning behind the change was due to State Legislature and Court Rulings.

Commissioner Fox commented that we are letting industry dictate how we zone.

Commissioner Miller stated he would like to have a discussion going forward regarding prime farm land and if these arrays should be allowed on prime farm land.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

Commissioner Stenerson is concerned about the arrays and their life span and if the panels will still be good at the end of 30 years.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

⁸Motion by Commissioner Stenerson seconded by Commissioner Nystuen, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 7:1 (Commissioner Fox opposed)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Parcel 39.007.0301. TBD 180th Ave, Zumbrota, MN 55992. Part of the NW ¼ of Sect 07 Twp 109 Range 15 in Pine Island Township. A1 Zoned District.

Applicant is present to represent the application.

**PLANNING COMMISSION
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Hanni presented the staff report and attachments.

Commissioner Drazkowski commented that he is concerned because solar arrays in the past were tucked away and hid behind vegetation etc., but now they seem to be more out in the open and there is no notation if neighbors have been talked to yet. He continued that the detail in sightlines, fencing, buffering, etc., is missing and he would like to see this for all solar arrays.

Discussion regarding location of the array and how it will be further away from the main road than the current array.

Further discussion regarding regulations and trends in solar arrays and their policies and future limits.

Applicant responded he relied on the owner to talk to the neighbors. Applicant is unsure if that happened or not as owner is at a township meeting at this time. Applicant stated that typically they would go out and speak to the neighbors but owner said he would take care of that since the neighbors were not upset with the first array that is already built and running.

Wozniak stated that the county does not require the applicant to speak to the neighbors, it is encouraged but not required.

Applicant stated if the neighbor would request vegetative screening they would be willing to accommodate that.

Discussion regarding seed that would slow water flow so that there isn't fast run off creating ditches of water and soil erosion.

Applicant stated they will use silt fences and build everything to compaction as they go.

Commissioner Stenerson questioned if the project was large enough to require an erosion control plan.

Wozniak responded in the packet staff receives from the applicant's erosion is thoroughly addressed. He continued that typically someone from the zoning staff inspects the site to make sure there are no erosion concerns.

Chair Pettit opened the Public Hearing.

Mark Chamberlain of Pine Island stated his concern isn't the use of the land but he has a dairy farm currently and it is becoming boxed in with the amount of solar panels in his location. Since all of the solar panels have been installed his cows have become more and more agitated as the sun is up. He is wondering if there any stray voltage coming off of the panels. Mark continued that had a study done on his farm on stray voltage and didn't see anything coming from power lines or anywhere the first test he had done, but one from the next year he saw some current coming into the farm site.

Commissioner Nystruen asked if it was Excel Energy who did the study or if it was a private firm.

Mark stated it was with a private firm.

Commissioner Miller echoed Mark's concern regarding stray voltage.

Applicant stated that when they have had stray voltage tests done before and their arrays have never had any stray voltage from them. He continued that they would be willing to do a stray voltage test for this neighbor.

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Commissioner Stenerson asked Mark if he had any discussions with Excel Energy about this issue.

Mark responded no.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Drazkowski to close the public hearing.

Motion carried 8:0

Commissioner Stenerson stated that these lines would be going up and down in voltage during the day and it is tied into Excel's capacity limits.

Commissioner Drazkowski asked if there is a screening plan or not.

Hanni responded screening is typically only needed if the array is too close to the neighbors or if some neighbor came in and asked for it.

Commissioner Fox commented that this particular array due to location didn't have much concern for screening.

Commissioner Stenerson asked what the process would be for a stray voltage study and what the benefit would be.

Applicant stated they could contact the neighbors and give them the information. He stated they use a 3rd party that would test and they would test their system as well as Excel's system and/or high power line to see if there is any stray voltage.

Commissioner Stenerson would like to add a condition going forward regarding the stray voltage study.

Staff suggested conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A storm water management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

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9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

¹⁰Motion by Commissioner Stenerson seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Add condition #12;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;

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11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

12. Applicants shall conduct a stray voltage study to be completed before and after building the solar array. The applicant shall share the results with neighboring landowners and Land Use Management Staff.

Commissioner Nystuen clarified that the study would be done before and after the array was built.

Commissioner Pettit questioned what they would do if they found stray voltage?

Commissioner Gale added that it would establish if there's a problem and prove they aren't adding to the problem.

Commissioner Stenerson amended his motion to include that the results of the stray voltage testing be done before and after building the array and the results shall be shared with all neighbors. Commissioner Miller seconded.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.4 acres. Parcel 38.033.0100. TBD ST HWY 60, Zumbrota, MN 55992. Part of the E 1/2 of the NE 1/4 of Sect 33 Twp 110 Range 16 in Minneola Township. A1 Zoned District.

Applicant is present to represent the application.

Hanni presented the staff report and attachments.

Commissioner Fox commented that they got this one tucked in further than they originally had planned and he opined that this was a good way to handle solar arrays.

Commissioner Stenerson asked about stray voltage here and wondered if this was the same powerline as the previous CUP.

Staff responded that there's a large distance between the two.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Pettit commented she has concerns regarding stray voltage issues as well as solar arrays taking up prime farm land. She continued that this solar array is a good fit for the area.

Commissioner Nystruen asked staff about the conditions being different between the last array and this one.

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Wozniak responded that there are no wetland issues on this array so that condition was not needed.

¹²Motion by Commissioner Stenerson seconded by Commissioner Gale, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres. Parcel 33.027.0400. TBD CTY 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Sect 27 Twp 111 Range 15 in Goodhue Township. A1 Zoned District.

The Applicant was present to represent the application.

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Hanni presented the staff report and attachments.

Wozniak read comments from Beau Kennedy regarding wetland issues.

“No official wetland determination has been made for this portion of the solar project. However, I do not foresee any wetlands present within the project area. Also, the first facility constructed in 2018 and witnessed some considerable erosion problems on north facing steep slopes. Developer should take steps to assure no downstream sedimentation occurs during and after construction.”

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

¹³After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Fox commented on placement of this makes it so you barely see it.

¹⁴Motion by Commissioner Nystuen seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

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9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

5. Other discussion

Discussion regarding township and county road condition to be added to the CUP applications and approval.

Commissioner Pettit stated she would like to have a discussion going forward how to handle the solar arrays, stray voltage, and taking farm land out of commission.

Discussion of what to include in the April 15th meeting regarding solar arrays:

What we've approved, where they are, what's been built from what's been approved.

How many are in Prime Farmland

Existing permits and their vicinity to feedlots

Decommissioning

Life span expansion

Will set up a time for the solar panel April 15th meeting/discussion time at March meeting.

¹⁵Adjourn: Moved by Commissioner Nystuen, second by Commissioner Fox, to adjourn the Planning Advisory Commission meeting at 8:59 PM.

Motion carried 8:0

Respectfully Submitted,

Abby Breyfogle; Recording Secretary

¹ APPROVE the PAC meeting agenda.

Motion carried 8:0.

² APPROVE the previous month's meeting minutes.

Motion carried 8:0.

³ Motion to close the Public Hearing.

Motion carried 8:0

⁴ Recommend the County Board of Commissioners Approve the request to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a "tuck under" garage foundation.

Motion carried 8:0

⁵ Motion to close the Public Hearing.

Motion carried 8:0

⁶ Recommend the County Board of Commissioners Approve the request the request for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion carried 8:0

⁷ Motion to close the Public Hearing.

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Motion carried 8:0

⁸ Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres.

Motion carried 7:1 (Commissioner Fox opposed)

⁹ Motion to close the Public Hearing.

Motion carried 8:0

¹⁰ Recommend the County Board of Commissioners Approve the request for for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres.

Motion carried 8:0

¹¹ Motion to close the Public Hearing.

Motion carried 8:0

¹² Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres.

Motion carried 8:0

¹³ Motion to close the Public Hearing.

Motion carried 8:0

¹⁴ Recommend the County Board of Commissioners Approve the request from for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

Motion carried 8:0

¹⁵ ADJOURN the Planning Commission meeting.

Motion carried 8:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

Permit NUMBER:
For Staff Use only

219.0004

APPLICATION FOR

Solar Energy System Application

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Jonathan Luhman and Lora Luhman

PROPERTY OWNER'S ADDRESS:

39133 250th Ave Way, Goodhue, MN 55027

TELEPHONE:

EMAIL:

APPLICANT OR AUTHORIZED AGENT'S NAME:

MN 121819, LLC

Same as Above

APPLICANT'S ADDRESS:

3915 Coolidge Ave Baltimore MD 21229 USA

TELEPHONE:

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Michael Bufalini

Same as Above

ADDRESS:

3915 Coolidge Ave Baltimore MD 21229 USA

TELEPHONE:

2. Location and Classification

STREET ADDRESS OF PROJECT:

39122 250th Ave Way, Goodhue, MN 55027

ZIP CODE:

LEGAL DESCRIPTION:

NW 1/4 SEC 32-111-14 EX 1.00 AC ID# 26-0000-23900. PID 26.032.0400

Attached

3. Supporting information

NUMBER OF SOLAR COLLECTORS TO BE INSTALLED

4,046

TOTAL SIZE OF PROJECT

1.416 MW DC / 1.000 MW AC

DESCRIBE METHOD OF CONNECTING THE ARRAY TO A BUILDING OR SUBSTATION

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trenching underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).

Attach signed interconnection agreement

4. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. Other information or applications may be required.

Signature: Michael H Bufalini

Digitally signed by Michael H Bufalini
DN: cn=Michael H Bufalini, o=Xcel Energy of Minnesota, llc,
c=US, email=Michael.H.Bufalini@xcelenergy.com

Date: 12/21/2018

Print name: Michael Bufalini owner or authorized agent (circle one)

RECEIVED
JAN 16 2019
Land Use Management

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # _____

Permit# _____

PROPERTY OWNER INFORMATION			
Last Name	Luhman	First	Jonathan
Street Address		39133 250th Ave Way	
City		State	Zip
Goodhue		MN	55027
Authorized Agent		Michael Bufalini	
Mailing Address of Landowner:		39133 250th Ave Way, Goodhue, MN 55027	
Mailing Address of Agent:		3519 Coolidge Ave, Baltimore MD 21229	
Attach Legal Description as Exhibit "A"		<input type="checkbox"/>	
Phone		724-630-4106	
PROJECT INFORMATION			
Site Address (if different than above): 39122 250th Ave Way, Goodhue, MN 55027			
Lot Size	157.5 acres	Structure Dimensions (if applicable)	8 acres
What is the conditional/interim use permit request for? Ground-Mounted SES			
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized See Exhibit K			
DISCLAIMER AND PROPERTY OWNER SIGNATURE			
<i>I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.</i>			
Signature of Landowner:		Date	
Signature of Agent Authorized by Agent:			
TOWNSHIP INFORMATION			
Township Zoning Permit Attached?		<input type="checkbox"/> If no please have township complete below:	
By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.			
Signature	Title	Date	
Comments:			
COUNTY SECTION			
COUNTY FEE	\$350	RECEIPT #	DATE PAID
Applicant requests a CUP/IUP pursuant to Article ___ Section ___ Subdivision ___ of the Goodhue County Zoning Ordinance			
What is the formal wording of the request?			
Shoreland	Lake/Stream Name	Zoning District	
Date Received	Date of Public Hearing	DNR Notice	City Notice
Action Taken: ___ Approve ___ Deny Conditions:			

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # _____

Permit# _____

PROPERTY OWNER INFORMATION

Last Name **Luhman** First **Jonathan** Email: _____
Street Address **39133 250th Ave Way** Phone: _____
City **Goodhue** State **MN** Zip **55027** Attach Legal Description as Exhibit "A"
Authorized Agent **Michael Bufalini** Phone **724-630-4106**
Mailing Address of Landowner: **39133 250th Ave Way, Goodhue, MN 55027**
Mailing Address of Agent: **3519 Coolidge Ave, Baltimore MD 21229**

PROJECT INFORMATION

Site Address (if different than above): **39122 250th Ave Way, Goodhue, MN 55027**
Lot Size **157.5 acres** Structure Dimensions (if applicable) **8 acres**
What is the conditional/interim use permit request for? **Ground-Mounted SES**
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
See Exhibit K

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner: *Jonathan Luhman* Date **12-20-18**
Signature of Agent Authorized by Agent: *M U B F N*

TOWNSHIP INFORMATION

Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature _____ Title _____ Date _____

Comments:

COUNTY SECTION _____ COUNTY FEE \$**350** RECEIPT # _____ DATE PAID _____

Applicant requests a CUP/IUP pursuant to Article _____ Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance.

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name _____ Zoning District _____

Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: _____ Approve _____ Deny _____ Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

See Exhibit J

2. Planned use of existing buildings and proposed new structures associated with the proposal.

See Exhibit J

3. Proposed number of non-resident employees.

N/A

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

See Exhibit J

5. Planned maximum capacity/occupancy.

N/A

6. Traffic generation and congestion, loading and unloading areas, and site access.

See Exhibit J

7. Off-street parking provisions (number of spaces, location, and surface materials).

See Exhibit J

8. Proposed solid waste disposal provisions.

See Exhibit J

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

See Exhibit J

10. Existing and proposed exterior lighting.

See Exhibit J

11. Existing and proposed exterior signage.

See Exhibit J

12. Existing and proposed exterior storage.

See Exhibit J

13. Proposed safety and security measures.

See Exhibit J

14. Adequacy of accessibility for emergency services to the site.

See Exhibit J

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

See Exhibit J

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

See Exhibit J

17. Existing and proposed surface-water drainage provisions.

See Exhibit J

18. Description of food and liquor preparation, serving, and handling provisions.

N/A

19. Provide any other such information you feel is essential to the review of your proposal.

N/A

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Belvidere

Goodhue County

Parcel # 26.031.0101

APPLICANT INFORMATION

Last Name Bufalini First Michael M.I. H
 Street Address 4001 Coolidge Avenue Phone _____
 City Baltimore State MD ZIP 21229
 Email Address _____
 Township 111 Range 14 Section 31

PROJECT INFORMATION

Site Address 39122 250th Ave Way, Goodhue, MN 55027
 Zoning District _____ Lot Size 157.5 Acres Structure Dimensions 8 Acres
 Type of Project Solar CSG Proposed Use _____
 Structure Type _____ Replacement? YES NO
 Variance # _____ Conditional Use Permit # _____

GPS Coordinates

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

Signature M.A. Babin Date 1/8/19

TOWNSHIP APPROVALS

I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature Henry Thompson Title CHAIRMAN Date 1-8-19

Signature Stanley Klair Title Supervisor Date 1-8-19

Application fee _____ Receipt Number _____

Exhibit E - Equipment Specifications

The 1.000MW solar PV project is rated to 1.000 MW AC/ 1.416 MW DC.

The system consists of the following:

- A. 4046 modules (REC Solar REC350TP 72, 350W, 1000V modules) feed into inverters.
- B. 17 inverters (CHINT SCA60KTL-DO/US, 480 inverter W/integrated DC and AC disconnects) which feed into 3 MLO panels.
- C. Low voltage switchgear- 1600A, 480V, 3 phase, 4 wire, 3R which is connected to the 480V side of the step-up transformer.
- D. Step up three phase pad mounted transformer- 1.5MVA, 12.47kV:480V, 5.32%
- E. Zig-zag grounding transformer on the 480V side

The 4046 modules are divided into strings and each string has 18 modules.

· Each inverter has up to 14 string input of 18 modules each.

The following attachments are the single line electrical drawings and equipment specs as well as the data sheets for the manufacturers.

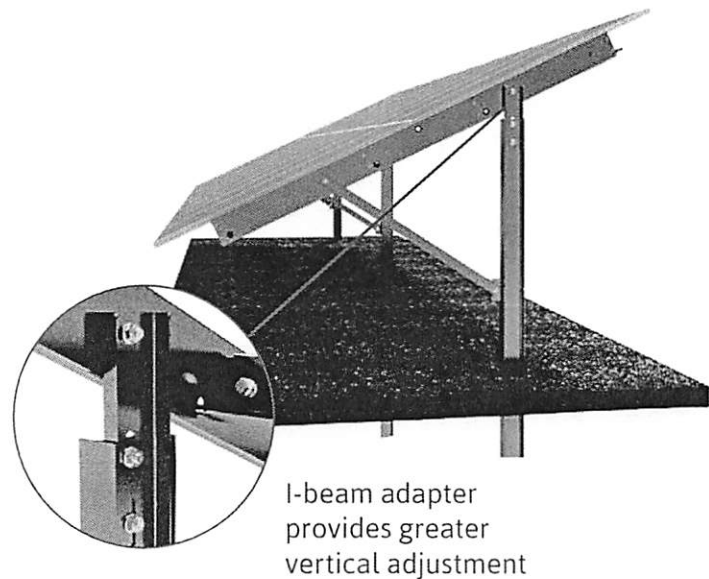
CONTOUR DB

The numerous benefits of DCE Solar's Contour DB result in the lowest system cost.

- » Single point purlin connection creates unmatched system compatibility with grade
- » Integrated wire support system
- » Integrated array grounding
- » Industry leading installation time

Driven Beam

Rugged and economical I-beam foundation provides a flexible solution for all conditions, including rocky soils.



Grounding and Bonding

Grounding and bonding via serrated hardware certified to UL 2703 (listing available upon request).

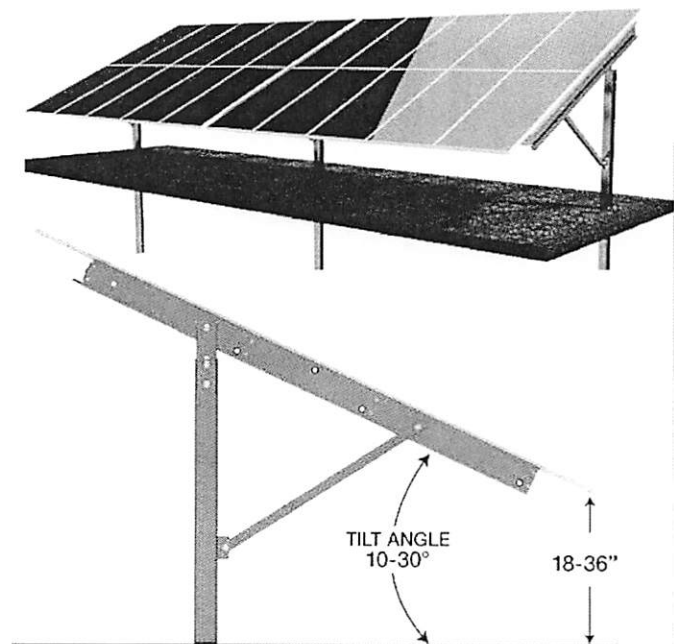


Exhibit J - Conditional Use Permit

Friday, December 21, 2018
Goodhue County
Attn: Michael Wozniak, Planning Supervisor
509 W 5th Street
Red Wing, MN 55066

MN 121819, LLC (MN 121819) is requesting a Conditional Use Permit for a one-Megawatt Alternate Current photovoltaic community solar garden with service period of 25-35 years. The Utility Scale community solar garden is going to cover 8 acres of land the following described 157.5-acre parcel of land owned by Jonathan Luhman and Lora Luhman, PID 38.033.0100; NW 1/4 SEC 32-111-14 EX 1.00 AC ID# 26-0000-23900. The property is Zoned Agricultural Protection. Commercial Community Solar Gardens are permitted as a conditional use. A property tax bill and assessors report are attached in **Exhibit D** to provide evidence that property taxes are current on the parcel involved in this request.

The site was selected due to its physical characteristics, proximity to existing Xcel Energy electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation.

- 1. Township Recommendation..... 2
- 2. Design and Interconnection..... 2
- 3. Construction 3
- 4. Access, Parking, Road Use and Maintenance..... 3
- 5. Storm Water Management Measures 3
- 6. Operations & Emergency Response 3
- 7. Landscaping 4
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- 10. Decommissioning Plan 5
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MN121819,LLC

1. Township Recommendation:

MN 121819 is planning to attend a Belvidere Township meeting and will obtain the Township acknowledgement and approval that will be reflected in **Exhibit L**.

2. Design and Interconnection:

Each garden will consist of approximately four thousand forty-six (4046) solar panels. The panels are mounted on a steel and aluminum racking structure positioned at a fixed 30° tilt, and generally averages approximately ten (10) feet above grade and will not exceed a maximum height of twenty (20) feet above grade. The racking system is installed in the ground with I-beams that are driven directly into the ground at a depth usually between six (6) feet and ten (10) feet depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to ninety (90) MPH and sixty pounds per square foot (60 LBS/SF) of snow. Each of the gardens will have one (1) concrete equipment pad, typically less than 320 square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Equipment specifications as well as their UL rating are attached as **Exhibit E**.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trenched underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).

The solar array will be contained within an area protected by a six-foot chain link fence with one foot of barbed wire above it. Construction of this system will not create any noise, odor, dust, or any other pollutants or annoyances to surrounding parcels. There will be 10" x 7" "Danger High Voltage" signs placed around the fence in intervals of 100'. In addition, there will be site emergency contact information, Xcel contact information, and the SRC number posted on the front gate. The solar garden will comply with all applicable state, county, and federal regulations. No exterior lighting is proposed for the project. We will not need the county to provide any services or county personnel.

MN121819,LLC

3. Construction:

MN 121819 would like to begin construction in April 2019 date and complete the project before December 2019. The construction process takes approximately nine months. Operating hours during construction will be 8am-6pm. The site will have a portable toilet for workers. No water supply will be required. A dumpster will be on site during the entire construction process and will be serviced periodically for any waste debris that may come as a result of construction. Any materials will be stored and locked in storage containers that are placed on site and part of the access road turnaround. Large flatbed and delivery trucks will be delivering heavy machinery and equipment to the site periodically throughout the construction process. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be used on site almost daily. MN 121819 will use appropriate temporary (construction-related) erosion and sediment control best management practices (BMP) through construction. MN 121819 agrees to the Site Rules attached as **Exhibit F**.

4. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a proposed twelve (12) foot wide gravel road that has a forty (20) foot entrance off 390th on the north part of the property. Road access will be controlled for erosion control during construction compliant with the methods used for storm water management. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

5. Storm Water Management Measures

Storm water management measures will be determined by EVS, a licensed civil engineering firm. They are a Minnesota based company with an enormous amount of experience designing solar arrays. Measures will include an analysis of the existing topography since no substantial grading will be required, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

6. Operations & Emergency Response:

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. It will be monitored remotely through

MN121819,LLC

a computer data acquisition system (DAS) so that appropriate personal can be dispatched to investigate potential problems. An operations and maintenance technician will be sent out to the site twice a year to inspect and provide maintenance the modules, electrical equipment, and the array fence. Construction, maintenance and decommissioning of the garden will be conducted in accordance with the MN 121819 Safety Manual, which is attached as **Exhibit G** as well as a Site Specific Safety Plan. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible due to the 12 ft wide access road.

Drainage, weeds, screening, general operations:

Mike Bufalini
Gordian Energy Systems, LLC
mbufalini@GordianE.com
724-630-4106

Maintenance, stray voltage and electrical:

Mike Bufalini
Gordian Energy Systems, LLC
mbufalini@GordianE.com
724-630-4106

No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

7. Landscaping:

MN 121819 has voluntarily participated in the Pollination Pledge, in which it has agreed to seed with native pollinator friendly vegetation underneath the panels and in surrounding areas within the project site. Seeding will be done as soon as the weather allows for proper germination. MN 121819 will utilize local companies to maintain the vegetation by mowing as needed and in a manner as to maximize weed and erosion control. Ground cover within the fenced portion of the array will not exceed 24 inches in height and will cover under and between the collectors, surrounding system foundation, and mounting devices. MN 121819 proposes a seed mix design specific to this site based on the parameters and methodology defined by the Minnesota Department of Transportation attached as **Exhibit H**.

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The purpose of the solar garden seed mix will be to:

- Withstand harsh climate conditions
- Minimize maintenance costs
- Minimize erosion
- Improve water quality
- Infiltrate storm water runoff

MN 121819 will be responsible for maintaining the existing drain tile system underneath the array and replacing any damage to tile that occurs during the construction process, or any time prior to or during decommissioning. Existing drain tile lines will be identified upon the completion of the ALTA survey prior to construction.

8. Fire Prevention:

This solar array will meet the requirements of the 2015 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the International Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NFPA) with safety of the public, contractors, and firefighters as the objective. Safety is paramount in our solar PV facilities.

9. Visual Impact Analysis:

MN 121819 conducted a site visit and visual analysis of the parcel and adjacent parcels to determine if any nearby properties would suffer substantially from obstructed or impeded views as a result of the proposed project. MN 121819 concluded that the impact is minimal.

10. Decommissioning Plan:

MN 121819 has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the lease. These obligations include removal of all equipment to a depth of 2-3 feet, timelines for removal, owner's rights to remove the solar facility upon failure by the Project Company, and establishment of a monetary security for removal in the form of a bond, escrow, or letter of credit. Section 4.4 of the lease is attached as **Exhibit I**.

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The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project's useful life, or earlier. The landowner will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

MN 121819 or its successors agree to be responsible for all decommissioning costs and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by MN 121819 will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

MN 121819 anticipates that decommissioning will occur 25-35 years after the date that the system becomes operational depending on the owner renewal option. All equipment and structures will be removed within ninety (90) days from either of the following: A. The end of the system's serviceable life; or B. the system becomes discontinued. A system shall be considered a discontinued use after one (1) year without energy production, unless a plan is developed and submitted to the Zoning Administrator outlining the steps and schedule for returning the system to service.

The following is a list of assumptions and clarifications to further define the methodology used to establish the scope and values of the removal costs and salvage values.

General

- The intent of the decommissioning work will be to fully remove the solar facility and restore the site to a stabilized natural condition. Even if the intent is to resume farming, the site will first be fully restored and stabilized.
- The service life of the facility is assumed to be 25 years. All dollar amounts are in present day value, and it is assumed that all values will inflate at a similar rate, therefore, the net comparison of removal cost to salvage value at the end of the service life will remain accurate.

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- Costs associated with this plan represent a “turn key” operation for a general contractor to be hired for this work, including permits, mobilization, contingency, etc.
- Unit costs for each line item have been provided by local contractors familiar with this type of work.
- Haul costs assume a maximum distance of 60 miles between the project and nearest disposal or recycling facility.
- No maximum duration has been assigned for this work. It has been assumed that this work would be handled by a single crew without full time site personnel.

Civil Infrastructure

- Topsoil used to backfill excavations will be borrowed from adjacent onsite locations. No topsoil import is included.
- Stormwater features such as retention berms or shallow basins with drain tile under drains may remain in place as they do not negatively impact future agricultural land uses and they will continue to provide an environmental benefit to the quality and quantity of offsite runoff.
- Aggregate removal will be the full depth of the aggregate section for roads, equipment pads, and other areas utilizing aggregate. No aggregate will be buried. Includes subgrade scarification prior to backfilling with topsoil.
- Turf establishment includes mulch, fertilizer, and water as necessary to achieve 70% ground cover as required to satisfy the NPDES Construction General Permit.
- Sediment control is priced as silt fence but could also be fiber logs. Location of sediment control will be downslope from exposed soils only in areas where sedimentation offsite or into onsite water bodies can reasonably be expected.

Structural Infrastructure

- Steel pile foundation removal is assumed to be similar in effort and price to pile installation.
- Steel racking removal is assumed to be similar in effort and price to racking installation.

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Electrical Infrastructure

- PV modules to be recycled. Assumption is that the modules are 72 cell polysilicon modules about 6' X 3' in dimension.
- Switchgear including transformers will be removed from their respective concrete pads and recycled/returned to the manufacturer.
- DC copper wiring will be dismantled and recycled.
- AC AL wiring, where underground will be dug up, retrieved and recycled.
- On site riser or interconnection poles shall be removed.
- String inverters/combiner boxes are no more than 130 lbs. in weight and not more than 40" X 25" X 12" in dimension. A two-person crew can dismantle a string inverter.
- Transformers are pad mounted and weigh approximately 6500 pounds. These are dry type transformers, so there is no need for any oil disposal.
- Switchgear and the transformer sit on the same concrete pad
- Underground medium voltage wires are generally aluminum and are placed in trenches, in some cases direct buried or in PVC conduits. They can be removed by trenching with a ditch witch

For the estimated cost for decommissioning, please see Schedule of Removal and Restoration Costs in Appendix A.

11. Insurance Information:

MN 121819 or its successor will provide a certificate of insurance meeting the Minnesota State requirements for liability insurance coverage. These requirements include:

- Insurance provider must be rated B+ or better by "Best."
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.
- Include "Northern States Power Company, a Minnesota Company" as additional insured.
- Contain a severability of interest clause of cross-liability insurance
- Provides for thirty (30) calendar days written notice to NSP prior to cancellation, termination, alteration, or material change of such insurance.
- Coverage provided is primary, and not excess of, contributing to, or combined with, any insurance maintained by NSP.

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We at MN 121819 sincerely appreciate all the help we have received from your staff with regard to our applications and we look forward to collaborating with you further to develop a great project that we can all be proud of.

12. Exhibit List:

- A. Application Form
- B. Site Plan
- C. Topographic Map
- D. Property Tax Evidence
- E. Equipment Pack
- F. Site Rules
- G. MN 121819, LLC Safety Manual
- H. MN DOT Seeding Guideline
- I. Executed Lease
- J. Conditional Use Permit Summary
- K. Interconnection Application
- L. Township Approval and Documentation
- M. Area M Cultural Report / Wetland Delineation Report

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Appendix A

Schedule of Removal and Restoration Costs

	Quantity	Units	\$/Unit	Cost	Notes
Civil Infrastructure					
					remove full section of aggregate road, structural concrete base material, and surfacing around equipment pads
aggregate removal	180	CY	\$4.00	\$720.00	
aggregate haul and offsite disposal	180	CY	\$6.00	\$1,080.00	
geotextile removal under aggregate roads	550	SY	\$0.05	\$27.50	
geotextile haul and offsite disposal	550	SY	\$0.05	\$27.50	
topsoil backfill	180	CY	\$12.00	\$2,160.00	onsite relocation of topsoil to backfill road and equipment pad excavations
culvert removal	1	each	\$1,200.00	\$1,200.00	remove CMP of approximate 30' length with no greater than 2' of cover
culvert haul and offsite disposal	1	each	\$100.00	\$100.00	
chainlink fence removal	1900	LF	\$6.00	\$11,400.00	includes fence mesh, post framing, concrete foundations, etc
chainlink fence haul and offsite disposal	1900	LF	\$3.00	\$5,700.00	
reinforced concrete equipment pad removal	1	EA	\$500.00	\$500.00	
concrete waste haul and offsite disposal	1	CY	\$500.00	\$500.00	
site grading	1	AC	\$8,000.00	\$8,000.00	grading smooth all areas disturbed by removals, excavations, etc
turf establishment	1	AC	\$1,000.00	\$1,000.00	seed and mulch all areas disturbed by removals, excavations, etc
sediment control	0	LF	\$2.00	\$0.00	silt fence
Structural Infrastructure					
steel pile foundation removal	550	EA	\$13.00	\$7,150.00	
steel pile foundation haul and offsite disposal	550	EA	\$3.00	\$1,650.00	
steel racking removal	1	MW	\$5,000.00	\$5,000.00	
steel racking haul and offsite disposal	1	MW	\$700.00	\$700.00	
Electrical Infrastructure					
Removal of Solar modules	4104	EA	\$8.00	\$32,832.00	
Removal of string inverters/combiners	17	EA	\$60.00	\$1,020.00	
Removal of switchgear/Xfmr	1	EA	\$1,500.00	\$1,500.00	
Removal of Riser and Interconnection poles	0	EA	\$1,000.00	\$0.00	
Removal of SCADA/Aux panel/weather station	1	EA	\$500.00	\$500.00	
Removal of medium voltage AL cables	1	MW	\$2,000.00	\$2,000.00	
Removal of fiber optic cables	0	MW	\$500.00	\$0.00	
General					
permits	1	ea	\$ 3,000.00	\$ 3,000.00	NPDES Construction General Permit and SWPPP preparation
				\$ 87,767.00	
Total Salvage Value				86126	
Decommission - Salvage Value:				\$ (1,641.00)	

SUMMARY

Area M Consulting (Area M), on behalf of Gordian Energy Systems (Client), conducted a wetland delineation for the J. Luhman CSG 1 Project (Project) located within Goodhue County, Minnesota. The Area M biologist conducted a routine Level 1 delineation, as defined by the Board of Water and Soil Resources (BWSR), which includes only a desktop component (BWSR, 2010). The off-site delineation was conducted following general procedures and methods outlined by the United States Army Core of Engineers (USACE) Wetland Delineation Manual (USACE, 1987), Midwest Regional Supplement (USACE, 2010), and BWSR Guidance for Offsite Hydrology/Wetland Determinations (2016). This wetland delineation report is assembled to assist the Client with meeting regulatory requirements necessary for permitting a Community Solar Garden (CSG) in Goodhue County.

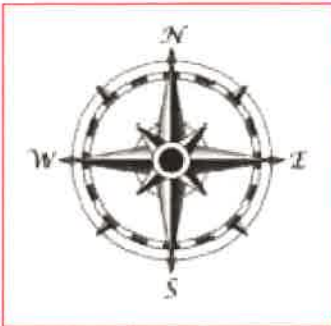
PROJECT DESCRIPTION

The Project, encompassing approximately 19.4 acres, is located 0.8 miles northwest of Bellechester, MN in Section 32, T111N:R14W (Study Area) (Appendix A). The Study Area is on a north-facing slope and is cultivated annually. The surrounding landscape is mostly agricultural, with small streams, wooded shelterbelts, and farmsteads intermixed within among the rolling topography.

LEVEL 1 DELINEATION METHODOLOGY

Wetland biologists conducted a comprehensive desktop review of data available within the public domain to identify the presence/absence and extent of wetland/waterbodies that could occur within Study Area. This data was analyzed by identifying wetland signatures which indicate the potential presence of wetland/waterbody features. The following data sources were reviewed; the analysis of each data set is discussed in greater detail in the later part of this section.

- Hydrologic soil data
- Elevation Data
 - MN Department of Natural Resources (MNDNR) Light Detection and Ranging (LiDAR) Data
 - United States Geological Survey (USGS) topographic maps
- Mapped Wetlands/Waterbodies
 - U.S. Fish and Wildlife Services (USFWS) National Wetland Inventory (NWI)
 - MNDNR updated NWI
 - MNDNR Public Waters Inventory (PWI)
 - National Hydrography Dataset (NHD)
- Historic and current aerial photographs



EXISTING 3 PHASE
UTILITY LINES

390TH STREET

NEW DISCONNECT POLE
NEW METERING POLE
NEW INTERCONNECTION POLE

25' MIN. SEPARATION BETWEEN POLES

NEW 12' WIDE ACCESS ROAD
(APPROX. 1,000')

PARCEL BOUNDARY

UNDERGROUND MV
(APPROX. 960')

EQUIPMENT PAD MAIN AC DISCONNECT

POTENTIAL WETLANDS

SRC# 069526

ARRAY FENCE
(± 2,517')

ARRAY AREA (6.65 ACERS)

95'-7 5/16"

MN121818,LLC
3915 COOLIDGE AVE.
BALTIMORE, MARYLAND 21229
410-242-2449

PROJECT ADDRESS: 39122 250th Avenue Way, Goodhue, MN 55027
LAT: 44°37'08.06"N
LON: 92°52'48.78"W

SYSTEM SPECIFICATION

System size DC	1,416 MW
System size AC	1,000 MW
DC/AC RATIO	1.415
AZIMUTH	180
TILT	30
MODULE COUNT	4046
MODULE TYPE	REC 350TP72
MODULE STC RATING	350 W
INVERTER COUNT	17
INVERTER POWER	CP6 SCARSKEL-DO/US-POWER LIMITED TO 11kW AC
RACKING	60KW
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-28 C/32 C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
EXPOSURE CATEGORY	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES:
NO POSITION, DISTANCE OR CLEARANCE ISSUES WITH OVERHEAD ELECTRICAL SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.
24-7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.
EXISTING VEGETATION: PLOWED FIELDS
NO TREES REMOVED

REVISIONS

#	DESCRIPTION	BY	DATE
0	CAPACITY STUDY DESIGN	S.B.J.	8/16/18
1	INTERCONNECTION COMMENTS	W.R.J.	12/7/18
2	CUP SUBMISSION	W.R.J.	12/21/18
3	ADDED WETLANDS	W.R.J.	1/7/19
4			
5			
6			
7			

DRAWN BY:
WILL JAWISH

PROJECT NAME:
J. LUHMAN CSG 1
SRC#069526

DRAWING TITLE:
SITE PLAN

SCALE:

SHEET:
PV1

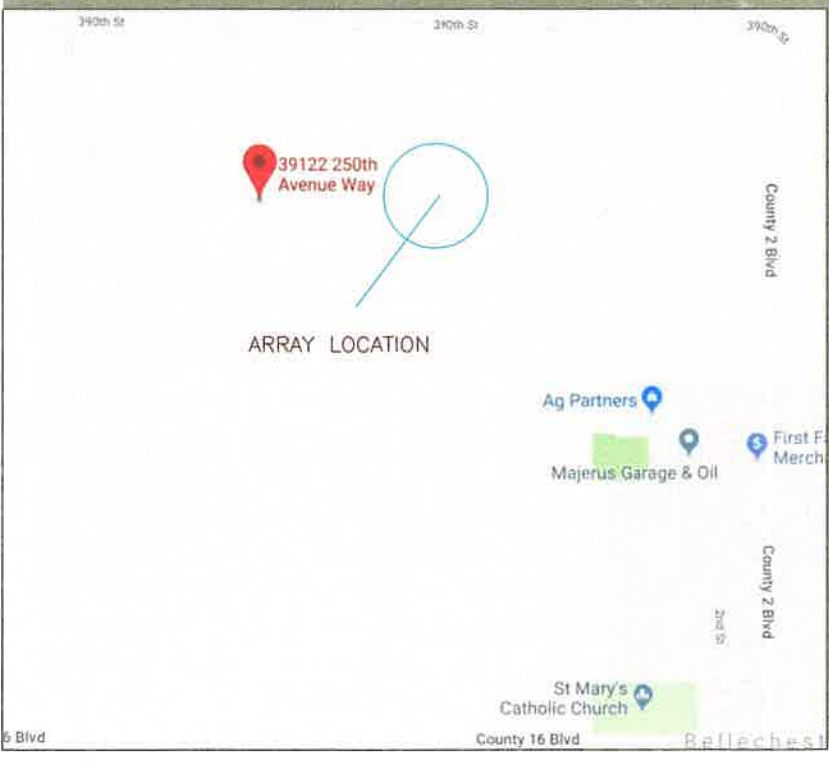


Exhibit C - Topographical Map

Topographical Map, 39122 250th Avenue Way, Zumbrota, MN 55992



Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: County Board
From: Land Use Management
Meeting Date: February 19, 2019
Report date: February 12, 2019

CONSIDER: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Parcel 39.007.0301. TBD 180th Ave, Zumbrota, MN 55992. Part of the NW 1/4 of Sect 07 Twp 109 Range 15 in Pine Island Township. A1 Zoned District.

Application Information:

Applicant: MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners)
Address of zoning request: TBD 180th Ave, Zumbrota, MN 55992
Parcel(s): 39.007.0301
Abbreviated Legal: Part of the NW 1/4 of Sect 07 Twp 109 Range 15 in Pine Island Township
Township Information: Pine Island Township acknowledged the CUP request and the Township Board of Supervisor voted to approve the project (2 for/1 against) on 1/3/2019.
Zoning District: A1 (Agriculture District)

Attachments and links:

Application and submitted project summary
Site Map(s)
February 11, 2019 Planning Commission Meeting Minutes
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant has submitted a CUP request to construct and operate a one (1) Megawatt (MW) photovoltaic (PV) utility-scale solar garden on up to 8 acres of leased land located in Pine Island Township that is currently owned by Andrew Huneke and Kim Huneke. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the "USS Solar Greenhouse LLC" Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 25 years.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a "Utility-Scale SES" within the County's A1 zoned districts.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs

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and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The approximately 8-acre site to be leased by the applicant is currently used for row-crop agriculture (corn and soybeans) by the owner.

Current land use of the 152-acre Huneke property includes another one (1) Megawatt (MW) photovoltaic (PV) utility scale solar garden situated immediately west of the proposed site on approximately 8 acres. A CUP for this solar project that was developed by Innovative Power Systems was approved by the County Board in February, 2017 and has since been constructed (see included site maps). The balance of the property is comprised of tilled cropland and grass drainage swales.

Adjacent land uses include agriculture and low-density residential.

The nearest residences are located between 1,150 and 1,250 feet from the proposed facility. These included the Dana Hoffbeck (Parcel #390061700) property to the north and the Jeffrey M Post (Parcel #390070300) and John R Lexvold (Parcel 400120100) properties located southwest of the proposed site.

- Section 7 is located within the County's A1 (Agriculture Protection) Zone. Section 6, Pine Island Township located immediately north of the proposed project area is located within the County's A-3 (Urban Fringe) Zone. The other Sections abutting Section 7, are located within the A-1 (Agriculture Protection Zone).
- The major equipment components of the project are solar panels, inverters, and racking.

Solar Array:

- The solar array is proposed to include 4046 solar panels. The panels are mounted on a steel and aluminum racking structure positioned a fixed 30 degree tilt, and generally averages ten (10) feet above grade and will not exceed a maximum height of twenty (20) feet above grade.
- The racking system is installed in the ground with I-beams that are driven directly into the ground at a depth usually between six (6) feet and ten (10) feet depending on soil conditions.
- The only proposed grading that will occur is for the roads and concrete equipment pads.
- The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trenched underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface.
- The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).
- MN 121819 would like to begin construction in April 2019 and complete the project before December 2019. The construction process takes approximately nine months.
- Construction, operation and maintenance crews will access the site by a proposed twelve (12) foot wide gravel road that has a forty (40) foot entrance off 180th Avenue on the west side of the property.
- A recorded ingress/egress easement is not required for the property given the site is to be leased and all land to be crossed to access the site will remain under common ownership.

A separate fire number will be required for the site.

- Adequate emergency vehicle access is available to service the location.

The access route would be composed of crushed aggregate to facilitate emergency vehicle access in inclement weather conditions.

- The solar garden is sited to comply with all GCZO setback requirements for solar energy systems.

Landscaping/Drainage:

- Storm water management measures will be determined by EVS, a licensed civil engineering firm.

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They are a Minnesota based company with an enormous amount of experience designing solar arrays. Since no substantial grading will be required, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly base underneath the project site before construction begins to prevent erosion. The project will be subject to National Pollution Discharge Elimination System (NPDES)/Storm water discharge permit requirements as administered by the Minnesota Pollution Control Agency. Land Use Management Department Staff will confirm that, these requirement have been met by the applicant during the Building Permit review.

- The applicant has included a Level 1 Wetland Delineation Report for the Huneke 1 Project, prepared by Area M Consulting (Area M). It is the professional opinion of Area M that the Study Area contains one feature (Wetland 1, located within Area 1) that satisfies the criteria to be a wetland pursuant to the Army Corps of Engineers' 1987 Manual with subsequent clarification memoranda and pursuant to confirmation by the USACE (Appendix A). They note that only state, federal, or local agencies have final authority over wetland extent and jurisdictional status.

Beau Kennedy of the Goodhue SWCD (Wetlands Coordinator) has indicated that “no official wetland determination has been made for this project area. There are 2 grassed waterways that may show wetland features from an aerial slide review but are likely non-wetland. There are known wetland features further to the east of this site but not within the project area. The wetland report suggests a site visit to do further investigation of the waterway for wetlands. I support that.”

The Applicant will need to communicate with Beau Kennedy, Goodhue SWCD, Wetlands Coordinator to ensure compliance with the Wetlands Conservation Act and applicable rules prior to building permit issuance.

- Aside from the gravel access road and meter pad, the entire area within the fenced project boundary will be restored to a low-maintenance seed mix, including the area below the solar panels. The Applicant has been asked to specify the seed mix prior to County approval of the CUP. Mike Bufulini with Gordian Energy, a representative of the Applicant has indicated that information regarding the specific seed mix to be used will be provided prior to the Planning Advisory Commission meeting on February 11.
- The solar array will be contained within an area protected by a six-foot chain link fence with one foot of barbed wire above it.
- Ample room exists on the property to fulfill GCZO off-street parking requirements.

Maintenance/Decommissioning:

- The project is subject to issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.
- MN121819, LLC, has indicated that the solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. A description of proposed Operations and Emergency Response plans and contact personnel has been included in Exhibit J.
- The Applicant has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the “LAND LEASE AND SOLAR EASEMENT” between the property owners (Andrew J. Huneke and Kim Y. Huneke) and MN121819 LLC. These obligations include a provision for “Security for Removal”. Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board will need to decide if the County will require financial assurance to cover anticipated decommissioning costs.
- The Applicant has prepared a Decommissioning Agreement between MN 121819 LLC and Andrew Huneke and Kim Huneke that includes removal of all equipment to a depth of 2-3 feet, timelines for removal, and the establishment of a financial security. The Applicant has estimated

total costs for decommissioning to be \$87,767 and has estimated the salvage value of reclaimed materials to be \$86,126.

- Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board will need to decide if the County will require financial assurance to cover anticipated decommissioning costs.

PAC Findings of Fact:

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use appears harmonious with the established uses in the vicinity. There is an existing Solar Garden existing directly south of the subject site that has been functioning without record of complaint from neighboring residences.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and it does not appear incompatible with adjacent land uses.
3. A review of the applicants submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance’s parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. Furthermore, the applicants’ lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

PAC Recommendation:

Planning Advisory Commission recommends the County Board

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to

- determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
 9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
 10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
 11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.
 12. Applicants shall conduct a stray voltage study to be completed before and after building the solar array. The applicant shall share the results with neighboring landowners and Land Use Management Staff.

**PLANNING COMMISSION
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The meeting of the Goodhue County Planning Advisory Commission was called to order at 7:00 PM by Chair Darwin Fox at the Goodhue County Government Center 3rd Floor Court Room in Red Wing, Minnesota.

Roll Call

Commissioners Present: Darwin Fox, Richard (Dick) Nystuen, Tom Gale, Scott Safe (for Barney Nesseth), Richard Miller, Tom Drazkowski, Howard Stenerson and Sarah Pettit

Commissioners Absent: Marc Huneke

Staff Present: Land Use Management Director Lisa Hanni, Zoning Administrator Mike Wozniak
Zoning Assistant Abby Breyfogle

1. Approval of Agenda

¹Motion by Commissioner Gale; seconded by Commissioner Drazkowski to approve the meeting agenda. Motion carried 8:0

2. Approval of Minutes

²Motion by Commissioner Gale; seconded by Commissioner Fox to approve the previous month's meeting minutes. Motion carried 8:0

3. Conflict/Disclosure of Interest

Commissioner Stenerson stated he has a conflict regarding his plat request.

4. Public Hearings

PUBLIC HEARING: CUP Request to Elevate a Dwelling within a Floodplain by Means Other than Fill

Request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the base flood elevation of a Floodplain area by means of a "tuck under" garage foundation. Parcel 43.230.0060. TBD Lake View Ave Red Wing, MN 55066. Lot 6, Block 1 of Wacouta Point Plat located in Sect 31 Twp 113, Range 13 in Wacouta Township. R1 Zoned District.

The Applicant Curt Caverly (Caverly) was present to represent the application.

Lisa Hanni (Hanni) presented the staff report and attachments. Hanni stated that a neighbor of the parcel contacted her in support of another home being built there.

Caverly stated that the elevation certificate in front of the board is not correct and he has an updated one.

Commissioner Pettit requested changing the township endorsement from Stanton to Wacouta on the first page of the report.

Commissioner Stenerson questioned what the footprint of the original house that was there was.

Caverly stated that the house has been gone since the 50's and he is unsure what the footprint was.

Discussion regarding lot size being substandard and why a variance is not needed in this instance because of the parcel being shoreland.

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Commissioner Gale asked how high the flood mark on the basement will be.

Caverly responded about 4 feet.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

4Motion by Commissioner Stenerson seconded by Commissioner Fox, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a “tuck under” garage foundation. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall provide an as-built Elevation Certificate verifying the first-floor elevation and all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities meet or exceed the regulatory flood protection elevation (RFPE) of 683.0 feet mean sea level;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 24 (Suburban Residence District), Article 31 (Shoreland Regulations), and Article 32 (Floodplain District).

Motion carried 8:0

PUBLIC HEARING: “Wildwood Gardens” Preliminary and Final Plat Review

Request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat review of the proposed “Wildwood Gardens” Plat comprising approximately 56.45 acres. Parcels 43.135.0200 and 43.136.0380. TBD Wildwood Lane Red Wing, MN 55066. Part of the SE ¼ of Sect 35 and the SW ¼, SW ¼ of Sect 36 in Twp 113, Range 14 in Wacouta Township. A2 Zoned District.

Commissioner Stenerson stepped down for conflict of interest.

The Applicant Howard Stenerson was present to represent the application.

Hanni presented the staff report and attachments.

Stenerson stated there is no change in the use of the property or zoning changes. He stated the purpose of this is to clean up a title. He stated he has spoken to the township about where the easements are exactly. He stated that they settled on dedicating the easements to the public

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but then the township did not sign off on it and is currently waiting for the County Board to sign off on it first.

Further discussion regarding the dedication of the easements.

Commissioner Nystuen asked if this property was where there was a proposed solar panel before.

Stenerson responded that it was, but this has nothing to do with the solar panel. He stated that he simply wants to clean up the title work. He continued that the property is presently being used for crops and going forward none of the uses are being changed.

Commissioner Pettit asked if there would be an issue if they approved the dedication of the easements and then what happens if the township decides not to.

Hanni responded that after approval it would go to the County Board for approval in the beginning of March and we should know something between now and then from the township regarding what they decide.

Commissioner Fox clarified that this was only for the easements on Stenerson's property and not the neighboring properties.

Staff responded that is correct.

Discussion regarding what the easements are for exactly and the roads that come through the area.

Chair Pettit opened the Public Hearing.

Al Wolf (27985 flower valley lane) stated he wanted to make sure it had nothing to do with the solar panels.

After Chair Pettit asked three times for comments, it was moved by Commissioner Drazkowski and seconded by Commissioner Safe to close the public hearing.

Motion carried 8:0

6Motion by Commissioner Fox seconded by Commissioner Safe, for the Planning Advisory Commission to:

- adopt the staff report with amendments into the record;
 - adopt the findings of fact;
 - accept the application, testimony, exhibits, and other evidence presented into the record;
- and recommend that the County Board of Commissioners **APPROVE** the request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion Carried 7:0 (Commissioner Stenerson abstained from voting on this issue)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Parcel 26.032.0400. TBD 390th Ave, Goodhue, MN 55027. Part of the NW ¼ of Sect 32 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

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The Applicants were present to represent the application.

Hanni presented the staff report and attachments.

Michael Wozniak (Wozniak) commented that in the reports staff requested a more detailed seed plan from the applicants and have since received the same.

Discussion between Michael Buffalini, representative for applicant, and Commissioner Stenerson regarding MNdot seed mix and it being native to the area.

Drazkowski questioned what the difference was between the potential wetland lines and the wetland lines.

Applicant responded that they were not able to do a field study to make sure there were not any wetlands in the area. Once the conditions outside allows for a field study, the applicant will confirm if there is or isn't wetlands. Applicant stated that if there is wetland, they will move the array.

Wozniak added that staff would require the wetland question to be resolved before building permits would be issued but does not necessarily need to be a part of the conditions since it will be subject to Beau Kennedy's review during the building permit process.

Discussion regarding solar arrays in wetlands or potential wetlands and direction from the state.

Commissioner Stenerson asked when the project was started.

Applicant stated around November which is why a field study hasn't been done due to the winter months.

Commissioner Nystuen asked why so many small solar arrays are going up all over the county instead of doing one big large one?

Commissioner Gale responded that Excel Energy changed the standards for solar arrays to allow only 1 megawatt.

Discussion regarding Excel Energy only wanting to allow 1 megawatt arrays everywhere instead of one large array. Commissioner Stenerson added that a lot of the reasoning behind the change was due to State Legislature and Court Rulings.

Commissioner Fox commented that we are letting industry dictate how we zone.

Commissioner Miller stated he would like to have a discussion going forward regarding prime farm land and if these arrays should be allowed on prime farm land.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

Commissioner Stenerson is concerned about the arrays and their life span and if the panels will still be good at the end of 30 years.

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8Motion by Commissioner Stenerson seconded by Commissioner Nystuen, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 7:1 (Commissioner Fox opposed)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Parcel 39.007.0301. TBD 180th Ave, Zumbrota, MN 55992. Part of the NW ¼ of Sect 07 Twp 109 Range 15 in Pine Island Township. A1 Zoned District.

Applicant is present to represent the application.

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Hanni presented the staff report and attachments.

Commissioner Drazkowski commented that he is concerned because solar arrays in the past were tucked away and hid behind vegetation etc., but now they seem to be more out in the open and there is no notation if neighbors have been talked to yet. He continued that the detail in sightlines, fencing, buffering, etc., is missing and he would like to see this for all solar arrays.

Discussion regarding location of the array and how it will be further away from the main road than the current array.

Further discussion regarding regulations and trends in solar arrays and their policies and future limits.

Applicant responded he relied on the owner to talk to the neighbors. Applicant is unsure if that happened or not as owner is at a township meeting at this time. Applicant stated that typically they would go out and speak to the neighbors but owner said he would take care of that since the neighbors were not upset with the first array that is already built and running.

Wozniak stated that the county does not require the applicant to speak to the neighbors, it is encouraged but not required.

Applicant stated if the neighbor would request vegetative screening they would be willing to accommodate that.

Discussion regarding seed that would slow water flow so that there isn't fast run off creating ditches of water and soil erosion.

Applicant stated they will use silt fences and build everything to compaction as they go.

Commissioner Stenerson questioned if the project was large enough to require an erosion control plan.

Wozniak responded in the packet staff receives from the applicant's erosion is thoroughly addressed. He continued that typically someone from the zoning staff inspects the site to make sure there are no erosion concerns.

Chair Pettit opened the Public Hearing.

Mark Chamberlain of Pine Island stated his concern isn't the use of the land but he has a dairy farm currently and it is becoming boxed in with the amount of solar panels in his location. Since all of the solar panels have been installed his cows have become more and more agitated as the sun is up. He is wondering if there any stray voltage coming off of the panels. Mark continued that had a study done on his farm on stray voltage and didn't see anything coming from power lines or anywhere the first test he had done, but one from the next year he saw some current coming into the farm site.

Commissioner Nystruen asked if it was Excel Energy who did the study or if it was a private firm.

Mark stated it was with a private firm.

Commissioner Miller echoed Mark's concern regarding stray voltage.

Applicant stated that when they have had stray voltage tests done before and their arrays have never had any stray voltage from them. He continued that they would be willing to do a stray voltage test for this neighbor.

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Commissioner Stenerson asked Mark if he had any discussions with Excel Energy about this issue.

Mark responded no.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Drazkowski to close the public hearing.

Motion carried 8:0

Commissioner Stenerson stated that these lines would be going up and down in voltage during the day and it is tied into Excel's capacity limits.

Commissioner Drazkowski asked if there is a screening plan or not.

Hanni responded screening is typically only needed if the array is too close to the neighbors or if some neighbor came in and asked for it.

Commissioner Fox commented that this particular array due to location didn't have much concern for screening.

Commissioner Stenerson asked what the process would be for a stray voltage study and what the benefit would be.

Applicant stated they could contact the neighbors and give them the information. He stated they use a 3rd party that would test and they would test their system as well as Excel's system and/or high power line to see if there is any stray voltage.

Commissioner Stenerson would like to add a condition going forward regarding the stray voltage study.

Staff suggested conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A storm water management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

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9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

¹⁰Motion by Commissioner Stenerson seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Add condition #12;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;

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11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

12. Applicants shall conduct a stray voltage study to be completed before and after building the solar array. The applicant shall share the results with neighboring landowners and Land Use Management Staff.

Commissioner Nystuen clarified that the study would be done before and after the array was built.

Commissioner Pettit questioned what they would do if they found stray voltage?

Commissioner Gale added that it would establish if there's a problem and prove they aren't adding to the problem.

Commissioner Stenerson amended his motion to include that the results of the stray voltage testing be done before and after building the array and the results shall be shared with all neighbors. Commissioner Miller seconded.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.4 acres. Parcel 38.033.0100. TBD ST HWY 60, Zumbrota, MN 55992. Part of the E 1/2 of the NE 1/4 of Sect 33 Twp 110 Range 16 in Minneola Township. A1 Zoned District.

Applicant is present to represent the application.

Hanni presented the staff report and attachments.

Commissioner Fox commented that they got this one tucked in further than they originally had planned and he opined that this was a good way to handle solar arrays.

Commissioner Stenerson asked about stray voltage here and wondered if this was the same powerline as the previous CUP.

Staff responded that there's a large distance between the two.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Pettit commented she has concerns regarding stray voltage issues as well as solar arrays taking up prime farm land. She continued that this solar array is a good fit for the area.

Commissioner Nystruen asked staff about the conditions being different between the last array and this one.

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Wozniak responded that there are no wetland issues on this array so that condition was not needed.

¹²Motion by Commissioner Stenerson seconded by Commissioner Gale, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres. Parcel 33.027.0400. TBD CTY 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Sect 27 Twp 111 Range 15 in Goodhue Township. A1 Zoned District.

The Applicant was present to represent the application.

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Hanni presented the staff report and attachments.

Wozniak read comments from Beau Kennedy regarding wetland issues.

“No official wetland determination has been made for this portion of the solar project. However, I do not foresee any wetlands present within the project area. Also, the first facility constructed in 2018 and witnessed some considerable erosion problems on north facing steep slopes. Developer should take steps to assure no downstream sedimentation occurs during and after construction.”

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

¹³After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Fox commented on placement of this makes it so you barely see it.

¹⁴Motion by Commissioner Nystuen seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

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9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

5. Other discussion

Discussion regarding township and county road condition to be added to the CUP applications and approval.

Commissioner Pettit stated she would like to have a discussion going forward how to handle the solar arrays, stray voltage, and taking farm land out of commission.

Discussion of what to include in the April 15th meeting regarding solar arrays:

What we've approved, where they are, what's been built from what's been approved.

How many are in Prime Farmland

Existing permits and their vicinity to feedlots

Decommissioning

Life span expansion

Will set up a time for the solar panel April 15th meeting/discussion time at March meeting.

¹⁵Adjourn: Moved by Commissioner Nystuen, second by Commissioner Fox, to adjourn the Planning Advisory Commission meeting at 8:59 PM.

Motion carried 8:0

Respectfully Submitted,

Abby Breyfogle; Recording Secretary

¹ APPROVE the PAC meeting agenda.

Motion carried 8:0.

² APPROVE the previous month's meeting minutes.

Motion carried 8:0.

³ Motion to close the Public Hearing.

Motion carried 8:0

⁴ Recommend the County Board of Commissioners Approve the request to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a "tuck under" garage foundation.

Motion carried 8:0

⁵ Motion to close the Public Hearing.

Motion carried 8:0

⁶ Recommend the County Board of Commissioners Approve the request the request for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion carried 8:0

⁷ Motion to close the Public Hearing.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

Motion carried 8:0

⁸ Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres.

Motion carried 7:1 (Commissioner Fox opposed)

⁹ Motion to close the Public Hearing.

Motion carried 8:0

¹⁰ Recommend the County Board of Commissioners Approve the request for for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres.

Motion carried 8:0

¹¹ Motion to close the Public Hearing.

Motion carried 8:0

¹² Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres.

Motion carried 8:0

¹³ Motion to close the Public Hearing.

Motion carried 8:0

¹⁴ Recommend the County Board of Commissioners Approve the request from for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

Motion carried 8:0

¹⁵ ADJOURN the Planning Commission meeting.

Motion carried 8:0

UNOFFICIAL UNTIL APPROVED BY THE PAC



Planning Advisory Commission

Public Hearing
February 11, 2019

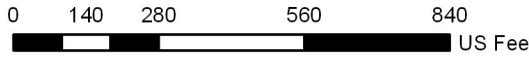
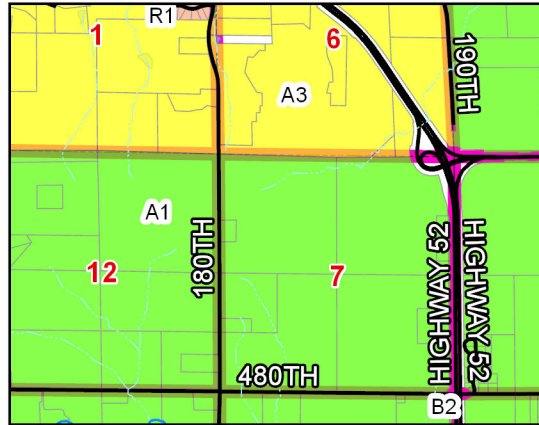
MN 121819 LLC
A1 Zoned District

Parcel 39.007.0301
NW1/4 of Sec 07 Twp 109
Range 15 in Pine Island Township

CUP for Utility-Scale Photovoltaic
Ground 1 Megawatt Solar Energy
System

Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | FEMA Flood Zones |
| Historic Districts | 2% Annual Chance |
| Parcels | A |
| Registered Feedlots | AE |
| Dwellings | AO |
| Municipalities | X |



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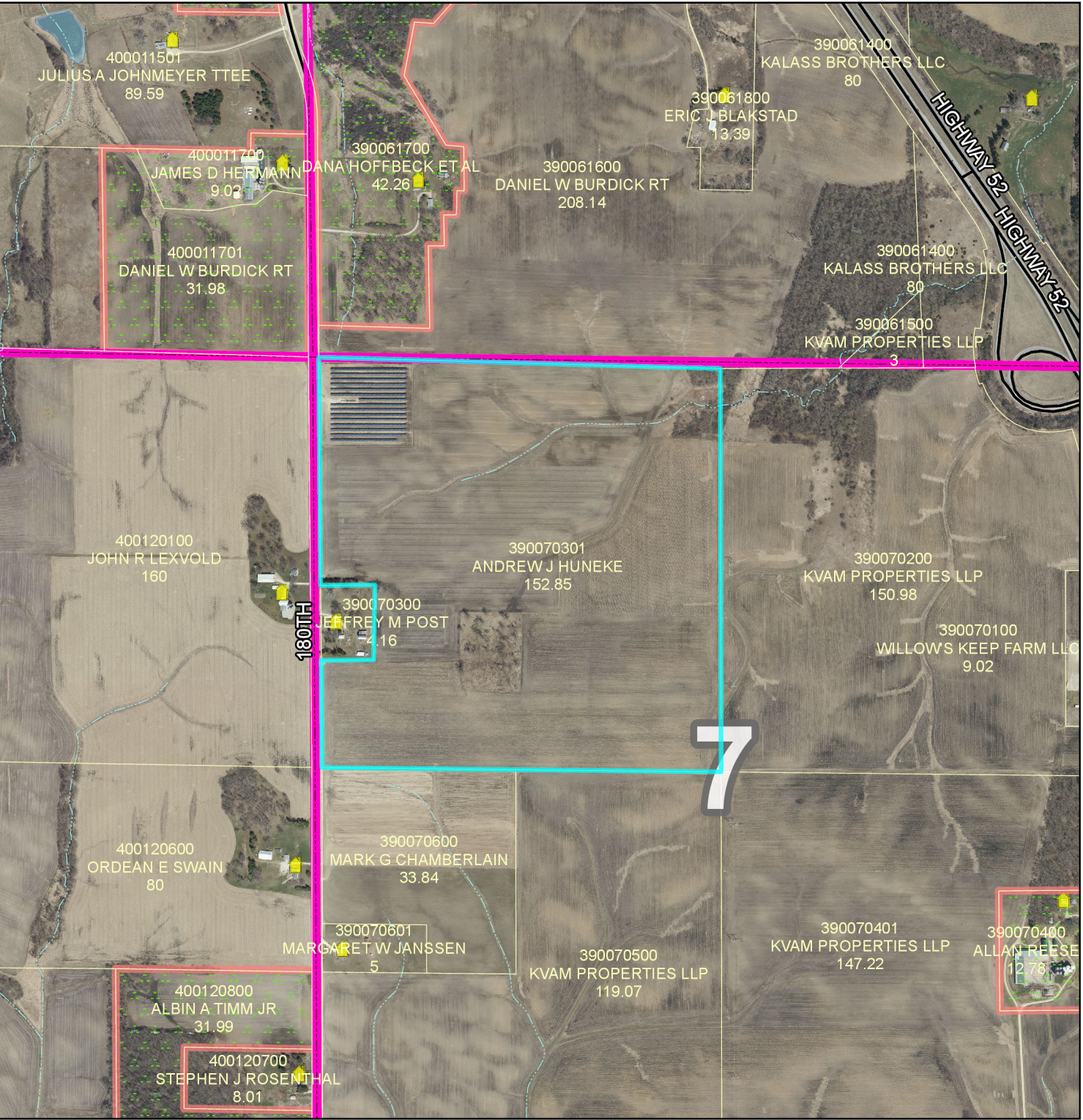
Planning Advisory Commission

Public Hearing
February 11, 2019

MN 121819 LLC
A1 Zoned District

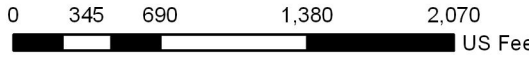
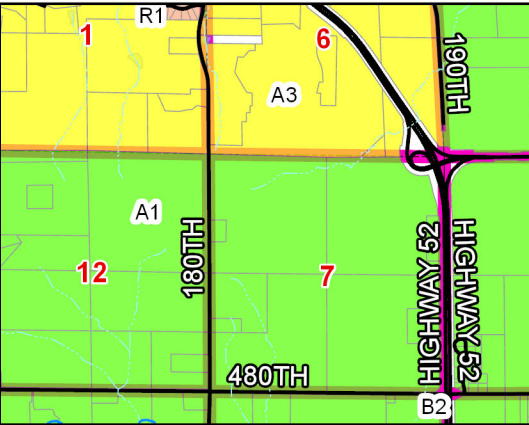
Parcel 39.007.0301
NW1/4 of Sec 07 Twp 109
Range 15 in Pine Island Township

CUP for Utility-Scale Photovoltaic
Ground 1 Megawatt Solar Energy
System



Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope) 20
- Bluff Impact Zones (% slope) 30
- FEMA Flood Zones 2% Annual Chance A
- FEMA Flood Zones AE
- FEMA Flood Zones AO
- FEMA Flood Zones X



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2016 Aerial Imagery
Map Created January, 2019 by LUM



Permit NUMBER:
For Staff Use only

Z19-0003

APPLICATION FOR

Solar Energy System Application

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Andrew Huneke and Kim Huneke

PROPERTY OWNER'S ADDRESS:

TELEPHONE:

()

EMAIL:

APPLICANT OR AUTHORIZED AGENT'S NAME:

MN 121819, LLC

Same as Above

APPLICANT'S ADDRESS:

3915 Coolidge Ave Baltimore MD 21229 USA

TELEPHONE:

(410) 242-2449

EMAIL:

mbufalini@GordianE.com

CONTACT FOR PROJECT INFORMATION:

Michael Bufalini

Same as Above

ADDRESS:

3915 Coolidge Ave Baltimore MD 21229 USA

TELEPHONE:

(724) 630-4106

EMAIL:

mbufalini@GordianE.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

47050 180th Ave, Zumbrota, MN 55992

ZIP CODE:

LEGAL DESCRIPTION:

Attached

The NW/4 of section 7, township 109, range 15 less 4.16 AC exception, Section Goodhue County. PID 39.007.0301

3. Supporting information

NUMBER OF SOLAR COLLECTORS TO BE INSTALLED

4,046

TOTAL SIZE OF PROJECT

1.416 MW DC / 1.000 MW AC

DESCRIBE METHOD OF CONNECTING THE ARRAY TO A BUILDING OR SUBSTATION

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trench underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface. The conduit will lead to the concrete requirement pad for each garage. The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).

Attach signed interconnection agreement

4. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. Other information or applications may be required.

Signature: Michael H Bufalini

Digitally signed by Michael H Bufalini
DN: cn=Michael H Bufalini, o=Minnesota Photovoltaic Energy Council, email=Michael.H.Bufalini@mnpeec.org, c=US
Reason: I am approving this document
Created: 2018.12.21 15:05:00
[Date: 2018.12.21 15:05:00 -0500]

Date: 12/21/2018

Print name: Michael Bufalini

owner or authorized agent (circle one)

RECEIVED

JAN 16 2019

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # _____

Permit# _____

PROPERTY OWNER INFORMATION

Last Name Huneke		First Andrew		Email:]
Street Address				Phone
City Zumbrota	State MN	Zip 55992	Attach Legal Description as Exhibit "A" <input type="checkbox"/>	
Authorized Agent Michael Bufalini			Phone 724-630-4106	
Mailing Address of Landowner: 46433 145th Ave, Zumbrota MN, 55992				
Mailing Address of Agent: 3519 Coolidge Ave, Baltimore MD 21229				

PROJECT INFORMATION

Site Address (if different than above): **47050 180th Ave, Zumbrota, MN 55992**

Lot Size 150.2 acres	Structure Dimensions (if applicable) 8 acres
-----------------------------	---

What is the conditional/interim use permit request for? **Ground-Mounted SES**

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
See Exhibit J

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner:	Date
Signature of Agent Authorized by Agent:	

TOWNSHIP INFORMATION

Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature	Title	Date
-----------	-------	------

Comments:

COUNTY SECTION COUNTY FEE \$**350** RECEIPT # _____ DATE PAID _____

Applicant requests a CUP/IUP pursuant to Article ____ Section ____ Subdivision ____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name _____ Zoning District _____

Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: ____ Approve ____ Deny Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # _____

Permit# _____

PROPERTY OWNER INFORMATION			
Last Name <u>Huneke</u>		First <u>Andrew</u>	Email: _____
Street Address _____			Phone _____
City <u>Zumbrota</u>	State <u>MN</u>	Zip <u>55992</u>	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Authorized Agent <u>Michael Bufalini</u>		Phone <u>724-630-4106</u>	
Mailing Address of Landowner: <u>46433 145th Ave, Zumbrota MN, 55992</u>			
Mailing Address of Agent: <u>3519 Coolidge Ave, Baltimore MD 21229</u>			
PROJECT INFORMATION			
Site Address (if different than above): <u>47050 180th Ave, Zumbrota, MN 55992</u>			
Lot Size <u>150.2 acres</u>	Structure Dimensions (if applicable) <u>8 acres</u>		
What is the conditional/interim use permit request for? <u>Ground-Mounted SES</u>			
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized <u>See Exhibit J</u>			
DISCLAIMER AND PROPERTY OWNER SIGNATURE			
<i>I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.</i>			
Signature of Landowner: <u>Andrew Huneke</u>		Date <u>12-18-2018</u>	
Signature of Agent Authorized by Agent: <u>M.H. Bufalini</u>			
TOWNSHIP INFORMATION			
Township Zoning Permit Attached? <input type="checkbox"/> If no please have township complete below:			
By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.			
Signature _____	Title _____	Date _____	
Comments: _____			
COUNTY SECTION			
COUNTY FEE \$ <u>350</u>	RECEIPT # _____	DATE PAID _____	
Applicant requests a CUP/IUP pursuant to Article _____ Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance			
What is the formal wording of the request? _____			
Shoreland _____	Lake/Stream Name _____	Zoning District _____	
Date Received _____	Date of Public Hearing _____	DNR Notice _____	City Notice _____
Action Taken: <input type="checkbox"/> Approve <input type="checkbox"/> Deny Conditions: _____			

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

See Exhibit J

2. Planned use of existing buildings and proposed new structures associated with the proposal.

See Exhibit J

3. Proposed number of non-resident employees.

N/A

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

See Exhibit J

5. Planned maximum capacity/occupancy.

N/A

6. Traffic generation and congestion, loading and unloading areas, and site access.

See Exhibit J

7. Off-street parking provisions (number of spaces, location, and surface materials).

See Exhibit J

8. Proposed solid waste disposal provisions.

See Exhibit J

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

See Exhibit J

10. Existing and proposed exterior lighting.

See Exhibit J

11. Existing and proposed exterior signage.

See Exhibit J

12. Existing and proposed exterior storage.

See Exhibit J

13. Proposed safety and security measures.

See Exhibit J

14. Adequacy of accessibility for emergency services to the site.

See Exhibit J

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

See Exhibit J

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

See Exhibit J

17. Existing and proposed surface-water drainage provisions.

See Exhibit J

18. Description of food and liquor preparation, serving, and handling provisions.

N/A

19. Provide any other such information you feel is essential to the review of your proposal.

N/A

Pine Island Township Conditional Use Permit

Pine Island Township grants a variance to Andrew Huneke for the purpose

of an extension of solar garden on the date of 1/03/19.

M.A. Baffini (Recipient)

Glen Betches (Chairman Pine Island Township)

David A. Arndt (Clerk Pine Island Township)

Comments:



Exhibit E - Equipment Specifications

The 1.000MW solar PV project is rated to 1.000 MW AC/ 1.416 MW DC.

The system consists of the following:

- A. 4046 modules (REC Solar REC350TP 72, 350W, 1000V modules) feed into inverters.
- B. 17 inverters (CHINT SCA60KTL-DO/US, 480 inverter W/integrated DC and AC disconnects) which feed into 3 MLO panels.
- C. Low voltage switchgear- 1600A, 480V, 3 phase, 4 wire, 3R which is connected to the 480V side of the step-up transformer.
- D. Step up three phase pad mounted transformer- 1.5MVA, 12.47kV:480V, 5.32%
- E. Zig-zag grounding transformer on the 480V side

The 4046 modules are divided into strings and each string has 18 modules.

· Each inverter has up to 14 string input of 18 modules each.

The following attachments are the single line electrical drawings and equipment specs as well as the data sheets for the manufacturers.



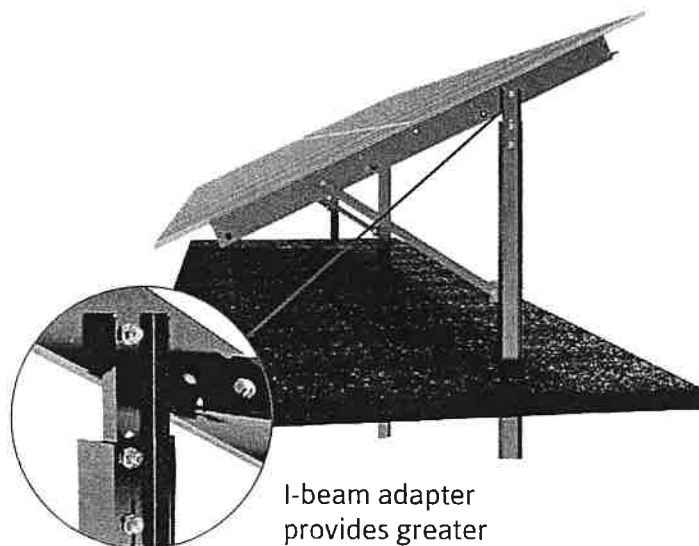
CONTOUR DB

The numerous benefits of DCE Solar's Contour DB result in the lowest system cost.

- » Single point purlin connection creates unmatched system compatibility with grade
- » Integrated wire support system
- » Integrated array grounding
- » Industry leading installation time

Driven Beam

Rugged and economical I-beam foundation provides a flexible solution for all conditions, including rocky soils.



I-beam adapter provides greater vertical adjustment

Grounding and Bonding

Grounding and bonding via serrated hardware certified to UL 2703 (listing available upon request).

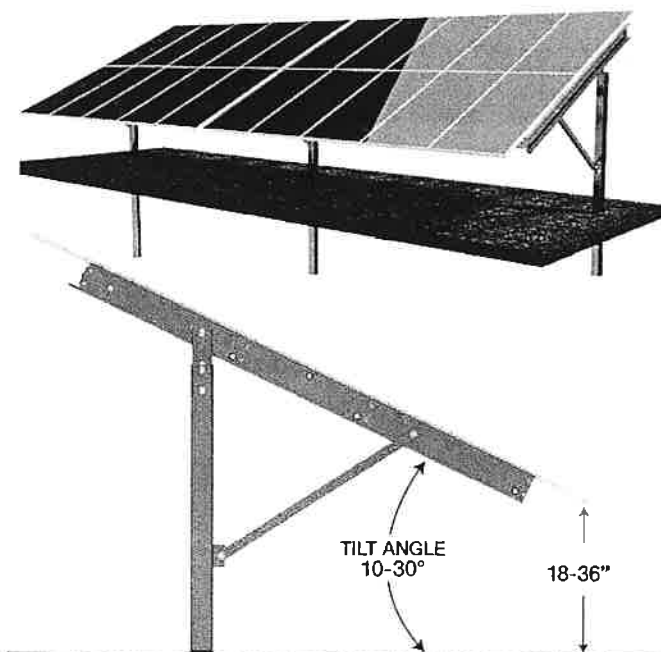


Exhibit J - Conditional Use Permit

Friday, December 21, 2018
Goodhue County
Attn: Michael Wozniak, Planning Supervisor
509 W 5th Street
Red Wing, MN 55066

MN 121819, LLC (MN 121819) is requesting a Conditional Use Permit for a one-Megawatt Alternate Current photovoltaic community solar garden with service period of 25-35 years. The Utility Scale community solar garden is going to cover 8 acres of land the following described 105.2-acre parcel of land owned by Andrew J. Huneke and Kim Y. Huneke, PID 38.033.0100; the NW/4 of section 7, township 109, range 15 less 4.16 AC exception, Section Goodhue County. The property is Zoned Agricultural Protection. Commercial Community Solar Gardens are permitted as a conditional use. A property tax bill and assessors report are attached in **Exhibit D** to provide evidence that property taxes are current on the parcel involved in this request.

The site was selected due to its physical characteristics, proximity to existing Xcel Energy electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation.

1. Township Recommendation	2
2. Design and Interconnection.....	2
3. Construction	3
4. Access, Parking, Road Use and Maintenance.....	3
5. Storm Water Management Measures	3
6. Operations & Emergency Response	3
7. Landscaping.....	4
8. Fire Prevention	5
9. Visual Impact Analysis.....	5
10. Decommissioning Plan	5
11. Insurance Information	8
12. Exhibit List.....	9
13. Appendix A.....	9

MN121819, LLC

1. Township Recommendation:

MN 121819 is planning to attend a Pine Island Township meeting and will obtain the Township acknowledgement and approval that will be reflected in **Exhibit L**

2. Design and Interconnection:

Each garden will consist of approximately four thousand forty-six (4046) solar panels. The panels are mounted on a steel and aluminum racking structure positioned at a fixed 30° tilt, and generally averages approximately ten (10) feet above grade and will not exceed a maximum height of twenty (20) feet above grade. The racking system is installed in the ground with I-beams that are driven directly into the ground at a depth usually between six (6) feet and ten (10) feet depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to ninety (90) MPH and sixty pounds per square foot (60 LBS/SF) of snow. Each of the gardens will have one (1) concrete equipment pad, typically less than 320 square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Equipment specifications as well as their UL rating are attached as **Exhibit E**.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trenched underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).

The solar array will be contained within an area protected by a six-foot chain link fence with one foot of barbed wire above it. Construction of this system will not create any noise, odor, dust, or any other pollutants or annoyances to surrounding parcels. There will be 10" x 7" "Danger High Voltage" signs placed around the fence in intervals of 100'. In addition, there will be site emergency contact information, Xcel contact information, and the SRC number posted on the front gate. The solar garden will comply with all applicable state, county, and federal regulations. No exterior lighting is proposed for the project. We will not need the county to provide any services or county personnel.

MN121819,LLC

3. Construction:

MN 121819 would like to begin construction in April 2019 date and complete the project before December 2019. The construction process takes approximately nine months. Operating hours during construction will be 8am-6pm. The site will have a portable toilet for workers. No water supply will be required. A dumpster will be on site during the entire construction process and will be serviced periodically for any waste debris that may come as a result of construction. Any materials will be stored and locked in storage containers that are placed on site and part of the access road turnaround. Large flatbed and delivery trucks will be delivering heavy machinery and equipment to the site periodically throughout the construction process. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be used on site almost daily. MN 121819 will use appropriate temporary (construction-related) erosion and sediment control best management practices (BMP) through construction. MN 121819 agrees to the Site Rules attached as **Exhibit F**.

4. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a proposed twelve (12) foot wide gravel road that has a forty (40) foot entrance off 180th Avenue on the ~~East~~ part of the property. Road access will be controlled for erosion control during construction compliant with the methods used for storm water management. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

West

5. Storm Water Management Measures

Storm water management measures will be determined by EVS, a licensed civil engineering firm. They are a Minnesota based company with an enormous amount of experience designing solar arrays. Measures will include an analysis of the existing topography since no substantial grading will be required, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

6. Operations & Emergency Response:

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. It will be monitored remotely through

MN121819,LLC

a computer data acquisition system (DAS) so that appropriate personal can be dispatched to investigate potential problems. An operations and maintenance technician will be sent out to the site twice a year to inspect and provide maintenance the modules, electrical equipment, and the array fence. Construction, maintenance and decommissioning of the garden will be conducted in accordance with the MN 121819 Safety Manual, which is attached as **Exhibit G** as well as a Site Specific Safety Plan. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible due to the 12 ft wide access road.

Drainage, weeds, screening, general operations:

Mike Bufalini
Gordian Energy Systems, LLC
mbufalini@GordianE.com
724-630-4106

Maintenance, stray voltage and electrical:

Mike Bufalini
Gordian Energy Systems, LLC
mbufalini@GordianE.com
724-630-4106

No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

7. Landscaping:

MN 121819 has voluntarily participated in the Pollination Pledge, in which it has agreed to seed with native pollinator friendly vegetation underneath the panels and in surrounding areas within the project site. Seeding will be done as soon as the weather allows for proper germination. MN 121819 will utilize local companies to maintain the vegetation by mowing as needed and in a manner as to maximize weed and erosion control. Ground cover within the fenced portion of the array will not exceed 24 inches in height and will cover under and between the collectors, surrounding system foundation, and mounting devices. MN 121819 proposes a seed mix design specific to this site based on the parameters and methodology defined by the Minnesota Department of Transportation attached as **Exhibit H**.

MN121819, LLC

The purpose of the solar garden seed mix will be to:

- Withstand harsh climate conditions
- Minimize maintenance costs
- Minimize erosion
- Improve water quality
- Infiltrate storm water runoff

MN 121819 will be responsible for maintaining the existing drain tile system underneath the array and replacing any damage to tile that occurs during the construction process, or any time prior to or during decommissioning. Existing drain tile lines will be identified upon the completion of the ALTA survey prior to construction.

8. Fire Prevention:

This solar array will meet the requirements of the 2015 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the International Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NFPA) with safety of the public, contractors, and firefighters as the objective. Safety is paramount in our solar PV facilities.

9. Visual Impact Analysis:

MN 121819 conducted a site visit and visual analysis of the parcel and adjacent parcels to determine if any nearby properties would suffer substantially from obstructed or impeded views as a result of the proposed project. MN 121819 concluded that the impact is minimal.

10. Decommissioning Plan:

MN 121819 has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the lease. These obligations include removal of all equipment to a depth of 2-3 feet, timelines for removal, owner's rights to remove the solar facility upon failure by the Project Company, and establishment of a monetary security for removal in the form of a bond, escrow, or letter of credit. Section 4.4 of the lease is attached as **Exhibit I**.

MN121819,LLC

The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project's useful life, or earlier. The landowner will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

MN 121819 or its successors agree to be responsible for all decommissioning costs and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by MN 121819 will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

MN 121819 anticipates that decommissioning will occur 25-35 years after the date that the system becomes operational depending on the owner renewal option. All equipment and structures will be removed within ninety (90) days from either of the following: A. The end of the system's serviceable life; or B. the system becomes discontinued. A system shall be considered a discontinued use after one (1) year without energy production, unless a plan is developed and submitted to the Zoning Administrator outlining the steps and schedule for returning the system to service.

The following is a list of assumptions and clarifications to further define the methodology used to establish the scope and values of the removal costs and salvage values.

General

- The intent of the decommissioning work will be to fully remove the solar facility and restore the site to a stabilized natural condition. Even if the intent is to resume farming, the site will first be fully restored and stabilized.
- The service life of the facility is assumed to be 25 years. All dollar amounts are in present day value, and it is assumed that all values will inflate at a similar rate, therefore, the net comparison of removal cost to salvage value at the end of the service life will remain accurate.

MN121819,LLC

- Costs associated with this plan represent a “turn key” operation for a general contractor to be hired for this work, including permits, mobilization, contingency, etc.
- Unit costs for each line item have been provided by local contractors familiar with this type of work.
- Haul costs assume a maximum distance of 60 miles between the project and nearest disposal or recycling facility.
- No maximum duration has been assigned for this work. It has been assumed that this work would be handled by a single crew without full time site personnel.

Civil Infrastructure

- Topsoil used to backfill excavations will be borrowed from adjacent onsite locations. No topsoil import is included.
- Stormwater features such as retention berms or shallow basins with drain tile under drains may remain in place as they do not negatively impact future agricultural land uses and they will continue to provide an environmental benefit to the quality and quantity of offsite runoff.
- Aggregate removal will be the full depth of the aggregate section for roads, equipment pads, and other areas utilizing aggregate. No aggregate will be buried. Includes subgrade scarification prior to backfilling with topsoil.
- Turf establishment includes mulch, fertilizer, and water as necessary to achieve 70% ground cover as required to satisfy the NPDES Construction General Permit.
- Sediment control is priced as silt fence but could also be fiber logs. Location of sediment control will be downslope from exposed soils only in areas where sedimentation offsite or into onsite water bodies can reasonably be expected.

Structural Infrastructure

- Steel pile foundation removal is assumed to be similar in effort and price to pile installation.
- Steel racking removal is assumed to be similar in effort and price to racking installation.

MN121819,LLC

Electrical Infrastructure

- PV modules to be recycled. Assumption is that the modules are 72 cell polysilicon modules about 6' X 3' in dimension.
- Switchgear including transformers will be removed from their respective concrete pads and recycled/returned to the manufacturer.
- DC copper wiring will be dismantled and recycled.
- AC AL wiring, where underground will be dug up, retrieved and recycled.
- On site riser or interconnection poles shall be removed.
- String inverters/combiner boxes are no more than 130 lbs. in weight and not more than 40" X 25" X 12" in dimension. A two-person crew can dismantle a string inverter.
- Transformers are pad mounted and weigh approximately 6500 pounds. These are dry type transformers, so there is no need for any oil disposal.
- Switchgear and the transformer sit on the same concrete pad
- Underground medium voltage wires are generally aluminum and are placed in trenches, in some cases direct buried or in PVC conduits. They can be removed by trenching with a ditch witch

For the estimated cost for decommissioning, please see Schedule of Removal and Restoration Costs in Appendix A.

11. Insurance Information:

MN 121819 or its successor will provide a certificate of insurance meeting the Minnesota State requirements for liability insurance coverage. These requirements include:

- Insurance provider must be rated B+ or better by "Best."
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.
- Include "Northern States Power Company, a Minnesota Company" as additional insured.
- Contain a severability of interest clause of cross-liability insurance
- Provides for thirty (30) calendar days written notice to NSP prior to cancellation, termination, alteration, or material change of such insurance.
- Coverage provided is primary, and not excess of, contributing to, or combined with, any insurance maintained by NSP.

MN121819,LLC

We at MN 121819 sincerely appreciate all the help we have received from your staff with regard to our applications and we look forward to collaborating with you further to develop a great project that we can all be proud of.

12. Exhibit List:

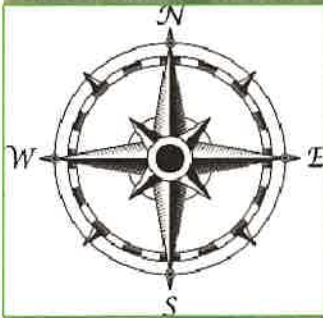
- A. Application Form
- B. Site Plan
- C. Topographic Map
- D. Property Tax Evidence
- E. Equipment Pack
- F. Site Rules
- G. MN 121819, LLC Safety Manual
- H. MN DOT Seeding Guideline
- I. Executed Lease
- J. Conditional Use Permit Summary
- K. Interconnection Application
- L. Township Approval and Documentation
- M. Area M Cultural Report / Wetland Delineation Report

MN121819,LLC

Appendix A

Schedule of Removal and Restoration Costs

	Quantity	Units	\$/Unit	Cost	Notes
Civil Infrastructure					
					remove full section of aggregate road, structural concrete base material, and surfacing around equipment pads
aggregate removal	180	CY	\$4.00	\$720.00	
aggregate haul and offsite disposal	180	CY	\$6.00	\$1,080.00	
geotextile removal under aggregate roads	550	SY	\$0.05	\$27.50	
geotextile haul and offsite disposal	550	SY	\$0.05	\$27.50	
topsoil backfill	180	CY	\$12.00	\$2,160.00	onsite relocation of topsoil to backfill road and equipment pad excavations
culvert removal	1	each	\$1,200.00	\$1,200.00	remove CMP of approximate 30' length with no greater than 2' of cover
culvert haul and offsite disposal	1	each	\$100.00	\$100.00	
chainlink fence removal	1900	LF	\$6.00	\$11,400.00	includes fence mesh, post framing, concrete foundations, etc
chainlink fence haul and offsite disposal	1900	LF	\$3.00	\$5,700.00	
reinforced concrete equipment pad removal	1	EA	\$500.00	\$500.00	
concrete waste haul and offsite disposal	1	CY	\$500.00	\$500.00	
site grading	1	AC	\$8,000.00	\$8,000.00	grading smooth all areas disturbed by removals, excavations, etc
turf establishment	1	AC	\$1,000.00	\$1,000.00	seed and mulch all areas disturbed by removals, excavations, etc
sediment control	0	LF	\$2.00	\$0.00	silt fence
Structural Infrastructure					
steel pile foundation removal	550	EA	\$13.00	\$7,150.00	
steel pile foundation haul and offsite disposal	550	EA	\$3.00	\$1,650.00	
steel racking removal	1	MW	\$5,000.00	\$5,000.00	
steel racking haul and offsite disposal	1	MW	\$700.00	\$700.00	
Electrical Infrastructure					
Removal of Solar modules	4104	EA	\$8.00	\$32,832.00	
Removal of string inverters/combiners	17	EA	\$60.00	\$1,020.00	
Removal of switchgear/Xfmr	1	EA	\$1,500.00	\$1,500.00	
Removal of Riser and Interconnection poles	0	EA	\$1,000.00	\$0.00	
Removal of SCADA/Aux panel/weather station	1	EA	\$500.00	\$500.00	
Removal of medium voltage AL cables	1	MW	\$2,000.00	\$2,000.00	
Removal of fiber optic cables	0	MW	\$500.00	\$0.00	
General					
permits	1	ea	\$ 3,000.00	\$ 3,000.00	NPDES Construction General Permit and SWPPP preparation
				\$ 87,767.00	
Total Salvage Value				86126	
Decommission - Salvage Value:				\$ (1,641.00)	



MN121819,LLC
 3915 COOLIDGE AVE.
 BALTIMORE, MARYLAND 21229
 410-242-2449

PROJECT ADDRESS: 47050 180th Avenue
 Zumbrota MN 55992
 LAT: 44°16'01.7"N
 LON: 92°40'10.7"W

SYSTEM	SPECIFICATION
System size DC	1,416 MW
System size AC	1,000 MW
DC/AC RATIO	1.415
AZIMUTH	180
TILT	30
MODULE COUNT	4,048
MODULE TYPE	REC 360TP72
MODULE STC RATING	350 W
INVERTER COUNT	17
INVERTER TYPE	CPS SC60KLT-DO/US-POWER LIMITED TO 1MW AC
INVERTER POWER	60KW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-28 C/32 C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
EXPOSURE CATEGORY	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES:
 NO POSITION, DISTANCE OR CLEARANCE ISSUES WITH OVERHEAD ELECTRICAL SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.
 24-7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.
 EXISTING VEGETATION: PLOWED FIELDS
 NO WETLANDS
 NO TREES REMOVED
 7.31 ACRE SITE ZONED A-1

REVISIONS			
#	DESCRIPTION	BY	DATE
0	CAPACITY STUDY DESIGN	S.B.J	5/16/18
1	INTERCONNECTION COMMENTS	W.R.J	12/7/18
2	CLIP SUBMISSION	W.R.J	12/21/18
3			
4			
5			
6			
7			

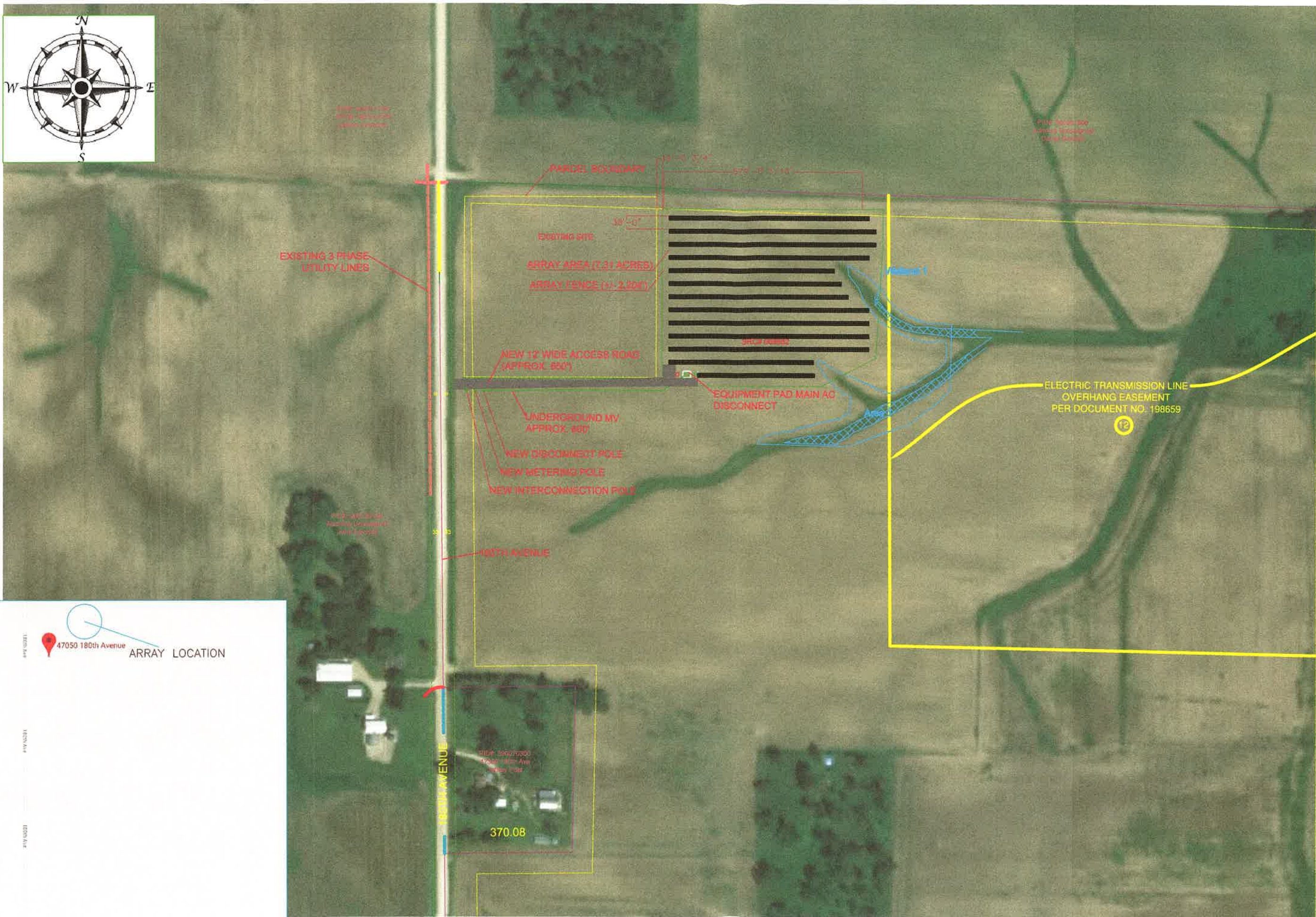
DRAWN BY:
 SEAN BRANCH JR.

PROJECT NAME:
 Huneke CSG 2
 SRC#068984

DRAWING TITLE:
 SITE PLAN

SCALE:

SHEET:
 PV1



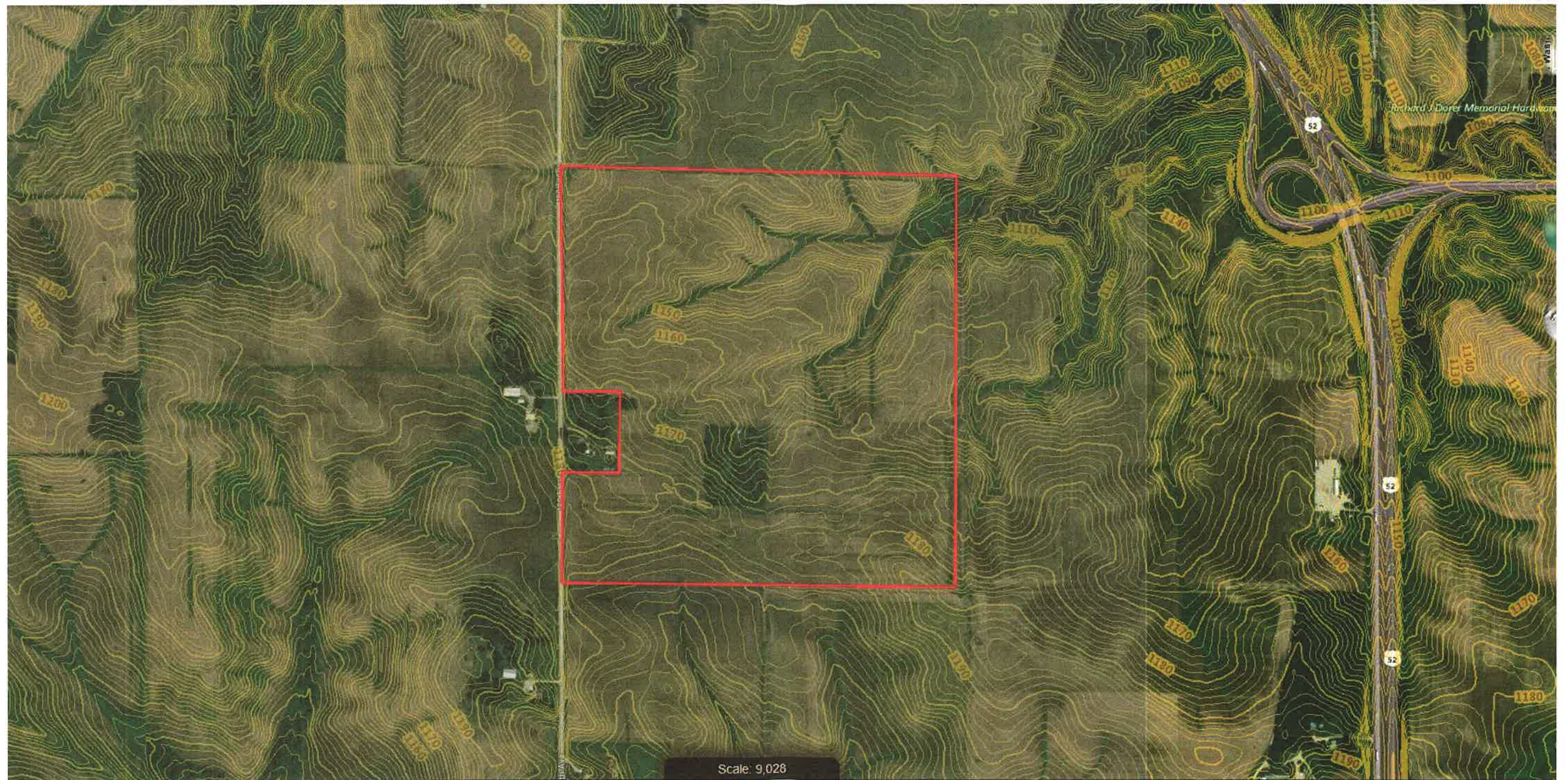
ARRAY LOCATION

47050 180th Avenue

4000' 4000' 4000'

Exhibit C - Topographical Map

Topographical Map, 47050 180th Avenue, Zumbrota, MN 55992



Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: County Board
From: Land Use Management
Meeting Date: February 19, 2019
Report date: February 12, 2019

HUNEKE 2

CONSIDER: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.4 acres. Parcel 38.033.0100. TBD ST HWY 60, Zumbrota, MN 55992. Part of the E 1/2 of the NE 1/4 of Sect 33 Twp 110 Range 16 in Minneola Township. A1 Zoned District.

Application Information:

Applicant: MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners)

Address of zoning request: TBD ST HWY 60, Zumbrota, MN 55992

Parcel(s): 38.033.0100

Abbreviated Legal: Part of the E 1/2 of the NE 1/4 of Sect 33 Twp 110 Range 16 in Minneola Township

Township Information: Minneola Township acknowledged the CUP and approved a Township

Permit for the request on 1/8/2019.

Zoning District: A1 (Agriculture District)

Attachments and links:

Application and submitted project summary

Site Map(s)

February 11, 2019 Planning Commission Meeting Minutes

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant has submitted a CUP request to construct and operate a one (1) Megawatt (MW) photovoltaic (PV) utility-scale solar garden on up to 10.42 acres of leased land located in Minneola Township that is currently owned by Andrew Huneke and Kim Huneke. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the "USS Solar Greenhouse LLC" Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 30 years.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a "Utility-Scale SES" within the County's A1 zoned districts.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs

"To effectively promote the safety, health, and well-being of our residents"

www.co.goodhue.mn.us

and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The approximately 10.42-acre site to be leased by the applicant is currently used for row-crop agriculture (corn and soybeans) by the owner.

Land use on the 72.97 acre parcel includes another one (1) Megawatt (MW) photovoltaic PV utility scale solar garden situated immediately north of the proposed site on approximately 8 acres. A CUP for this solar project that was developed by Innovative Power Systems was approved by the County Board in February, 2017 and the project has since been constructed (see enclosed site map). The balance of the property is comprised of tilled cropland.

Adjacent land uses include agriculture and low-density residential.

The nearest residence (Parcel #380341100 – Jon P Yusten) is located 337 feet from the proposed facility. There are existing trees and other vegetative cover that partially screens the proposed site from the Yusten property and the Bruce W Goodman property (Parcel #380341300) located southeast of the proposed site.

- Section 33 and all of the surrounding Sections are located within the County's A1 (Agriculture Protection) Zone.
- The major equipment components of the project are solar panels, inverters, and racking.

Solar Array:

- The solar array is proposed to include 4046 solar panels. The panels are mounted on a steel and aluminum racking structure positioned a fixed 30 degree tilt, and generally averages ten (10) feet above grade and will not exceed a maximum height of twenty (20) feet above grade.
- The racking system is installed in the ground with I-beams that are driven directly into the ground at a depth usually between six (6) feet and ten (10) feet depending on soil conditions.
- The only proposed grading that will occur is for the roads and concrete equipment pads.
- The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trenched underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface.
- The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).
- MN 121819 would like to begin construction in April 2019 and complete the project before December 2019. The construction process takes approximately nine months.
- Construction, operation and maintenance crews will access the site by a proposed twelve (12) foot wide gravel road that has a forty (40) foot entrance off MN-60 on the north side of the property.
- A recorded ingress/egress easement is not required for the property given the site is to be leased and all land to be crossed to access the site will remain under common ownership.

A separate fire number will be required for the site.

- Adequate emergency vehicle access is available to service the location.

The access route would be composed of crushed aggregate to facilitate emergency vehicle access in inclement weather conditions.

- The solar garden is sited to comply with all GCZO setback requirements for solar energy systems.

Landscaping/Drainage:

- Storm water management measures will be determined by EVS, a licensed civil engineering firm. They are a Minnesota based company with an enormous amount of experience designing solar arrays. Since no substantial grading will be required, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly base underneath the project site before construction begins to prevent erosion. The project will be subject to

National Pollution Discharge Elimination System (NPDES)/Storm water discharge permit requirements as administered by the Minnesota Pollution Control Agency. Land Use Management Department Staff will confirm that, these requirement have been met by the applicant during the Building Permit review.

- The applicant has included a Level 1 Wetland Delineation Report for the Huneke 1 Project, prepared by Area M Consulting (Area M). It is the professional opinion of Area M that the Study Area does not contain areas that satisfy the criteria to be wetlands. They note that only state, federal, or local agencies have final authority over wetland extent and jurisdictional status.

Beau Kennedy of the Goodhue SWCD (Wetlands Coordinator) has indicated that “no official wetland determination has been made for this project area. However past delineations for this site did show a wetland to the north of the solar facility that was installed in 2018. I would concur with the wetland report submitted with the CUP that no wetlands are present in this proposals project area.”

- Aside from the gravel access road and meter pad, the entire area within the fenced project boundary will be restored to a low-maintenance seed mix, including the area below the solar panels. The Applicant has been asked to specify the seed mix prior to County approval of the CUP. Mike Bufulini with Gordian Energy, a representative of the Applicant has indicated that information regarding the specific seed mix to be used will be provided prior to the Planning Advisory Commission meeting on February 11.
- The solar array will be contained within an area protected by a six-foot chain link fence with one foot of barbed wire above it.
- Ample room exists on the property to fulfill GCZO off-street parking requirements.

Maintenance/Decommissioning:

- The project is subject to issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.
- MN121819, LLC, has indicated that the solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. A description of proposed Operations and Emergency Response plans and contact personnel has been included in Exhibit J.
- The Applicant has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the “LAND LEASE AND SOLAR EASEMENT” between the property owners (Andrew J. Huneke and Kim Y. Huneke) and MN121819 LLC. These obligations include a provision for “Security for Removal”. Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board will need to decide if the County will require financial assurance to cover anticipated decommissioning costs.
- The Applicant has prepared a Decommissioning Agreement between MN 121819 LLC and Andrew Huneke and Kim Huneke that includes removal of all equipment to a depth of 2-3 feet, timelines for removal, and the establishment of a financial security. The Applicant has estimated total costs for decommissioning to be \$87,767 and has estimated the salvage value of reclaimed materials to be \$86,126.
- Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board will need to decide if the County will require financial assurance to cover anticipated decommissioning costs.

PAC Findings of Fact:

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use appears harmonious with the established uses in the vicinity. There is an existing Solar Garden existing directly south of the subject site that has been functioning without record of complaint from neighboring residences.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and it does not appear incompatible with adjacent land uses.
3. A review of the applicants submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance’s parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. Furthermore, the applicants’ lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

PAC Recommendation:

Planning Advisory Commission recommends the County Board

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 7:00 PM by Chair Darwin Fox at the Goodhue County Government Center 3rd Floor Court Room in Red Wing, Minnesota.

Roll Call

Commissioners Present: Darwin Fox, Richard (Dick) Nystuen, Tom Gale, Scott Safe (for Barney Nesseth), Richard Miller, Tom Drazkowski, Howard Stenerson and Sarah Pettit

Commissioners Absent: Marc Huneke

Staff Present: Land Use Management Director Lisa Hanni, Zoning Administrator Mike Wozniak
Zoning Assistant Abby Breyfogle

1. Approval of Agenda

¹Motion by Commissioner Gale; seconded by Commissioner Drazkowski to approve the meeting agenda. Motion carried 8:0

2. Approval of Minutes

²Motion by Commissioner Gale; seconded by Commissioner Fox to approve the previous month's meeting minutes. Motion carried 8:0

3. Conflict/Disclosure of Interest

Commissioner Stenerson stated he has a conflict regarding his plat request.

4. Public Hearings

PUBLIC HEARING: CUP Request to Elevate a Dwelling within a Floodplain by Means Other than Fill

Request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the base flood elevation of a Floodplain area by means of a "tuck under" garage foundation. Parcel 43.230.0060. TBD Lake View Ave Red Wing, MN 55066. Lot 6, Block 1 of Wacouta Point Plat located in Sect 31 Twp 113, Range 13 in Wacouta Township. R1 Zoned District.

The Applicant Curt Caverly (Caverly) was present to represent the application.

Lisa Hanni (Hanni) presented the staff report and attachments. Hanni stated that a neighbor of the parcel contacted her in support of another home being built there.

Caverly stated that the elevation certificate in front of the board is not correct and he has an updated one.

Commissioner Pettit requested changing the township endorsement from Stanton to Wacouta on the first page of the report.

Commissioner Stenerson questioned what the footprint of the original house that was there was.

Caverly stated that the house has been gone since the 50's and he is unsure what the footprint was.

Discussion regarding lot size being substandard and why a variance is not needed in this instance because of the parcel being shoreland.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

Commissioner Gale asked how high the flood mark on the basement will be.

Caverly responded about 4 feet.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

³After Chair Pettit asked three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

⁴Motion by Commissioner Stenerson seconded by Commissioner Fox, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a “tuck under” garage foundation. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall provide an as-built Elevation Certificate verifying the first-floor elevation and all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities meet or exceed the regulatory flood protection elevation (RFPE) of 683.0 feet mean sea level;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 24 (Suburban Residence District), Article 31 (Shoreland Regulations), and Article 32 (Floodplain District).

Motion carried 8:0

PUBLIC HEARING: “Wildwood Gardens” Preliminary and Final Plat Review

Request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat review of the proposed “Wildwood Gardens” Plat comprising approximately 56.45 acres. Parcels 43.135.0200 and 43.136.0380. TBD Wildwood Lane Red Wing, MN 55066. Part of the SE ¼ of Sect 35 and the SW ¼, SW ¼ of Sect 36 in Twp 113, Range 14 in Wacouta Township. A2 Zoned District.

Commissioner Stenerson stepped down for conflict of interest.

The Applicant Howard Stenerson was present to represent the application.

Hanni presented the staff report and attachments.

Stenerson stated there is no change in the use of the property or zoning changes. He stated the purpose of this is to clean up a title. He stated he has spoken to the township about where the easements are exactly. He stated that they settled on dedicating the easements to the public

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

but then the township did not sign off on it and is currently waiting for the County Board to sign off on it first.

Further discussion regarding the dedication of the easements.

Commissioner Nystuen asked if this property was where there was a proposed solar panel before.

Stenerson responded that it was, but this has nothing to do with the solar panel. He stated that he simply wants to clean up the title work. He continued that the property is presently being used for crops and going forward none of the uses are being changed.

Commissioner Pettit asked if there would be an issue if they approved the dedication of the easements and then what happens if the township decides not to.

Hanni responded that after approval it would go to the County Board for approval in the beginning of March and we should know something between now and then from the township regarding what they decide.

Commissioner Fox clarified that this was only for the easements on Stenerson's property and not the neighboring properties.

Staff responded that is correct.

Discussion regarding what the easements are for exactly and the roads that come through the area.

Chair Pettit opened the Public Hearing.

Al Wolf (27985 flower valley lane) stated he wanted to make sure it had nothing to do with the solar panels.

After Chair Pettit asked three times for comments, it was moved by Commissioner Drazkowski and seconded by Commissioner Safe to close the public hearing.

Motion carried 8:0

6Motion by Commissioner Fox seconded by Commissioner Safe, for the Planning Advisory Commission to:

- adopt the staff report with amendments into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion Carried 7:0 (Commissioner Stenerson abstained from voting on this issue)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Parcel 26.032.0400. TBD 390th Ave, Goodhue, MN 55027. Part of the NW ¼ of Sect 32 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

The Applicants were present to represent the application.

Hanni presented the staff report and attachments.

Michael Wozniak (Wozniak) commented that in the reports staff requested a more detailed seed plan from the applicants and have since received the same.

Discussion between Michael Buffalini, representative for applicant, and Commissioner Stenerson regarding MNdot seed mix and it being native to the area.

Drazkowski questioned what the difference was between the potential wetland lines and the wetland lines.

Applicant responded that they were not able to do a field study to make sure there were not any wetlands in the area. Once the conditions outside allows for a field study, the applicant will confirm if there is or isn't wetlands. Applicant stated that if there is wetland, they will move the array.

Wozniak added that staff would require the wetland question to be resolved before building permits would be issued but does not necessarily need to be a part of the conditions since it will be subject to Beau Kennedy's review during the building permit process.

Discussion regarding solar arrays in wetlands or potential wetlands and direction from the state.

Commissioner Stenerson asked when the project was started.

Applicant stated around November which is why a field study hasn't been done due to the winter months.

Commissioner Nystuen asked why so many small solar arrays are going up all over the county instead of doing one big large one?

Commissioner Gale responded that Excel Energy changed the standards for solar arrays to allow only 1 megawatt.

Discussion regarding Excel Energy only wanting to allow 1 megawatt arrays everywhere instead of one large array. Commissioner Stenerson added that a lot of the reasoning behind the change was due to State Legislature and Court Rulings.

Commissioner Fox commented that we are letting industry dictate how we zone.

Commissioner Miller stated he would like to have a discussion going forward regarding prime farm land and if these arrays should be allowed on prime farm land.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

Commissioner Stenerson is concerned about the arrays and their life span and if the panels will still be good at the end of 30 years.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

⁸Motion by Commissioner Stenerson seconded by Commissioner Nystuen, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 7:1 (Commissioner Fox opposed)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Parcel 39.007.0301. TBD 180th Ave, Zumbrota, MN 55992. Part of the NW ¼ of Sect 07 Twp 109 Range 15 in Pine Island Township. A1 Zoned District.

Applicant is present to represent the application.

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Hanni presented the staff report and attachments.

Commissioner Drazkowski commented that he is concerned because solar arrays in the past were tucked away and hid behind vegetation etc., but now they seem to be more out in the open and there is no notation if neighbors have been talked to yet. He continued that the detail in sightlines, fencing, buffering, etc., is missing and he would like to see this for all solar arrays.

Discussion regarding location of the array and how it will be further away from the main road than the current array.

Further discussion regarding regulations and trends in solar arrays and their policies and future limits.

Applicant responded he relied on the owner to talk to the neighbors. Applicant is unsure if that happened or not as owner is at a township meeting at this time. Applicant stated that typically they would go out and speak to the neighbors but owner said he would take care of that since the neighbors were not upset with the first array that is already built and running.

Wozniak stated that the county does not require the applicant to speak to the neighbors, it is encouraged but not required.

Applicant stated if the neighbor would request vegetative screening they would be willing to accommodate that.

Discussion regarding seed that would slow water flow so that there isn't fast run off creating ditches of water and soil erosion.

Applicant stated they will use silt fences and build everything to compaction as they go.

Commissioner Stenerson questioned if the project was large enough to require an erosion control plan.

Wozniak responded in the packet staff receives from the applicant's erosion is thoroughly addressed. He continued that typically someone from the zoning staff inspects the site to make sure there are no erosion concerns.

Chair Pettit opened the Public Hearing.

Mark Chamberlain of Pine Island stated his concern isn't the use of the land but he has a dairy farm currently and it is becoming boxed in with the amount of solar panels in his location. Since all of the solar panels have been installed his cows have become more and more agitated as the sun is up. He is wondering if there any stray voltage coming off of the panels. Mark continued that had a study done on his farm on stray voltage and didn't see anything coming from power lines or anywhere the first test he had done, but one from the next year he saw some current coming into the farm site.

Commissioner Nystruen asked if it was Excel Energy who did the study or if it was a private firm.

Mark stated it was with a private firm.

Commissioner Miller echoed Mark's concern regarding stray voltage.

Applicant stated that when they have had stray voltage tests done before and their arrays have never had any stray voltage from them. He continued that they would be willing to do a stray voltage test for this neighbor.

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Commissioner Stenerson asked Mark if he had any discussions with Excel Energy about this issue.

Mark responded no.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Drazkowski to close the public hearing.

Motion carried 8:0

Commissioner Stenerson stated that these lines would be going up and down in voltage during the day and it is tied into Excel's capacity limits.

Commissioner Drazkowski asked if there is a screening plan or not.

Hanni responded screening is typically only needed if the array is too close to the neighbors or if some neighbor came in and asked for it.

Commissioner Fox commented that this particular array due to location didn't have much concern for screening.

Commissioner Stenerson asked what the process would be for a stray voltage study and what the benefit would be.

Applicant stated they could contact the neighbors and give them the information. He stated they use a 3rd party that would test and they would test their system as well as Excel's system and/or high power line to see if there is any stray voltage.

Commissioner Stenerson would like to add a condition going forward regarding the stray voltage study.

Staff suggested conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A storm water management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

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9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

¹⁰Motion by Commissioner Stenerson seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Add condition #12;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;

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11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

12. Applicants shall conduct a stray voltage study to be completed before and after building the solar array. The applicant shall share the results with neighboring landowners and Land Use Management Staff.

Commissioner Nystuen clarified that the study would be done before and after the array was built.

Commissioner Pettit questioned what they would do if they found stray voltage?

Commissioner Gale added that it would establish if there's a problem and prove they aren't adding to the problem.

Commissioner Stenerson amended his motion to include that the results of the stray voltage testing be done before and after building the array and the results shall be shared with all neighbors. Commissioner Miller seconded.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.4 acres. Parcel 38.033.0100. TBD ST HWY 60, Zumbrota, MN 55992. Part of the E 1/2 of the NE 1/4 of Sect 33 Twp 110 Range 16 in Minneola Township. A1 Zoned District.

Applicant is present to represent the application.

Hanni presented the staff report and attachments.

Commissioner Fox commented that they got this one tucked in further than they originally had planned and he opined that this was a good way to handle solar arrays.

Commissioner Stenerson asked about stray voltage here and wondered if this was the same powerline as the previous CUP.

Staff responded that there's a large distance between the two.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Pettit commented she has concerns regarding stray voltage issues as well as solar arrays taking up prime farm land. She continued that this solar array is a good fit for the area.

Commissioner Nystruen asked staff about the conditions being different between the last array and this one.

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Wozniak responded that there are no wetland issues on this array so that condition was not needed.

¹²Motion by Commissioner Stenerson seconded by Commissioner Gale, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres. Parcel 33.027.0400. TBD CTY 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Sect 27 Twp 111 Range 15 in Goodhue Township. A1 Zoned District.

The Applicant was present to represent the application.

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Hanni presented the staff report and attachments.

Wozniak read comments from Beau Kennedy regarding wetland issues.

“No official wetland determination has been made for this portion of the solar project. However, I do not foresee any wetlands present within the project area. Also, the first facility constructed in 2018 and witnessed some considerable erosion problems on north facing steep slopes. Developer should take steps to assure no downstream sedimentation occurs during and after construction.”

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

¹³After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Fox commented on placement of this makes it so you barely see it.

¹⁴Motion by Commissioner Nystuen seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

**PLANNING COMMISSION
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9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

5. Other discussion

Discussion regarding township and county road condition to be added to the CUP applications and approval.

Commissioner Pettit stated she would like to have a discussion going forward how to handle the solar arrays, stray voltage, and taking farm land out of commission.

Discussion of what to include in the April 15th meeting regarding solar arrays:

What we've approved, where they are, what's been built from what's been approved.

How many are in Prime Farmland

Existing permits and their vicinity to feedlots

Decommissioning

Life span expansion

Will set up a time for the solar panel April 15th meeting/discussion time at March meeting.

¹⁵Adjourn: Moved by Commissioner Nystuen, second by Commissioner Fox, to adjourn the Planning Advisory Commission meeting at 8:59 PM.

Motion carried 8:0

Respectfully Submitted,

Abby Breyfogle; Recording Secretary

¹ APPROVE the PAC meeting agenda.

Motion carried 8:0.

² APPROVE the previous month's meeting minutes.

Motion carried 8:0.

³ Motion to close the Public Hearing.

Motion carried 8:0

⁴ Recommend the County Board of Commissioners Approve the request to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a "tuck under" garage foundation.

Motion carried 8:0

⁵ Motion to close the Public Hearing.

Motion carried 8:0

⁶ Recommend the County Board of Commissioners Approve the request the request for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion carried 8:0

⁷ Motion to close the Public Hearing.

**PLANNING COMMISSION
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Motion carried 8:0

⁸ Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres.

Motion carried 7:1 (Commissioner Fox opposed)

⁹ Motion to close the Public Hearing.

Motion carried 8:0

¹⁰ Recommend the County Board of Commissioners Approve the request for for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres.

Motion carried 8:0

¹¹ Motion to close the Public Hearing.

Motion carried 8:0

¹² Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres.

Motion carried 8:0

¹³ Motion to close the Public Hearing.

Motion carried 8:0

¹⁴ Recommend the County Board of Commissioners Approve the request from for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

Motion carried 8:0

¹⁵ ADJOURN the Planning Commission meeting.

Motion carried 8:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

Planning Advisory Commission

Public Hearing
February 11, 2019

MN121819 LLC
A1 Zoned District

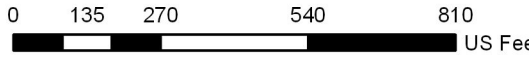
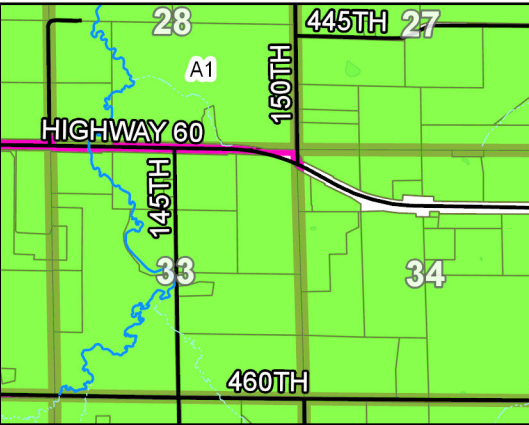
Parcel 38.033.0100
E1/2 of NE 1/2 of Sec 33 Twp 110
Range 16 in Minneola Township

Request for Utility-Scale Photovoltaic
Ground 1 Megawatt Solar Energy System



Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope)
 - 20
 - 30
- FEMA Flood Zones
 - 2% Annual Chance
 - A
 - AE
 - AO
 - X



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2016 Aerial Imagery
Map Created January, 2019 by LUM



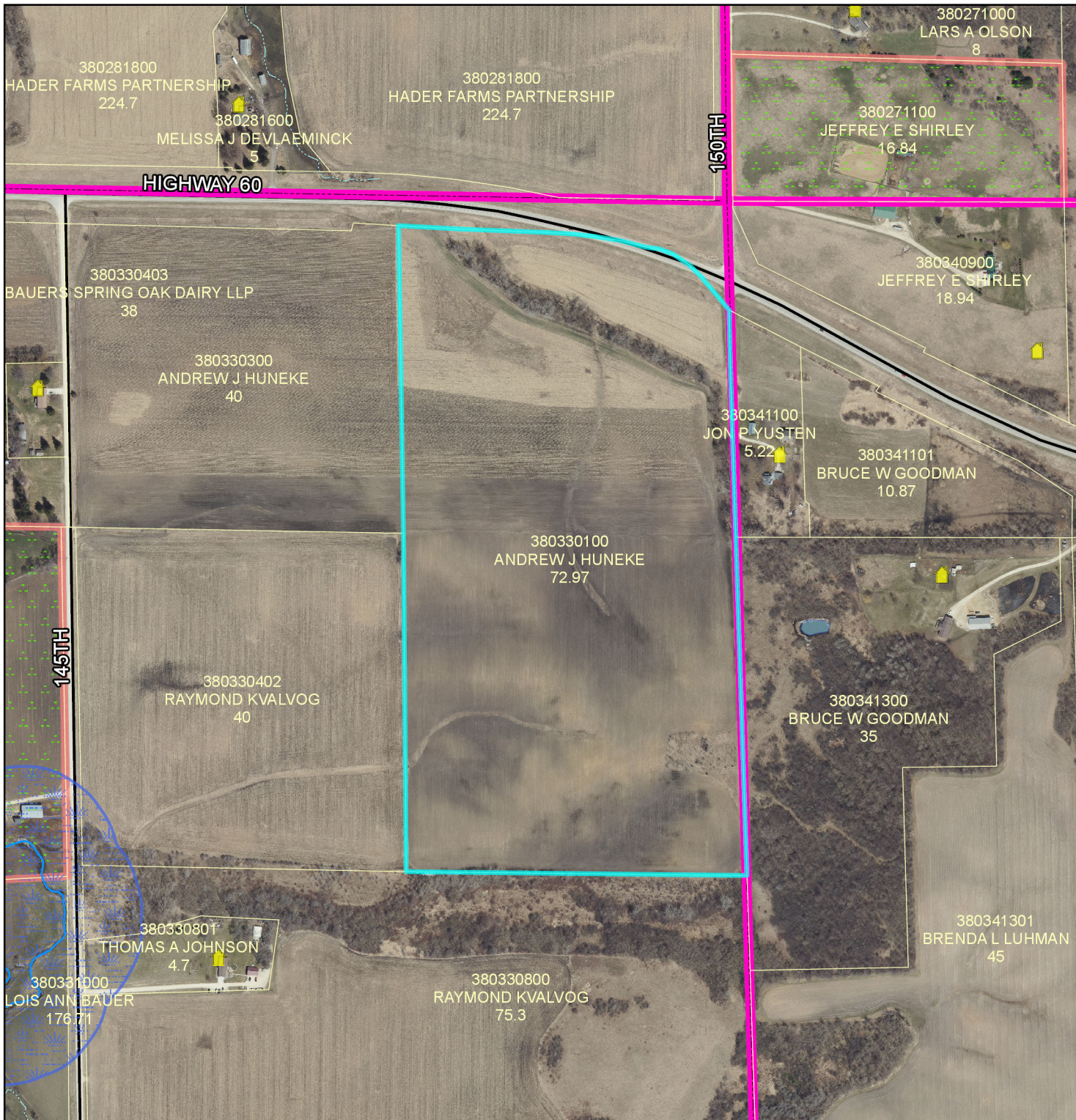
Planning Advisory Commission

Public Hearing
February 11, 2019

MN121819 LLC
A1 Zoned District

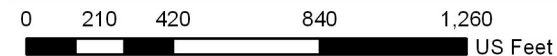
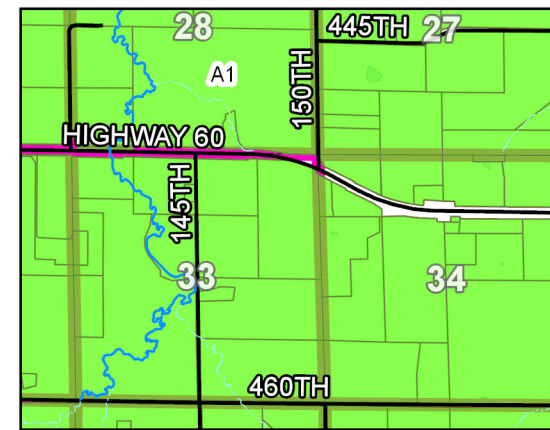
Parcel 38.033.0100
E1/2 of NE 1/2 of Sec 33 Twp 110
Range 16 in Minneola Township

Request for Utility-Scale Photovoltaic
Ground 1 Megawatt Solar Energy System



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | |
| | Shoreland | | |
| | Historic Districts | | |
| | Parcels | | |
| | Registered Feedlots | | |
| | Dwellings | | |
| | Municipalities | | |
| | | | FEMA Flood Zones |
| | | | 2% Annual Chance |
| | | | A |
| | | | AE |
| | | | AO |
| | | | X |



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2016 Aerial Imagery
Map Created January, 2019 by LUM



RECEIVED

JAN 16 2019

Application for Solar Energy System

2

Permit NUMBER:
For Staff Use only

Z19-0002

Land Use Management

APPLICATION FOR

Solar Energy System Application

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Andrew Huneke and Kim Huneke

PROPERTY OWNER'S ADDRESS:

46433 145th Ave, Zumbrota, MN 55992

TELEPHONE:

EMAIL:

APPLICANT OR AUTHORIZED AGENT'S NAME:

MN 121819, LLC

Same as Above

APPLICANT'S ADDRESS:

3915 Coolidge Ave Baltimore MD 21229 USA

TELEPHONE:

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Michael Bufalini

Same as Above

ADDRESS:

3915 Coolidge Ave Baltimore MD 21229 USA

TELEPHONE:

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:

14766 Highway 60, Zumbrota, MN 55992

ZIP CODE:

LEGAL DESCRIPTION:

PID 3800330300: The NW 1/4 of the NE 1/4 of Section 33, Township 110, Range 16, less 1.99 ac HWY easement, Goodhue County, MN Attached
PID 380330100: The E 1/2 of the NW 1/4 of Section 33, Township 110, Range 16, less 7.02 ac to State and except 1.37 ac to HWY easement, Goodhue County, MN.

3. Supporting information

NUMBER OF SOLAR COLLECTORS TO BE INSTALLED

4,046

TOTAL SIZE OF PROJECT

1.416 MW DC / 1.000 MW AC

DESCRIBE METHOD OF CONNECTING THE ARRAY TO A BUILDING OR SUBSTATION

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trenched underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).

Attach signed interconnection agreement

4. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. Other information or applications may be required.

Signature: Michael H Bufalini

Digitally signed by Michael H Bufalini
DN: cn=Michael H Bufalini
Reason: I am approving this document
Created: 2018.12.21 14:51:45-0500
Email: 2018.12.21 14:51:45-0500

Date: 12/21/2018

Print name: Michael Bufalini owner or authorized agent (circle one)

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # _____

Permit# _____

PROPERTY OWNER INFORMATION

Last Name Huneke		First Andrew		Email:
Street Address 46433 145th Ave				Phone
City Zumbrota	State MN	Zip 55992	Attach Legal Description as Exhibit "A" <input type="checkbox"/>	
Authorized Agent Michael Bufalini			Phone 724-630-4106	
Mailing Address of Landowner: 46433 145th Ave, Zumbrota MN, 55992				
Mailing Address of Agent: 3915 Coolidge Ave, Baltimore MD 21229				

PROJECT INFORMATION

Site Address (if different than above): **14766 Highway 60, Zumbrota, MN 55992**

Lot Size 35.5 acres	Structure Dimensions (if applicable) 8 acres
----------------------------	---

What is the conditional/interim use permit request for? **Ground-Mounted SES**

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
See Exhibit J

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner: _____ Date _____

Signature of Agent Authorized by Agent: _____

TOWNSHIP INFORMATION

Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature _____	Title _____	Date _____
-----------------	-------------	------------

Comments:

COUNTY SECTION _____ **COUNTY FEE \$350** _____ **RECEIPT #** _____ **DATE PAID** _____

Applicant requests a CUP/IUP pursuant to Article _____ Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name _____ Zoning District _____

Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: _____ Approve _____ Deny _____ Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # _____

Permit# _____

PROPERTY OWNER INFORMATION			
Last Name Huneke	First Andrew	Email: _____	
Street Address 46433 145th Ave		Phone _____	
City Zumbrota	State MN	Zip 55992	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Authorized Agent Michael Bufalini		Phone _____	
Mailing Address of Landowner: 46433 145th Ave, Zumbrota MN, 55992			
Mailing Address of Agent: 3519 Coolidge Ave, Baltimore MD 21229			
PROJECT INFORMATION			
Site Address (if different than above): 14766 Highway 60, Zumbrota, MN 55992			
Lot Size 35.5 acres	Structure Dimensions (if applicable) 8 acres		
What is the conditional/interim use permit request for? Ground-Mounted SES			
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized See Exhibit K			
DISCLAIMER AND PROPERTY OWNER SIGNATURE			
<i>I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.</i>			
Signature of Landowner: <u>Andrew Huneke</u>		Date <u>12-18-2018</u>	
Signature of Agent Authorized by Agent: <u>M.H. EPA</u>			
TOWNSHIP INFORMATION			
Township Zoning Permit Attached? <input type="checkbox"/> If no please have township complete below:			
By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.			
Signature _____	Title _____	Date _____	
Comments:			
COUNTY SECTION			
COUNTY FEE \$350	RECEIPT # _____	DATE PAID _____	
Applicant requests a CUP/IUP pursuant to Article _____ Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance			
What is the formal wording of the request?			
Shoreland _____	Lake/Stream Name _____	Zoning District _____	
Date Received _____	Date of Public Hearing _____	DNR Notice _____	City Notice _____
Action Taken: <input type="checkbox"/> Approve <input type="checkbox"/> Deny Conditions:			



GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

See Exhibit J

2. Planned use of existing buildings and proposed new structures associated with the proposal.

See Exhibit J

3. Proposed number of non-resident employees.

N/A

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

See Exhibit J

5. Planned maximum capacity/occupancy.

N/A

6. Traffic generation and congestion, loading and unloading areas, and site access.

See Exhibit J

7. Off-street parking provisions (number of spaces, location, and surface materials).

See Exhibit J

8. Proposed solid waste disposal provisions.

See Exhibit J

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

See Exhibit J

10. Existing and proposed exterior lighting.

See Exhibit J

11. Existing and proposed exterior signage.

See Exhibit J

12. Existing and proposed exterior storage.

See Exhibit J

13. Proposed safety and security measures.

See Exhibit J

14. Adequacy of accessibility for emergency services to the site.

See Exhibit J

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

See Exhibit J

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

See Exhibit J

17. Existing and proposed surface-water drainage provisions.

See Exhibit J

18. Description of food and liquor preparation, serving, and handling provisions.

N/A

19. Provide any other such information you feel is essential to the review of your proposal.

N/A

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Minneola

Goodhue County

Parcel # 38.033.0100

APPLICANT INFORMATION

Last Name <u>Bufalini</u>	First <u>Michael</u>	M.I. <u>H</u>
Street Address <u>4001 Coolidge Avenue</u>		Phone
City <u>Baltimore</u>	State <u>MD</u>	ZIP <u>21229</u>
Email Address		
Township <u>110</u>	Range <u>16</u>	Section <u>33</u>

PROJECT INFORMATION

Site Address <u>14766 HWY 60 Zumbrota, MN 55992</u>		
Zoning District	Lot Size	Structure Dimensions <u>10.42 Acres</u>
Type of Project <u>Solar CSG</u>	Proposed Use	
Structure Type	Replacement?	YES <input type="checkbox"/> NO <input type="checkbox"/>
Variance # _____	Conditional Use Permit # _____	
GPS Coordinates		

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

Signature <u>M.A. Bufalini</u>	Date <u>1/8/19</u>
--------------------------------	--------------------

TOWNSHIP APPROVALS

I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature <u>[Signature]</u>	Title <u>Clerk</u>	Date <u>1-8-2019</u>
Signature <u>[Signature]</u>	Title <u>Chair</u>	Date <u>1-8-2019</u>

Application fee <u>\$800</u>	Receipt Number <u>209891</u>
------------------------------	------------------------------



Exhibit E - Equipment Specifications

The 1.000MW solar PV project is rated to 1.000 MW AC/ 1.416 MW DC.

The system consists of the following:

- A. 4046 modules (REC Solar REC350TP 72, 350W, 1000V modules) feed into inverters.
- B. 17 inverters (CHINT SCA60KTL-DO/US, 480 inverter W/integrated DC and AC disconnects) which feed into 3 MLO panels.
- C. Low voltage switchgear- 1600A, 480V, 3 phase, 4 wire, 3R which is connected to the 480V side of the step-up transformer.
- D. Step up three phase pad mounted transformer- 1.5MVA, 12.47kV:480V, 5.32%
- E. Zig-zag grounding transformer on the 480V side

The 4046 modules are divided into strings and each string has 18 modules.

· Each inverter has up to 14 string input of 18 modules each.

The following attachments are the single line electrical drawings and equipment specs as well as the data sheets for the manufacturers.



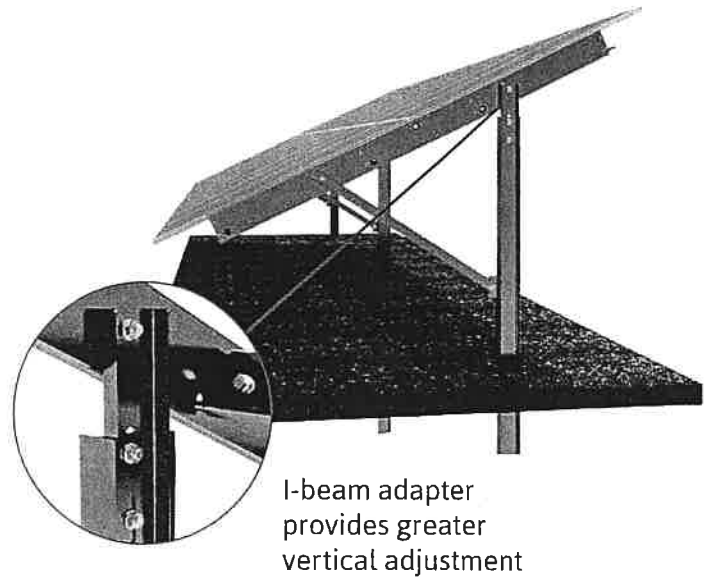
CONTOUR DB

The numerous benefits of DCE Solar's Contour DB result in the lowest system cost.

- » Single point purlin connection creates unmatched system compatibility with grade
- » Integrated wire support system
- » Integrated array grounding
- » Industry leading installation time

Driven Beam

Rugged and economical I-beam foundation provides a flexible solution for all conditions, including rocky soils.



Grounding and Bonding

Grounding and bonding via serrated hardware certified to UL 2703 (listing available upon request).

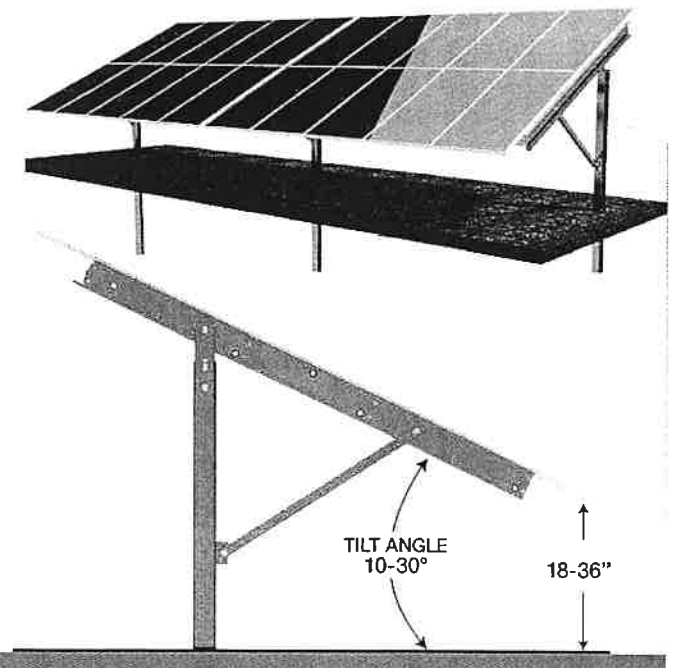


Exhibit J - Conditional Use Permit

Friday, December 21, 2018
Goodhue County
Attn: Michael Wozniak, Planning Supervisor
509 W 5th Street
Red Wing, MN 55066

MN 121819, LLC (MN 121819) is requesting a Conditional Use Permit for a one-Megawatt Alternate Current photovoltaic community solar garden with service period of 25-35 years. The Utility Scale community solar garden is going to cover 8 acres of land the following described 35.5-acre parcel of land owned by Andrew J. Huneke and Kim Y. Huneke, PID 3800330300: The NW 1/4 of the NE 1/4 of Section 33, Township 110, Range 16, less 1.99 ac HWY easement, Goodhue County, MN. PID 380330100: The E 1/2 of the NW 1/4 of Section 33, Township 110, Range 16, less 7.02 ac to State and except 1.37 ac to HWY easement, Goodhue County, MN. The property is Zoned Agricultural Protection. Commercial Community Solar Gardens are permitted as a conditional use. A property tax bill and assessors report are attached in **Exhibit D** to provide evidence that property taxes are current on the parcel involved in this request.

The site was selected due to its physical characteristics, proximity to existing Xcel Energy electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation.

1. Township Recommendation	2
2. Design and Interconnection	2
3. Construction	3
4. Access, Parking, Road Use and Maintenance	3
5. Storm Water Management Measures	3
6. Operations & Emergency Response	3
7. Landscaping	4
8. Fire Prevention	5
9. Visual Impact Analysis	5
10. Decommissioning Plan	5
11. Insurance Information	8
12. Exhibit List	9
13. Appendix A	9

MN121819,LLC

1. Township Recommendation:

MN 121819 is planning to attend a Minneola Township meeting and will obtain the Township acknowledgement and approval that will be reflected in **Exhibit L**.

2. Design and Interconnection:

Each garden will consist of approximately four thousand forty-six (4046) solar panels. The panels are mounted on a steel and aluminum racking structure positioned at a fixed 30° tilt, and generally averages approximately ten (10) feet above grade and will not exceed a maximum height of twenty (20) feet above grade. The racking system is installed in the ground with I-beams that are driven directly into the ground at a depth usually between six (6) feet and ten (10) feet depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to ninety (90) MPH and sixty pounds per square foot (60 LBS/SF) of snow. Each of the gardens will have one (1) concrete equipment pad, typically less than 320 square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Equipment specifications as well as their UL rating are attached as **Exhibit E**.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trenched underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).

The solar array will be contained within an area protected by a six-foot chain link fence with one foot of barbed wire above it. Construction of this system will not create any noise, odor, dust, or any other pollutants or annoyances to surrounding parcels. There will be 10" x 7" "Danger High Voltage" signs place around the fence in intervals of 100'. In addition, there will be site emergency contact information, Xcel contact information, and the SRC number posted on the front gate. The solar garden will comply with all applicable state, county, and federal regulations. No exterior lighting is proposed for the project. We will not need the county to provide any services or county personnel.

MN121819,LLC

3. Construction:

MN 121819 would like to begin construction in April 2019 date and complete the project before December 2019. The construction process takes approximately nine months. Operating hours during construction will be 8am-6pm. The site will have a portable toilet for workers. No water supply will be required. A dumpster will be on site during the entire construction process and will be serviced periodically for any waste debris that may come as a result of construction. Any materials will be stored and locked in storage containers that are placed on site and part of the access road turnaround. Large flatbed and delivery trucks will be delivering heavy machinery and equipment to the site periodically throughout the construction process. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be used on site almost daily. MN 121819 will use appropriate temporary (construction-related) erosion and sediment control best management practices (BMP) through construction. MN 121819 agrees to the Site Rules attached as **Exhibit F**.

4. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a proposed twelve (12) foot wide gravel road that has a forty (40) foot entrance off MN-60 on the North part of the property. Road access will be controlled for erosion control during construction compliant with the methods used for storm water management. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

5. Storm Water Management Measures

Storm water management measures will be determined by EVS, a licensed civil engineering firm. They are a Minnesota based company with an enormous amount of experience designing solar arrays. Measures will include an analysis of the existing topography since no substantial grading will be required, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

6. Operations & Emergency Response:

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. It will be monitored remotely through

MN121819,LLC

a computer data acquisition system (DAS) so that appropriate personal can be dispatched to investigate potential problems. An operations and maintenance technician will be sent out to the site twice a year to inspect and provide maintenance the modules, electrical equipment, and the array fence. Construction, maintenance and decommissioning of the garden will be conducted in accordance with the MN 121819 Safety Manual, which is attached as **Exhibit G** as well as a Site Specific Safety Plan. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible due to the twelve ft wide access road.

Drainage, weeds, screening, general operations:

Mike Bufalini
Gordian Energy Systems, LLC
mbufalini@GordianE.com
724-630-4106

Maintenance, stray voltage and electrical:

Mike Bufalini
Gordian Energy Systems, LLC
mbufalini@GordianE.com
724-630-4106

No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

7. Landscaping:

MN 121819 has voluntarily participated in the Pollination Pledge, in which it has agreed to seed with native pollinator friendly vegetation underneath the panels and in surrounding areas within the project site. Seeding will be done as soon as the weather allows for proper germination. MN 121819 will utilize local companies to maintain the vegetation by mowing as needed and in a manner as to maximize weed and erosion control. Ground cover within the fenced portion of the array will not exceed 24 inches in height and will cover under and between the collectors, surrounding system foundation, and mounting devices. MN 121819 proposes a seed mix design specific to this site based on the parameters and methodology defined by the Minnesota Department of Transportation attached as **Exhibit H**.

MN121819,LLC

The purpose of the solar garden seed mix will be to:

- Withstand harsh climate conditions
- Minimize maintenance costs
- Minimize erosion
- Improve water quality
- Infiltrate storm water runoff

MN 121819 will be responsible for maintaining the existing drain tile system underneath the array and replacing any damage to tile that occurs during the construction process, or any time prior to or during decommissioning. Existing drain tile lines will be identified upon the completion of the ALTA survey prior to construction.

8. Fire Prevention:

This solar array will meet the requirements of the 2015 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the International Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NFPA) with safety of the public, contractors, and firefighters as the objective. Safety is paramount in our solar PV facilities.

9. Visual Impact Analysis:

MN 121819 conducted a site visit and visual analysis of the parcel and adjacent parcels to determine if any nearby properties would suffer substantially from obstructed or impeded views as a result of the proposed project. MN 121819 concluded that the impact is minimal.

10. Decommissioning Plan:

MN 121819 has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the lease. These obligations include removal of all equipment to a depth of 2-3 feet, timelines for removal, owner's rights to remove the solar facility upon failure by the Project Company, and establishment of a monetary security for removal in the form of a bond, escrow, or letter of credit. Section 4.4 of the lease is attached as **Exhibit I**.

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The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project's useful life, or earlier. The landowner will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

MN 121819 or its successors agree to be responsible for all decommissioning costs and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by MN 121819 will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

MN 121819 anticipates that decommissioning will occur 25-35 years after the date that the system becomes operational depending on the owner renewal option. All equipment and structures will be removed within ninety (90) days from either of the following: A. The end of the system's serviceable life; or B. the system becomes discontinued. A system shall be considered a discontinued use after one (1) year without energy production, unless a plan is developed and submitted to the Zoning Administrator outlining the steps and schedule for returning the system to service.

The following is a list of assumptions and clarifications to further define the methodology used to establish the scope and values of the removal costs and salvage values.

General

- The intent of the decommissioning work will be to fully remove the solar facility and restore the site to a stabilized natural condition. Even if the intent is to resume farming, the site will first be fully restored and stabilized.
- The service life of the facility is assumed to be 25 years. All dollar amounts are in present day value, and it is assumed that all values will inflate at a similar rate, therefore, the net comparison of removal cost to salvage value at the end of the service life will remain accurate.

MN121819,LLC

- Costs associated with this plan represent a “turn key” operation for a general contractor to be hired for this work, including permits, mobilization, contingency, etc.
- Unit costs for each line item have been provided by local contractors familiar with this type of work.
- Haul costs assume a maximum distance of 60 miles between the project and nearest disposal or recycling facility.
- No maximum duration has been assigned for this work. It has been assumed that this work would be handled by a single crew without full time site personnel.

Civil Infrastructure

- Topsoil used to backfill excavations will be borrowed from adjacent onsite locations. No topsoil import is included.
- Stormwater features such as retention berms or shallow basins with drain tile under drains may remain in place as they do not negatively impact future agricultural land uses and they will continue to provide an environmental benefit to the quality and quantity of offsite runoff.
- Aggregate removal will be the full depth of the aggregate section for roads, equipment pads, and other areas utilizing aggregate. No aggregate will be buried. Includes subgrade scarification prior to backfilling with topsoil.
- Turf establishment includes mulch, fertilizer, and water as necessary to achieve 70% ground cover as required to satisfy the NPDES Construction General Permit.
- Sediment control is priced as silt fence but could also be fiber logs. Location of sediment control will be downslope from exposed soils only in areas where sedimentation offsite or into onsite water bodies can reasonably be expected.

Structural Infrastructure

- Steel pile foundation removal is assumed to be similar in effort and price to pile installation.
- Steel racking removal is assumed to be similar in effort and price to racking installation.

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Electrical Infrastructure

- PV modules to be recycled. Assumption is that the modules are 72 cell polysilicon modules about 6' X 3' in dimension.
- Switchgear including transformers will be removed from their respective concrete pads and recycled/returned to the manufacturer.
- DC copper wiring will be dismantled and recycled.
- AC AL wiring, where underground will be dug up, retrieved and recycled.
- On site riser or interconnection poles shall be removed.
- String inverters/combiner boxes are no more than 130 lbs. in weight and not more than 40" X 25" X 12" in dimension. A two-person crew can dismantle a string inverter.
- Transformers are pad mounted and weigh approximately 6500 pounds. These are dry type transformers, so there is no need for any oil disposal.
- Switchgear and the transformer sit on the same concrete pad
- Underground medium voltage wires are generally aluminum and are placed in trenches, in some cases direct buried or in PVC conduits. They can be removed by trenching with a ditch witch

For the estimated cost for decommissioning, please see Schedule of Removal and Restoration Costs in Appendix A.

11. Insurance Information:

MN 121819 or its successor will provide a certificate of insurance meeting the Minnesota State requirements for liability insurance coverage. These requirements include:

- Insurance provider must be rated B+ or better by "Best."
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.
- Include "Northern States Power Company, a Minnesota Company" as additional insured.
- Contain a severability of interest clause of cross-liability insurance
- Provides for thirty (30) calendar days written notice to NSP prior to cancellation, termination, alteration, or material change of such insurance.
- Coverage provided is primary, and not excess of, contributing to, or combined with, any insurance maintained by NSP.

MN121819,LLC

We at MN 121819 sincerely appreciate all the help we have received from your staff with regard to our applications and we look forward to collaborating with you further to develop a great project that we can all be proud of.

12. Exhibit List:

- A. Application Form
- B. Site Plan
- C. Topographic Map
- D. Property Tax Evidence
- E. Equipment Pack
- F. Site Rules
- G. MN 121819, LLC Safety Manual
- H. MN DOT Seeding Guideline
- I. Executed Lease
- J. Conditional Use Permit Summary
- K. Interconnection Application
- L. Township Approval and Documentation
- M. Area M Cultural Report

MN121819, LLC

Appendix A

Schedule of Removal and Restoration Costs					
	Quantity	Units	\$/Unit	Cost	Notes
Civil Infrastructure					
aggregate removal	180	CY	\$4.00	\$720.00	remove full section of aggregate road, structural concrete base material, and surfacing around equipment pads
aggregate haul and offsite disposal	180	CY	\$6.00	\$1,080.00	
geotextile removal under aggregate roads	550	SY	\$0.05	\$27.50	
geotextile haul and offsite disposal	550	SY	\$0.05	\$27.50	
topsoil backfill	180	CY	\$12.00	\$2,160.00	onsite relocation of topsoil to backfill road and equipment pad excavations
culvert removal	1	each	\$1,200.00	\$1,200.00	remove CMP of approximate 30' length with no greater than 2' of cover
culvert haul and offsite disposal	1	each	\$100.00	\$100.00	
chainlink fence removal	1900	LF	\$6.00	\$11,400.00	includes fence mesh, post framing, concrete foundations, etc
chainlink fence haul and offsite disposal	1900	LF	\$3.00	\$5,700.00	
reinforced concrete equipment pad removal	1	EA	\$500.00	\$500.00	
concrete waste haul and offsite disposal	1	CY	\$500.00	\$500.00	
site grading	1	AC	\$8,000.00	\$8,000.00	grading smooth all areas disturbed by removals, excavations, etc
turf establishment	1	AC	\$1,000.00	\$1,000.00	seed and mulch all areas disturbed by removals, excavations, etc
sediment control	0	LF	\$2.00	\$0.00	silt fence
Structural Infrastructure					
steel pile foundation removal	550	EA	\$13.00	\$7,150.00	
steel pile foundation haul and offsite disposal	550	EA	\$3.00	\$1,650.00	
steel racking removal	1	MW	\$5,000.00	\$5,000.00	
steel racking haul and offsite disposal	1	MW	\$700.00	\$700.00	
Electrical Infrastructure					
Removal of Solar modules	4104	EA	\$8.00	\$32,832.00	
Removal of string inverters/combiners	17	EA	\$60.00	\$1,020.00	
Removal of switchgear/Xfmr	1	EA	\$1,500.00	\$1,500.00	
Removal of Riser and Interconnection poles	0	EA	\$1,000.00	\$0.00	
Removal of SCADA/Aux panel/weather station	1	EA	\$500.00	\$500.00	
Removal of medium voltage AL cables	1	MW	\$2,000.00	\$2,000.00	
Removal of fiber optic cables	0	MW	\$500.00	\$0.00	
General					
permits	1	ea	\$ 3,000.00	\$ 3,000.00	NPDES Construction General Permit and SWPPP preparation
				\$	87,767.00
Total Salvage Value					86126
Decommission - Salvage Value:				\$	(1,641.00)



MN121819,LLC
 3915 CODDAGE AVE.
 BALTIMORE, MARYLAND 21220
 410-242-2449

PROJECT ADDRESS: 14766 HIGHWAY 60 ZUMBROTA, MN 55992
 LAT: 44.1748.18"N
 LON: 92.4411.20"W

SYSTEM	SPECIFICATION
System size DC	1,416 MW
System size AC	1,000 MW
DC/AC RATIO	1.415
AZIMUTH	180
TILT	30
MODULE COUNT	4,046
MODULE TYPE	REC 350TP72
MODULE STC RATING	350 W
INVERTER COUNT	17
INVERTER TYPE	CPS SCA60KLT-DO/US-POWER LIMITED TO 1MW AC
INVERTER POWER	60KW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAT TEMP.	-28 C/32 C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
EXPOSURE CATEGORY	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES:
 NO POSITION, DISTANCE OR CLEARANCE ISSUES WITH OVERHEAD ELECTRICAL SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV-PANELS.
 24-7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.
 EXISTING VEGETATION: PLOWED FIELDS
 NO WETLANDS
 NO TREES REMOVED

REVISIONS			
#	DESCRIPTION	BY	DATE
0	CAPACITY STUDY DESIGN	S.B.J	8/18/18
1	INTERCONNECTION COMMENTS	W.P.J	12/7/18
2	CUP SUBMISSION	W.R.J	12/21/18
3	REV. FOR CUP MEETING	W.R.J	1/3/19
4			
5			
6			
7			

DRAWN BY:
 WILL JAWISH

PROJECT NAME:
 HUNEKE CSG1
 SRC#068983

DRAWING TITLE:
 SITE PLAN

SCALE:

SHEET:
 PV1

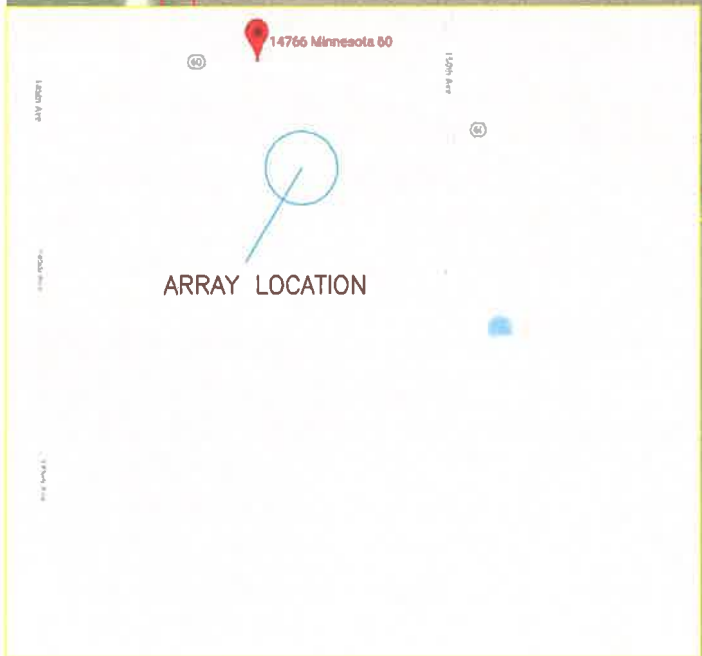
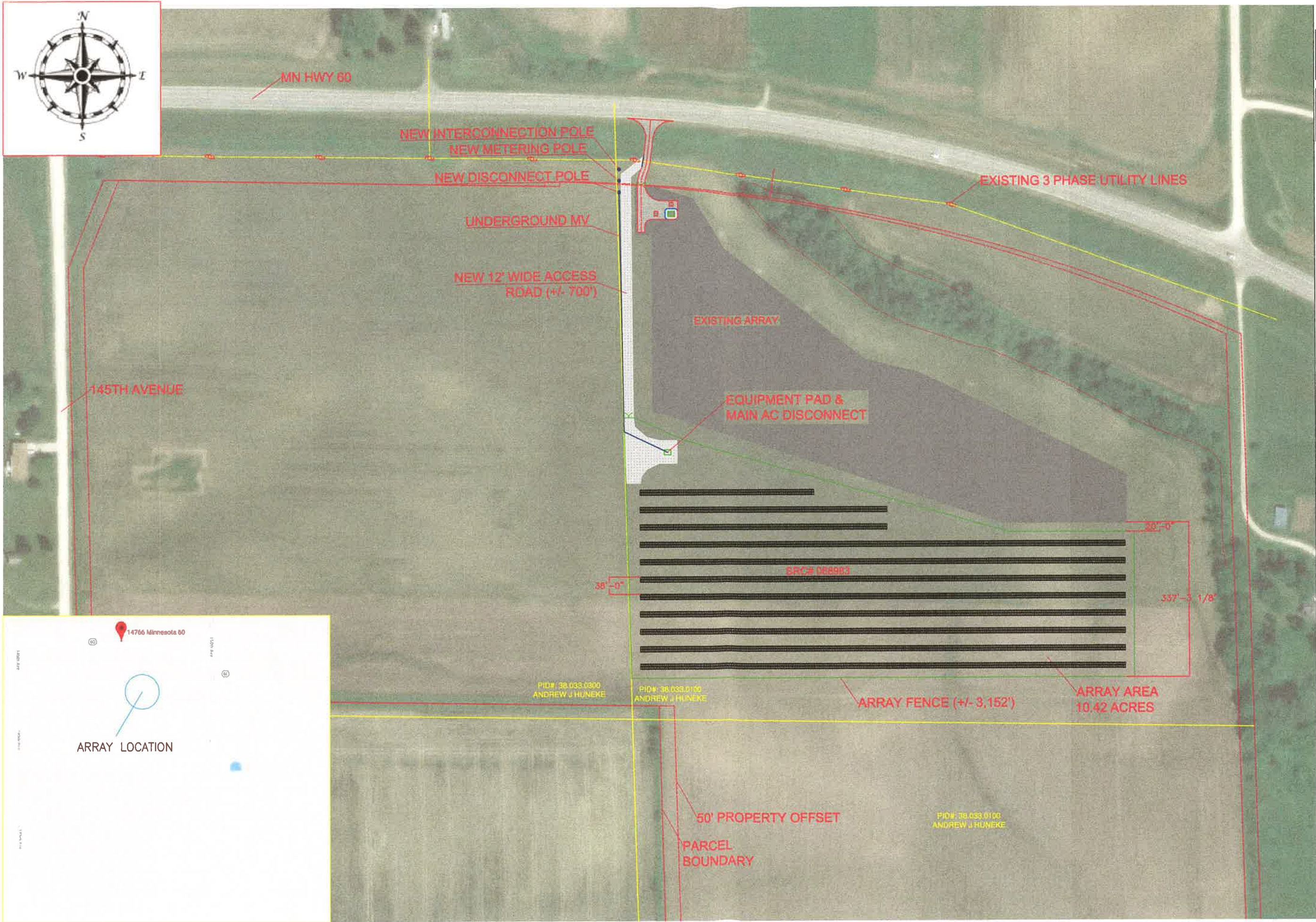
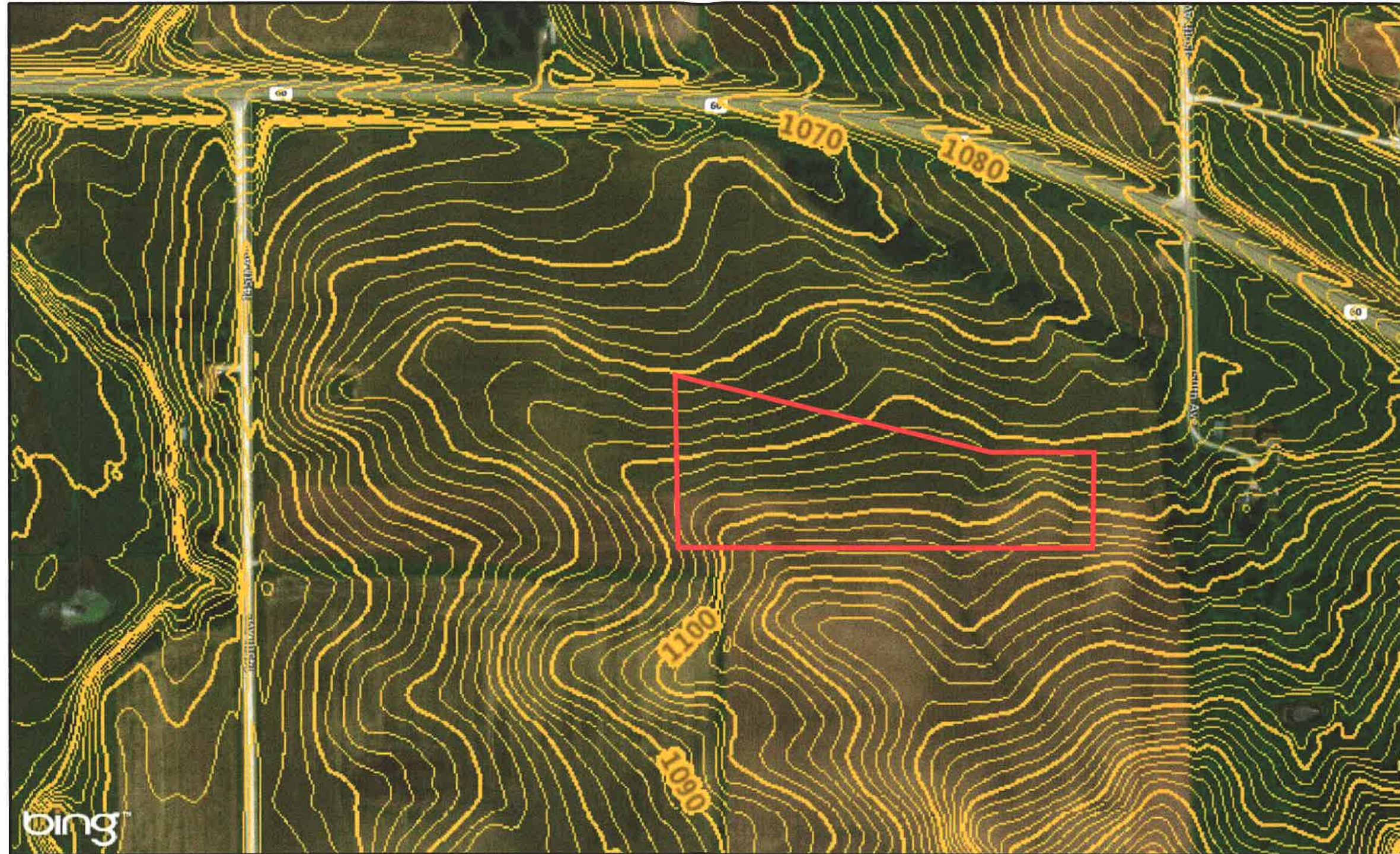


Exhibit C - Huneke 1 Topographic Map



The State of Minnesota and the Minnesota Department of Natural Resources makes no representations or warranties expressed or implied, with respect to the use of maps or geographic data provided herewith regardless of its format or the means of its transmission. There is no guarantee or representation to the user as to the accuracy, currency, suitability, or reliability of this data for any purpose. The user accepts the data "as is."

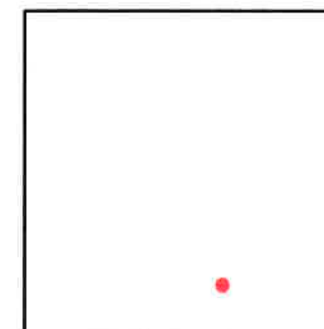
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Extreme care was used during the compilation of this product. However, due to changes in ownership and the need to rely on outside information, errors or omissions may exist. If you should discover an oversight, we encourage you to let us know by calling the DNR at 1-888-646-6367 or by e-mail at info.dnr@state.mn.us.

Note: Elevation images and contours were generated from LIDAR derived elevation surfaces acquired 2007-2012.



Scale: 1:6,771



Created on 1/15/2019

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: County Board
From: Land Use Management
Meeting Date: February 19, 2019
Report date: February 12, 2019

CONSIDER: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres. Parcel 33.027.0400. TBD CTY 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Sect 27 Twp 111 Range 15 in Goodhue Township. A1 Zoned District.

Application Information:

Applicant: MN 121819 LLC (applicant) and Paul Betcher (owners)
Address of zoning request: TBD CTY 9 BLVD, Goodhue, MN 55027
Parcel(s): 33.027.0400
Abbreviated Legal: Part of the NE ¼ of Sect 27 Twp 111 Range 15 in Goodhue Township
Township Information: Goodhue Township issued a Township Zoning Approval for the request on 1/21/19. No conditions were cited.
Zoning District: A1 (Agriculture Protection District)

Attachments and links:

Application and submitted project summary (excerpt of submitted materials; full submittal available from LUM Department upon request)
Site Map(s)
February 11, 2019 Planning Commission Meeting Minutes
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant has submitted a CUP request to construct and operate a one (1) Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 5.63 acres of leased land located in Goodhue Township that is currently owned by Paul Betcher. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 25 years.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a "Utility-Scale SES" within the County's A1 zoned districts.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor,

"To effectively promote the safety, health, and well-being of our residents"

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fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The approximately 5.63-acre site to be leased by the applicant is currently used for row-crop agriculture (corn and soybeans) by the owner.

The 159-acre Betcher property includes a dwelling, a registered feedlot, tilled cropland, and pasture areas. There is an existing 1 MW SES located on the property directly south of the proposed site. The site was approved February 2017 (CUP Z17-0005) and installation was completed in the fall of 2018.

Adjacent land uses include agriculture and low-density residential.

The nearest residence is located approximately 500 feet northeast of the proposed facility (Kimm Burns). The Goodhue City limits abut the site to the west.

- Adjacent zoning districts include A1 (Agriculture Protection) to north, east, and south; A3 (Urban Fringe)/City of Goodhue to the west.

Solar Array:

- The solar array is proposed to include 4046 solar modules (panels) installed in 6 rows spaced 38 feet apart.

Single-axis tracker racks tilted at 30 degrees will hold up solar panels, reaching a typical height of 10 feet above grade.

The racking will be installed with piles that are anchored into the ground to an appropriate depth based on detailed structural and geotechnical analysis.

The solar array will interconnect to the power grid via a pad-mounted transformer at the north edge of the project area, facilitating connection to an existing Xcel Energy circuit.

- An existing driveway access to CTY 9 BLVD servicing the established SES to the south will also be used for the new site. The 12-foot wide access drive is composed of crushed aggregate. Emergency vehicle access appears adequate to service the facility.

A recorded ingress/egress easement is not required for the property given the site is to be leased and all land to be crossed to access the site will remain under common ownership.

A separate fire number will be required for the new project site.

- Once constructed, traffic to the site would be limited to four visits per year (quarterly) by two maintenance personnel to perform routine maintenance, in addition to any unplanned maintenance. During the first few years of operation two vegetation maintenance personnel will visit the site a handful of times per year and then an anticipated four times per year for the duration of the project.
- The solar garden is sited to comply with all GCZO setback requirements for Solar Energy Systems.

Landscaping/Drainage:

- The site slopes generally from south to the north with stormwater runoff draining towards the lower areas in the northwest corner of the parcel.

Apart from the gravel access road and meter pad, the entire area within the fenced project boundary will be restored to a low-maintenance seed mix, including the area below the solar panels. A “pollinator friendly” seed mix designed to grow no more than 2 feet tall will be selected in accordance with Minnesota Department of Transportation native seed mix design guidelines.

- A level-1 Wetland Delineation Report completed by Area M Consulting on behalf of the Applicant indicated no wetlands were present in the project area.
- Beau Kennedy with the Goodhue SWCD reviewed the application materials and offered the following comments:

No official wetland determination has been made for this portion of the solar project. However,

I do not foresee any wetlands present within the project area. Also, the first facility constructed in 2018 on this farm witnessed some significant erosion problems on the north facing steep slopes. Developer should take steps to assure no downstream sedimentation during and after construction when developing panel layouts and SWPPP.

- The application notes that stormwater management measures will be determined by EVS, a licensed civil engineering firm. Measures will include an analysis of the existing topography and the use of control logs and silt fences where necessary.

An erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application.

- The Applicant stated they conducted a site visit and visual impact analysis and stated that there would be a minimal visual impact on nearby properties. There is no vegetative screening existing at the site or proposed. Crops grown around the site provide some cover during the growing season. Screening was not required for the existing SES installation to the south. The Planning Commission should consider whether any screening of the proposed SES is warranted.
- A 6-foot tall chain-link fence with a 1-foot barbed wire top will be constructed around the perimeter of the project area for security.
- Ample room exists on the property to fulfill GCZO off-street parking requirements.
- Construction is expected to last 9 months from April to December 2019. Construction crews would operate from 8:00 AM to 6:00 PM daily.
- A Cultural Resource Literature Review completed by Area M Consulting on behalf of the Applicant indicated no cultural resources were identified in the project area.

Maintenance/Decommissioning:

- The project is subject to issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.
- MN 121819 LLC has a long-term maintenance plan to ensure safety, reliable operation, and production of the system. Monitoring and metering equipment installed on site will alert the maintenance team in real-time of a system performance issue.
- The Applicant has prepared a Decommissioning Agreement between MN 121819 LLC and Paul Betcher that includes removal of all equipment to a depth of 2-3 feet, timelines for removal, and the establishment of a financial security. The Applicant has estimated total costs for decommissioning to be \$87,767 and has estimated the salvage value of reclaimed materials to be \$86,126.

Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board will need to decide if the County will require financial assurance to cover anticipated decommissioning costs.

PAC Findings of Fact:

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use appears harmonious with the established uses in the vicinity. There is an existing Solar Garden existing directly south of the subject site that has been functioning without record of complaint from neighboring residences.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and it does not appear incompatible with adjacent land uses.

3. A review of the applicants submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. Furthermore, the applicants' lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

PAC Recommendation:

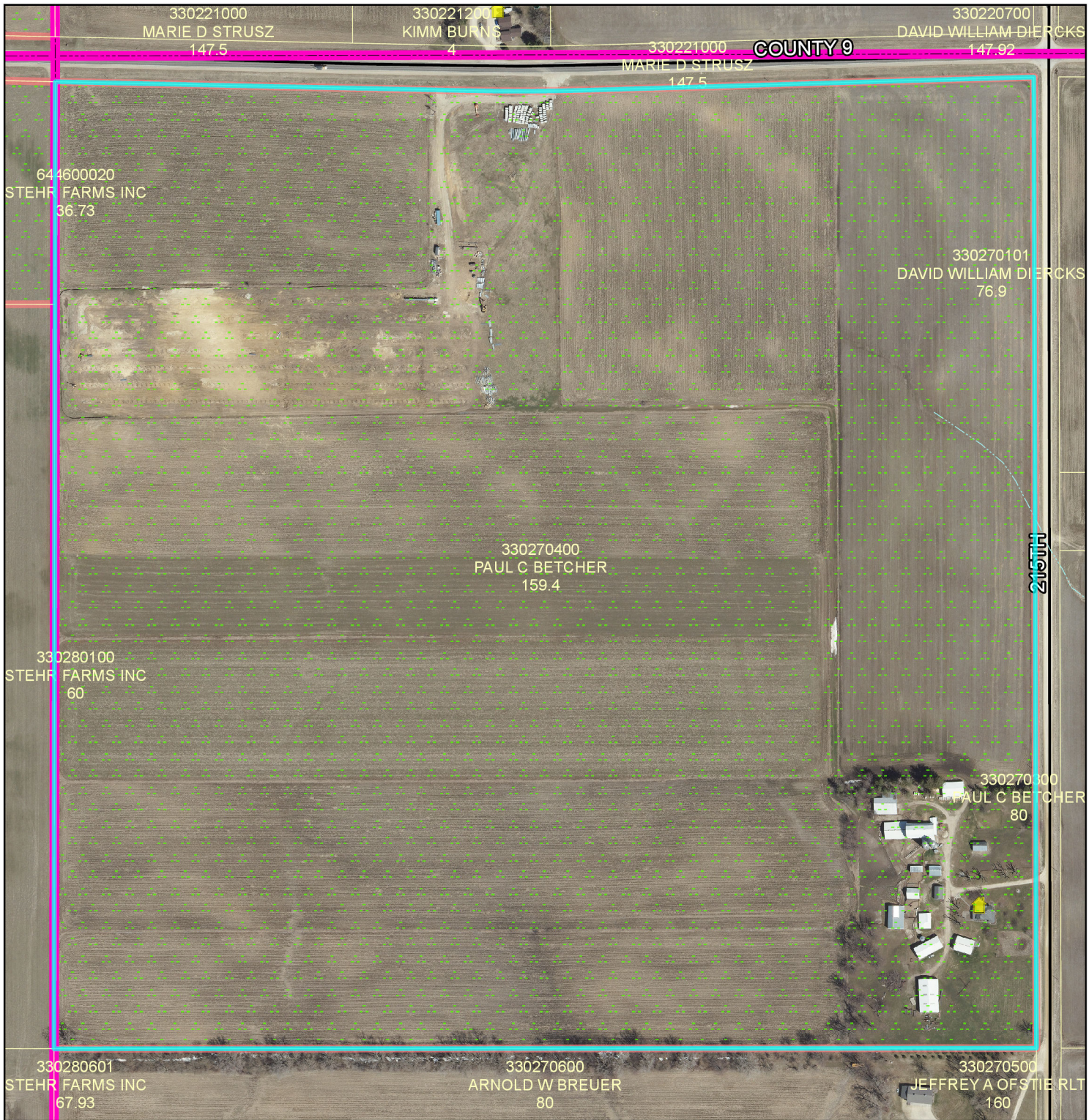
Planning Advisory Commission recommends the County Board

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.



Planning Advisory Commission

Public Hearing
February 11, 2019

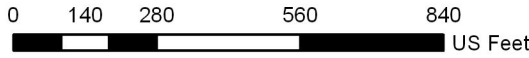
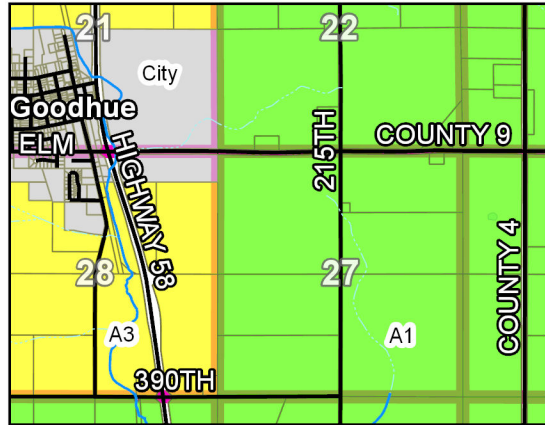
MN 121819 LLC
A1 Zoned District

Parcel 33.027.0400
NE 1/4 of Sec 27 Twp 111
Range 15 in Goodhue Township

CUP Request for Utility-Scale Photovoltaic
Ground 1 Megawatt Solar Energy System

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope) 20
- Bluff Impact Zones (% slope) 30
- FEMA Flood Zones 2% Annual Chance A
- FEMA Flood Zones AE
- FEMA Flood Zones AO
- FEMA Flood Zones X



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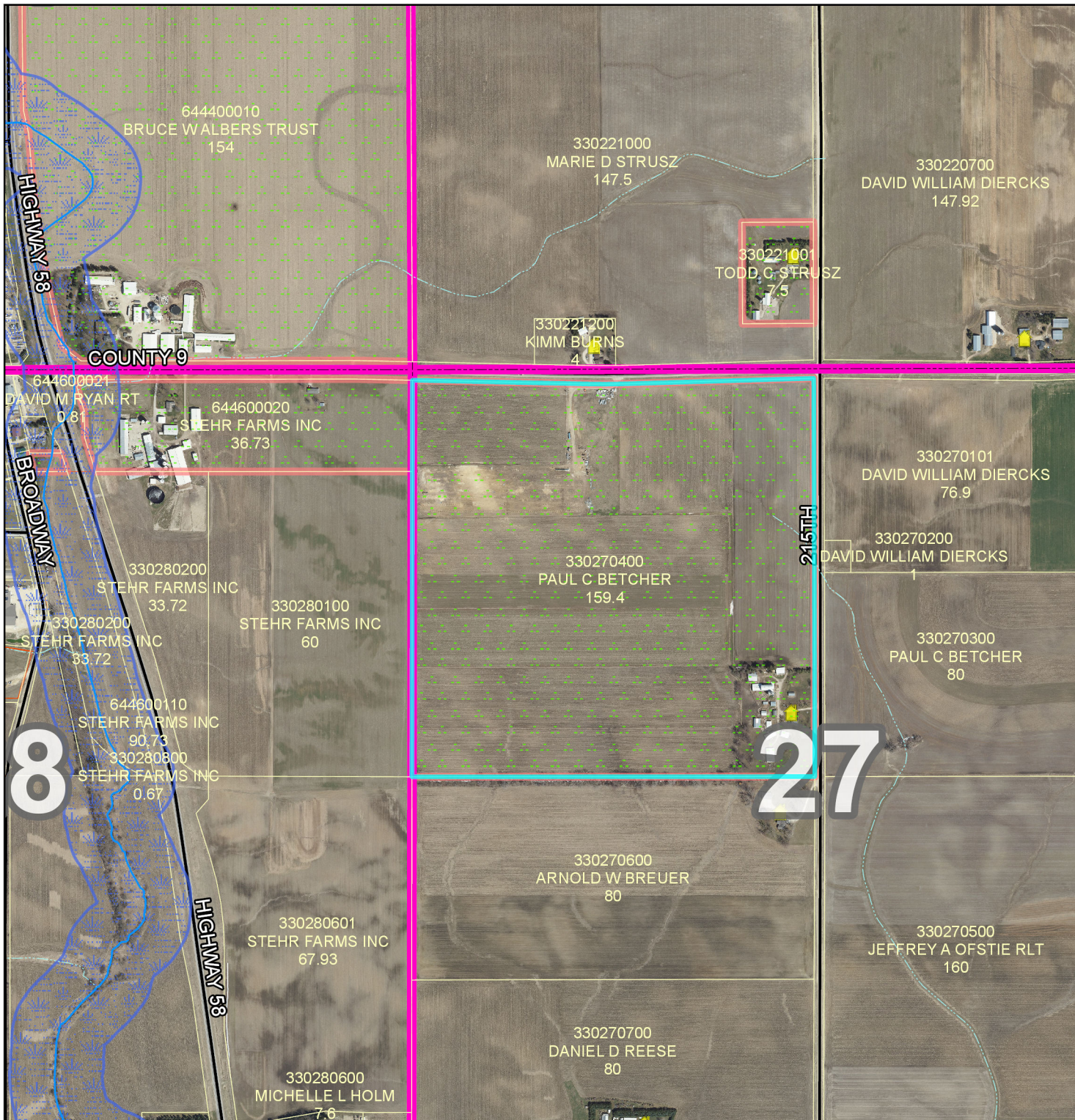
Planning Advisory Commission

Public Hearing
February 11, 2019

MN 121819 LLC
A1 Zoned District

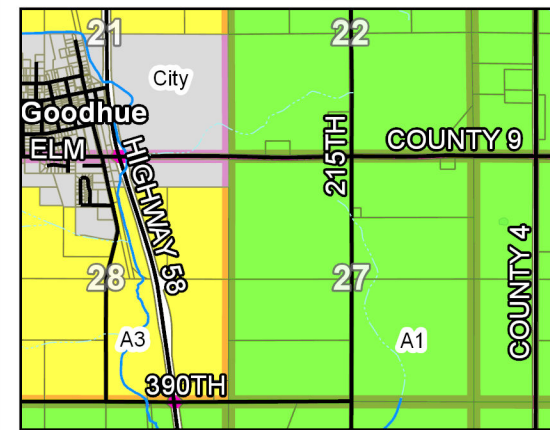
Parcel 33.027.0400
NE 1/4 of Sec 27 Twp 111
Range 15 in Goodhue Township

CUP Request for Utility-Scale Photovoltaic
Ground 1 Megawatt Solar Energy System



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | FEMA Flood Zones |
| | Shoreland | | 2% Annual Chance |
| | Historic Districts | | A |
| | Parcels | | AE |
| | Registered Feedlots | | AO |
| | Dwellings | | X |
| | Municipalities | | |



0 350 700 1,400 2,100 US Feet

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**PLANNING COMMISSION
GOODHUE COUNTY, MN
February 11th, 2019 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 7:00 PM by Chair Darwin Fox at the Goodhue County Government Center 3rd Floor Court Room in Red Wing, Minnesota.

Roll Call

Commissioners Present: Darwin Fox, Richard (Dick) Nystuen, Tom Gale, Scott Safe (for Barney Nesseth), Richard Miller, Tom Drazkowski, Howard Stenerson and Sarah Pettit

Commissioners Absent: Marc Huneke

Staff Present: Land Use Management Director Lisa Hanni, Zoning Administrator Mike Wozniak
Zoning Assistant Abby Breyfogle

1. Approval of Agenda

¹Motion by Commissioner Gale; seconded by Commissioner Drazkowski to approve the meeting agenda. Motion carried 8:0

2. Approval of Minutes

²Motion by Commissioner Gale; seconded by Commissioner Fox to approve the previous month's meeting minutes. Motion carried 8:0

3. Conflict/Disclosure of Interest

Commissioner Stenerson stated he has a conflict regarding his plat request.

4. Public Hearings

PUBLIC HEARING: CUP Request to Elevate a Dwelling within a Floodplain by Means Other than Fill

Request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the base flood elevation of a Floodplain area by means of a "tuck under" garage foundation. Parcel 43.230.0060. TBD Lake View Ave Red Wing, MN 55066. Lot 6, Block 1 of Wacouta Point Plat located in Sect 31 Twp 113, Range 13 in Wacouta Township. R1 Zoned District.

The Applicant Curt Caverly (Caverly) was present to represent the application.

Lisa Hanni (Hanni) presented the staff report and attachments. Hanni stated that a neighbor of the parcel contacted her in support of another home being built there.

Caverly stated that the elevation certificate in front of the board is not correct and he has an updated one.

Commissioner Pettit requested changing the township endorsement from Stanton to Wacouta on the first page of the report.

Commissioner Stenerson questioned what the footprint of the original house that was there was.

Caverly stated that the house has been gone since the 50's and he is unsure what the footprint was.

Discussion regarding lot size being substandard and why a variance is not needed in this instance because of the parcel being shoreland.

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Commissioner Gale asked how high the flood mark on the basement will be.

Caverly responded about 4 feet.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

³After Chair Pettit asked three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

⁴Motion by Commissioner Stenerson seconded by Commissioner Fox, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request submitted by Curt Caverly (Buyer) and John Enblom (Owner) to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a “tuck under” garage foundation. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall provide an as-built Elevation Certificate verifying the first-floor elevation and all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities meet or exceed the regulatory flood protection elevation (RFPE) of 683.0 feet mean sea level;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 24 (Suburban Residence District), Article 31 (Shoreland Regulations), and Article 32 (Floodplain District).

Motion carried 8:0

PUBLIC HEARING: “Wildwood Gardens” Preliminary and Final Plat Review

Request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat review of the proposed “Wildwood Gardens” Plat comprising approximately 56.45 acres. Parcels 43.135.0200 and 43.136.0380. TBD Wildwood Lane Red Wing, MN 55066. Part of the SE ¼ of Sect 35 and the SW ¼, SW ¼ of Sect 36 in Twp 113, Range 14 in Wacouta Township. A2 Zoned District.

Commissioner Stenerson stepped down for conflict of interest.

The Applicant Howard Stenerson was present to represent the application.

Hanni presented the staff report and attachments.

Stenerson stated there is no change in the use of the property or zoning changes. He stated the purpose of this is to clean up a title. He stated he has spoken to the township about where the easements are exactly. He stated that they settled on dedicating the easements to the public

**PLANNING COMMISSION
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but then the township did not sign off on it and is currently waiting for the County Board to sign off on it first.

Further discussion regarding the dedication of the easements.

Commissioner Nystuen asked if this property was where there was a proposed solar panel before.

Stenerson responded that it was, but this has nothing to do with the solar panel. He stated that he simply wants to clean up the title work. He continued that the property is presently being used for crops and going forward none of the uses are being changed.

Commissioner Pettit asked if there would be an issue if they approved the dedication of the easements and then what happens if the township decides not to.

Hanni responded that after approval it would go to the County Board for approval in the beginning of March and we should know something between now and then from the township regarding what they decide.

Commissioner Fox clarified that this was only for the easements on Stenerson's property and not the neighboring properties.

Staff responded that is correct.

Discussion regarding what the easements are for exactly and the roads that come through the area.

Chair Pettit opened the Public Hearing.

Al Wolf (27985 flower valley lane) stated he wanted to make sure it had nothing to do with the solar panels.

After Chair Pettit asked three times for comments, it was moved by Commissioner Drazkowski and seconded by Commissioner Safe to close the public hearing.

Motion carried 8:0

6Motion by Commissioner Fox seconded by Commissioner Safe, for the Planning Advisory Commission to:

- adopt the staff report with amendments into the record;
 - adopt the findings of fact;
 - accept the application, testimony, exhibits, and other evidence presented into the record;
- and recommend that the County Board of Commissioners **APPROVE** the request submitted by Howard Stenerson (Owner) for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion Carried 7:0 (Commissioner Stenerson abstained from voting on this issue)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Parcel 26.032.0400. TBD 390th Ave, Goodhue, MN 55027. Part of the NW ¼ of Sect 32 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

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The Applicants were present to represent the application.

Hanni presented the staff report and attachments.

Michael Wozniak (Wozniak) commented that in the reports staff requested a more detailed seed plan from the applicants and have since received the same.

Discussion between Michael Buffalini, representative for applicant, and Commissioner Stenerson regarding MNdot seed mix and it being native to the area.

Drazkowski questioned what the difference was between the potential wetland lines and the wetland lines.

Applicant responded that they were not able to do a field study to make sure there were not any wetlands in the area. Once the conditions outside allows for a field study, the applicant will confirm if there is or isn't wetlands. Applicant stated that if there is wetland, they will move the array.

Wozniak added that staff would require the wetland question to be resolved before building permits would be issued but does not necessarily need to be a part of the conditions since it will be subject to Beau Kennedy's review during the building permit process.

Discussion regarding solar arrays in wetlands or potential wetlands and direction from the state.

Commissioner Stenerson asked when the project was started.

Applicant stated around November which is why a field study hasn't been done due to the winter months.

Commissioner Nystuen asked why so many small solar arrays are going up all over the county instead of doing one big large one?

Commissioner Gale responded that Excel Energy changed the standards for solar arrays to allow only 1 megawatt.

Discussion regarding Excel Energy only wanting to allow 1 megawatt arrays everywhere instead of one large array. Commissioner Stenerson added that a lot of the reasoning behind the change was due to State Legislature and Court Rulings.

Commissioner Fox commented that we are letting industry dictate how we zone.

Commissioner Miller stated he would like to have a discussion going forward regarding prime farm land and if these arrays should be allowed on prime farm land.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Miller to close the public hearing.

Motion carried 8:0

Commissioner Stenerson is concerned about the arrays and their life span and if the panels will still be good at the end of 30 years.

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8Motion by Commissioner Stenerson seconded by Commissioner Nystuen, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 7:1 (Commissioner Fox opposed)

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Parcel 39.007.0301. TBD 180th Ave, Zumbrota, MN 55992. Part of the NW ¼ of Sect 07 Twp 109 Range 15 in Pine Island Township. A1 Zoned District.

Applicant is present to represent the application.

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Hanni presented the staff report and attachments.

Commissioner Drazkowski commented that he is concerned because solar arrays in the past were tucked away and hid behind vegetation etc., but now they seem to be more out in the open and there is no notation if neighbors have been talked to yet. He continued that the detail in sightlines, fencing, buffering, etc., is missing and he would like to see this for all solar arrays.

Discussion regarding location of the array and how it will be further away from the main road than the current array.

Further discussion regarding regulations and trends in solar arrays and their policies and future limits.

Applicant responded he relied on the owner to talk to the neighbors. Applicant is unsure if that happened or not as owner is at a township meeting at this time. Applicant stated that typically they would go out and speak to the neighbors but owner said he would take care of that since the neighbors were not upset with the first array that is already built and running.

Wozniak stated that the county does not require the applicant to speak to the neighbors, it is encouraged but not required.

Applicant stated if the neighbor would request vegetative screening they would be willing to accommodate that.

Discussion regarding seed that would slow water flow so that there isn't fast run off creating ditches of water and soil erosion.

Applicant stated they will use silt fences and build everything to compaction as they go.

Commissioner Stenerson questioned if the project was large enough to require an erosion control plan.

Wozniak responded in the packet staff receives from the applicant's erosion is thoroughly addressed. He continued that typically someone from the zoning staff inspects the site to make sure there are no erosion concerns.

Chair Pettit opened the Public Hearing.

Mark Chamberlain of Pine Island stated his concern isn't the use of the land but he has a dairy farm currently and it is becoming boxed in with the amount of solar panels in his location. Since all of the solar panels have been installed his cows have become more and more agitated as the sun is up. He is wondering if there any stray voltage coming off of the panels. Mark continued that had a study done on his farm on stray voltage and didn't see anything coming from power lines or anywhere the first test he had done, but one from the next year he saw some current coming into the farm site.

Commissioner Nystruen asked if it was Excel Energy who did the study or if it was a private firm.

Mark stated it was with a private firm.

Commissioner Miller echoed Mark's concern regarding stray voltage.

Applicant stated that when they have had stray voltage tests done before and their arrays have never had any stray voltage from them. He continued that they would be willing to do a stray voltage test for this neighbor.

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Commissioner Stenerson asked Mark if he had any discussions with Excel Energy about this issue.

Mark responded no.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Drazkowski to close the public hearing.

Motion carried 8:0

Commissioner Stenerson stated that these lines would be going up and down in voltage during the day and it is tied into Excel's capacity limits.

Commissioner Drazkowski asked if there is a screening plan or not.

Hanni responded screening is typically only needed if the array is too close to the neighbors or if some neighbor came in and asked for it.

Commissioner Fox commented that this particular array due to location didn't have much concern for screening.

Commissioner Stenerson asked what the process would be for a stray voltage study and what the benefit would be.

Applicant stated they could contact the neighbors and give them the information. He stated they use a 3rd party that would test and they would test their system as well as Excel's system and/or high power line to see if there is any stray voltage.

Commissioner Stenerson would like to add a condition going forward regarding the stray voltage study.

Staff suggested conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A storm water management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

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DRAFT**

9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

¹⁰Motion by Commissioner Stenerson seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Add condition #12;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;

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11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

12. Applicants shall conduct a stray voltage study to be completed before and after building the solar array. The applicant shall share the results with neighboring landowners and Land Use Management Staff.

Commissioner Nystuen clarified that the study would be done before and after the array was built.

Commissioner Pettit questioned what they would do if they found stray voltage?

Commissioner Gale added that it would establish if there's a problem and prove they aren't adding to the problem.

Commissioner Stenerson amended his motion to include that the results of the stray voltage testing be done before and after building the array and the results shall be shared with all neighbors. Commissioner Miller seconded.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.4 acres. Parcel 38.033.0100. TBD ST HWY 60, Zumbrota, MN 55992. Part of the E 1/2 of the NE 1/4 of Sect 33 Twp 110 Range 16 in Minneola Township. A1 Zoned District.

Applicant is present to represent the application.

Hanni presented the staff report and attachments.

Commissioner Fox commented that they got this one tucked in further than they originally had planned and he opined that this was a good way to handle solar arrays.

Commissioner Stenerson asked about stray voltage here and wondered if this was the same powerline as the previous CUP.

Staff responded that there's a large distance between the two.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Pettit commented she has concerns regarding stray voltage issues as well as solar arrays taking up prime farm land. She continued that this solar array is a good fit for the area.

Commissioner Nystruen asked staff about the conditions being different between the last array and this one.

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Wozniak responded that there are no wetland issues on this array so that condition was not needed.

¹²Motion by Commissioner Stenerson seconded by Commissioner Gale, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres. Parcel 33.027.0400. TBD CTY 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Sect 27 Twp 111 Range 15 in Goodhue Township. A1 Zoned District.

The Applicant was present to represent the application.

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Hanni presented the staff report and attachments.

Wozniak read comments from Beau Kennedy regarding wetland issues.

“No official wetland determination has been made for this portion of the solar project. However, I do not foresee any wetlands present within the project area. Also, the first facility constructed in 2018 and witnessed some considerable erosion problems on north facing steep slopes. Developer should take steps to assure no downstream sedimentation occurs during and after construction.”

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

¹³After Chair Pettit asked three times for comments, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the public hearing.

Motion carried 8:0

Commissioner Fox commented on placement of this makes it so you barely see it.

¹⁴Motion by Commissioner Nystuen seconded by Commissioner Miller, for the Planning Advisory Commission to:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;

and recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN 121819 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;

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9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agriculture Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 8:0

5. Other discussion

Discussion regarding township and county road condition to be added to the CUP applications and approval.

Commissioner Pettit stated she would like to have a discussion going forward how to handle the solar arrays, stray voltage, and taking farm land out of commission.

Discussion of what to include in the April 15th meeting regarding solar arrays:

What we've approved, where they are, what's been built from what's been approved.

How many are in Prime Farmland

Existing permits and their vicinity to feedlots

Decommissioning

Life span expansion

Will set up a time for the solar panel April 15th meeting/discussion time at March meeting.

¹⁵Adjourn: Moved by Commissioner Nystuen, second by Commissioner Fox, to adjourn the Planning Advisory Commission meeting at 8:59 PM.

Motion carried 8:0

Respectfully Submitted,

Abby Breyfogle; Recording Secretary

¹ APPROVE the PAC meeting agenda.

Motion carried 8:0.

² APPROVE the previous month's meeting minutes.

Motion carried 8:0.

³ Motion to close the Public Hearing.

Motion carried 8:0

⁴ Recommend the County Board of Commissioners Approve the request to elevate a proposed dwelling above the Base Flood Elevation of a Floodplain area by means of a "tuck under" garage foundation.

Motion carried 8:0

⁵ Motion to close the Public Hearing.

Motion carried 8:0

⁶ Recommend the County Board of Commissioners Approve the request the request for Preliminary and Final Plat approval of the proposed "Wildwood Gardens" Plat comprising approximately 56.45 acres.

Motion carried 8:0

⁷ Motion to close the Public Hearing.

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Motion carried 8:0

⁸ Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Jonathan and Lora Luhman (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.65 acres.

Motion carried 7:1 (Commissioner Fox opposed)

⁹ Motion to close the Public Hearing.

Motion carried 8:0

¹⁰ Recommend the County Board of Commissioners Approve the request for for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8 acres.

Motion carried 8:0

¹¹ Motion to close the Public Hearing.

Motion carried 8:0

¹² Recommend the County Board of Commissioners Approve the request for a CUP submitted by MN 121819 LLC (applicant) and Andrew and Kim Huneke (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 10.42 acres.

Motion carried 8:0

¹³ Motion to close the Public Hearing.

Motion carried 8:0

¹⁴ Recommend the County Board of Commissioners Approve the request from for a CUP submitted by MN 121819 LLC (applicant) and Paul Betcher (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 5.63 acres.

Motion carried 8:0

¹⁵ ADJOURN the Planning Commission meeting.

Motion carried 8:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

RECEIVED

JAN 16 2019

Land Use Management

Application for Solar Energy System

2

Permit NUMBER:
For Staff Use only

Z19.0001

APPLICATION FOR

Solar Energy System Application

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Paul Betcher

PROPERTY OWNER'S ADDRESS:

383215 215th Ave, Goodhue, MN 55027

TELEPHONE:

EMAIL:

APPLICANT OR AUTHORIZED AGENT'S NAME:

MN 121819, LLC

Same as Above

APPLICANT'S ADDRESS:

3915 Coolidge Ave Baltimore MD 21229 USA

TELEPHONE:

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Michael Bufalini

Same as Above

ADDRESS:

3915 Coolidge Ave Baltimore MD 21229 USA

TELEPHONE:

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:

38369 215th Ave, Goodhue, MN 55027

ZIP CODE:

LEGAL DESCRIPTION:

The NW 1/4 of section 27, Township 111, Range 15, Except 60/100 except S A R9 2.14 AC HWY Easement to Goodhue. PID 33.027.0400

Attached

3. Supporting information

NUMBER OF SOLAR COLLECTORS TO BE INSTALLED

4,046

TOTAL SIZE OF PROJECT

1.416 MW DC / 1.000 MW AC

DESCRIBE METHOD OF CONNECTING THE ARRAY TO A BUILDING OR SUBSTATION

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trench underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).

Attach signed interconnection agreement

4. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. Other information or applications may be required.

Signature:

M. H. Bufalini

Date:

12/21/2018

Print name:

Michael Bufalini

owner or authorized agent (circle one)



GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # _____

Permit# _____

PROPERTY OWNER INFORMATION

Last Name **Betcher**

First **Paul**

Email: _____

Street Address **383215 215th Ave**

City **Goodhue**

State **MN**

Zip **55027**

Attach Legal Description as Exhibit "A"

Authorized Agent **Michael Bufalini**

Phone _____

Mailing Address of Landowner: **383215 215th Ave, Goodhue, MN 55027**

Mailing Address of Agent: **3519 Coolidge Ave, Baltimore MD 21229**

PROJECT INFORMATION

Site Address (if different than above): **38369 215th Ave, Goodhue, MN 55027**

Lot Size **154.2 acres** Structure Dimensions (if applicable) **8 acres**

What is the conditional/interim use permit request for? **Ground-Mounted SES**

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

See Exhibit J.

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner: _____

Paul C Betcher

Date

12/21/18

Signature of Agent Authorized by Agent: _____

M. Bufalini

TOWNSHIP INFORMATION

Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature _____

Title _____

Date _____

Comments: _____

COUNTY SECTION _____

COUNTY FEE \$350 _____

RECEIPT # _____

DATE PAID _____

Applicant requests a CUP/DUP pursuant to Article _____ Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request? _____

Shoreland _____

Lake/Stream Name _____

Zoning District _____

Date Received _____

Date of Public Hearing _____

DNR Notice _____

City Notice _____

Action Taken: Approve Deny

Conditions: _____

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

See Exhibit J

2. Planned use of existing buildings and proposed new structures associated with the proposal.

See Exhibit J

3. Proposed number of non-resident employees.

N/A

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

See Exhibit J

5. Planned maximum capacity/occupancy.

N/A

6. Traffic generation and congestion, loading and unloading areas, and site access.

See Exhibit J

7. Off-street parking provisions (number of spaces, location, and surface materials).

See Exhibit J

8. Proposed solid waste disposal provisions.

See Exhibit J

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

See Exhibit J



10. Existing and proposed exterior lighting.

See Exhibit J

11. Existing and proposed exterior signage.

See Exhibit J

12. Existing and proposed exterior storage.

See Exhibit J

13. Proposed safety and security measures.

See Exhibit J

14. Adequacy of accessibility for emergency services to the site.

See Exhibit J

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

See Exhibit J

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

See Exhibit J

17. Existing and proposed surface-water drainage provisions.

See Exhibit J

18. Description of food and liquor preparation, serving, and handling provisions.

N/A

19. Provide any other such information you feel is essential to the review of your proposal.

N/A

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Goodhue
Parcel # 33.027.0400

Goodhue County

APPLICANT INFORMATION

Last Name <u>Bufalini</u>	First <u>Michael</u>	M.I. <u>H</u>
Street Address <u>4001 Coolidge Ave</u>	Phone	
City <u>Baltimore</u>	State <u>MD</u>	ZIP <u>21229</u>
Email Address		
Township <u>III</u> Range <u>015</u>	Section <u>27</u>	

PROJECT INFORMATION

Site Address <u>38369 215th Ave Goodhue MN 55027</u>		
Zoning District	Lot Size <u>159.40</u>	Structure Dimensions <u>5.63</u>
Type of Project <u>Solar-CSG</u>	Proposed Use	
Structure Type	Replacement? YES <input type="checkbox"/> NO <input type="checkbox"/>	
Variance # _____	Conditional Use Permit # _____	

GPS Coordinates

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not

Signature <u>Malachi Velez</u>	Date <u>1/21/2019</u>
--------------------------------	-----------------------

TOWNSHIP APPROVALS

I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature <u>Dale Duke</u>	Title <u>Chairman</u>	Date <u>Jan 21, 19</u>
Signature <u>[Signature]</u>	Title <u>Clerk</u>	Date <u>1/21/19</u>

Application fee _____

Receipt Number _____



Exhibit E - Equipment Specifications

The 1.000MW solar PV project is rated to 1.000 MW AC/ 1.416 MW DC.

The system consists of the following:

- A. 4046 modules (REC Solar REC350TP 72, 350W, 1000V modules) feed into inverters.
- B. 17 inverters (CHINT SCA60KTL-DO/US, 480 inverter W/integrated DC and AC disconnects) which feed into 3 MLO panels.
- C. Low voltage switchgear- 1600A, 480V, 3 phase, 4 wire, 3R which is connected to the 480V side of the step-up transformer.
- D. Step up three phase pad mounted transformer- 1.5MVA, 12.47kV:480V, 5.32%
- E. Zig-zag grounding transformer on the 480V side

The 4046 modules are divided into strings and each string has 18 modules.

· Each inverter has up to 14 string input of 18 modules each.

The following attachments are the single line electrical drawings and equipment specs as well as the data sheets for the manufacturers.



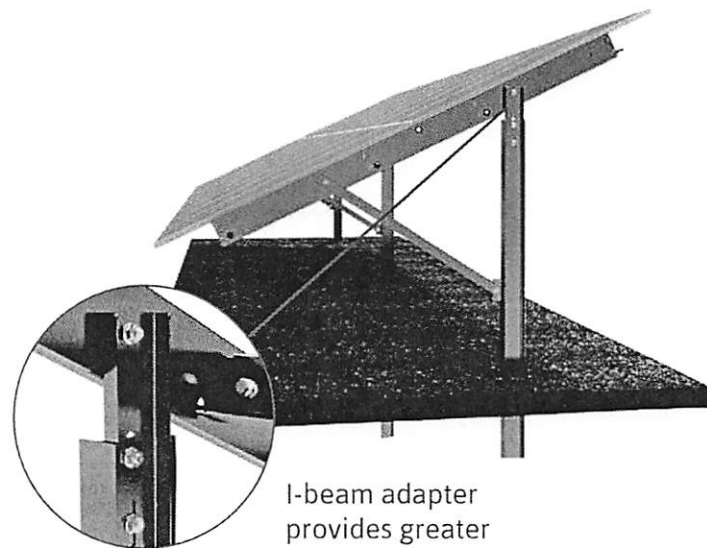
CONTOUR DB

The numerous benefits of DCE Solar's Contour DB result in the lowest system cost.

- » Single point purlin connection creates unmatched system compatibility with grade
- » Integrated wire support system
- » Integrated array grounding
- » Industry leading installation time

Driven Beam

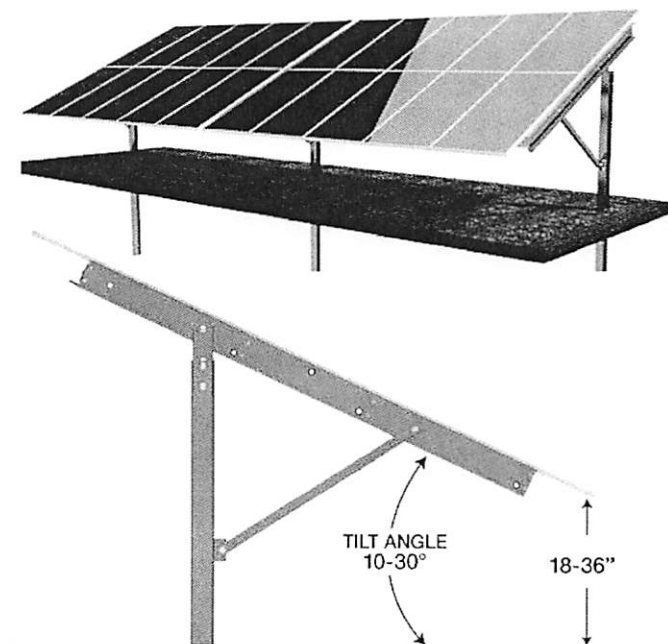
Rugged and economical I-beam foundation provides a flexible solution for all conditions, including rocky soils.



I-beam adapter provides greater vertical adjustment

Grounding and Bonding

Grounding and bonding via serrated hardware certified to UL 2703 (listing available upon request).



TILT ANGLE
10-30°

18-36"

Exhibit J - Conditional Use Permit

Friday, December 21, 2018
Goodhue County
Attn: Michael Wozniak, Planning Supervisor
509 W 5th Street
Red Wing, MN 55066

MN 121819, LLC (MN 121819) is requesting a Conditional Use Permit for a one-Megawatt Alternate Current photovoltaic community solar garden with service period of 25-35 years. The Utility Scale community solar garden is going to cover 8 acres of land the following described 154.2-acre parcel of land owned by Paul Betcher, PID 38.033.0100; The NW 1/4 of section 27, Township 111, Range 15, Except 60/100 except S A R9 2.14 AC HWY Easement to Goodhue. The property is Zoned Agricultural Protection. Commercial Community Solar Gardens are permitted as a conditional use. A property tax bill and assessors report are attached in **Exhibit D** to provide evidence that property taxes are current on the parcel involved in this request.

The site was selected due to its physical characteristics, proximity to existing Xcel Energy electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation.

1. Township Recommendation	2
2. Design and Interconnection.....	2
3. Construction	3
4. Access, Parking, Road Use and Maintenance.....	3
5. Storm Water Management Measures	3
6. Operations & Emergency Response	3
7. Landscaping	4
8. Fire Prevention	5
9. Visual Impact Analysis.....	5
10. Decommissioning Plan	5
11. Insurance Information	8
12. Exhibit List	9
13. Appendix A.....	9

MN121819,LLC

1. Township Recommendation:

MN 121819 is planning to attend a Goodhue Township meeting and will obtain the Township acknowledgement and approval that will be reflected in **Exhibit L**.

2. Design and Interconnection:

Each garden will consist of approximately four thousand forty-six (4046) solar panels. The panels are mounted on a steel and aluminum racking structure positioned at a fixed 30° tilt, and generally averages approximately ten (10) feet above grade and will not exceed a maximum height of twenty (20) feet above grade. The racking system is installed in the ground with I-beams that are driven directly into the ground at a depth usually between six (6) feet and ten (10) feet depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to ninety (90) MPH and sixty pounds per square foot (60 LBS/SF) of snow. Each of the gardens will have one (1) concrete equipment pad, typically less than 320 square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Equipment specifications as well as their UL rating are attached as **Exhibit E**.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trenched underground conduit that is housed inside of PVC housing which will be installed two (2) feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).

The solar array will be contained within an area protected by a six-foot chain link fence with one foot of barbed wire above it. Construction of this system will not create any noise, odor, dust, or any other pollutants or annoyances to surrounding parcels. There will be 10" x 7" "Danger High Voltage" signs placed around the fence in intervals of 100'. In addition, there will be site emergency contact information, Xcel contact information, and the SRC number posted on the front gate. The solar garden will comply with all applicable state, county, and federal regulations. No exterior lighting is proposed for the project. We will not need the county to provide any services or county personnel.

MN121819,LLC

3. Construction:

MN 121819 would like to begin construction in April 2019 date and complete the project before December 2019. The construction process takes approximately nine months. Operating hours during construction will be 8am-6pm. The site will have a portable toilet for workers. No water supply will be required. A dumpster will be on site during the entire construction process and will be serviced periodically for any waste debris that may come as a result of construction. Any materials will be stored and locked in storage containers that are placed on site and part of the access road turnaround. Large flatbed and delivery trucks will be delivering heavy machinery and equipment to the site periodically throughout the construction process. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be used on site almost daily. MN 121819 will use appropriate temporary (construction-related) erosion and sediment control best management practices (BMP) through construction. MN 121819 agrees to the Site Rules attached as **Exhibit F**.

4. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a proposed twelve (12) foot wide gravel road that has a forty (40) foot entrance off County 9 Blvd on the north part of the property. Road access will be controlled for erosion control during construction compliant with the methods used for storm water management. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

5. Storm Water Management Measures

Storm water management measures will be determined by EVS, a licensed civil engineering firm. They are a Minnesota based company with an enormous amount of experience designing solar arrays. Measures will include an analysis of the existing topography since no substantial grading will be required, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

6. Operations & Emergency Response:

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. It will be monitored remotely through

MN121819,LLC

a computer data acquisition system (DAS) so that appropriate personnel can be dispatched to investigate potential problems. An operations and maintenance technician will be sent out to the site twice a year to inspect and provide maintenance the modules, electrical equipment, and the array fence. Construction, maintenance and decommissioning of the garden will be conducted in accordance with the MN 121819 Safety Manual, which is attached as **Exhibit G** as well as a Site Specific Safety Plan. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible due to the 12 ft wide access road.

Drainage, weeds, screening, general operations:

Mike Bufalini
Gordian Energy Systems, LLC
mbufalini@GordianE.com
724-630-4106

Maintenance, stray voltage and electrical:

Mike Bufalini
Gordian Energy Systems, LLC
mbufalini@GordianE.com
724-630-4106

No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

7. Landscaping:

MN 121819 has voluntarily participated in the Pollination Pledge, in which it has agreed to seed with native pollinator friendly vegetation underneath the panels and in surrounding areas within the project site. Seeding will be done as soon as the weather allows for proper germination. MN 121819 will utilize local companies to maintain the vegetation by mowing as needed and in a manner as to maximize weed and erosion control. Ground cover within the fenced portion of the array will not exceed 24 inches in height and will cover under and between the collectors, surrounding system foundation, and mounting devices. MN 121819 proposes a seed mix design specific to this site based on the parameters and methodology defined by the Minnesota Department of Transportation attached as **Exhibit H**.

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The purpose of the solar garden seed mix will be to:

- Withstand harsh climate conditions
- Minimize maintenance costs
- Minimize erosion
- Improve water quality
- Infiltrate storm water runoff

MN 121819 will be responsible for maintaining the existing drain tile system underneath the array and replacing any damage to tile that occurs during the construction process, or any time prior to or during decommissioning. Existing drain tile lines will be identified upon the completion of the ALTA survey prior to construction.

8. Fire Prevention:

This solar array will meet the requirements of the 2015 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the International Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NFPA) with safety of the public, contractors, and firefighters as the objective. Safety is paramount in our solar PV facilities.

9. Visual Impact Analysis:

MN 121819 conducted a site visit and visual analysis of the parcel and adjacent parcels to determine if any nearby properties would suffer substantially from obstructed or impeded views as a result of the proposed project. MN 121819 concluded that the impact is minimal

10. Decommissioning Plan:

MN 121819 has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the lease. These obligations include removal of all equipment to a depth of 2-3 feet, timelines for removal, owner's rights to remove the solar facility upon failure by the Project Company, and establishment of a monetary security for removal in the form of a bond, escrow, or letter of credit. Section 4.4 of the lease is attached as **Exhibit I**.

MN121819,LLC

The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project's useful life, or earlier. The landowner will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

MN 121819 or its successors agree to be responsible for all decommissioning costs and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by MN 121819 will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

MN 121819 anticipates that decommissioning will occur 25-35 years after the date that the system becomes operational depending on the owner renewal option. All equipment and structures will be removed within ninety (90) days from either of the following: A. The end of the system's serviceable life; or B. the system becomes discontinued. A system shall be considered a discontinued use after one (1) year without energy production, unless a plan is developed and submitted to the Zoning Administrator outlining the steps and schedule for returning the system to service.

The following is a list of assumptions and clarifications to further define the methodology used to establish the scope and values of the removal costs and salvage values.

General

- The intent of the decommissioning work will be to fully remove the solar facility and restore the site to a stabilized natural condition. Even if the intent is to resume farming, the site will first be fully restored and stabilized.
- The service life of the facility is assumed to be 25 years. All dollar amounts are in present day value, and it is assumed that all values will inflate at a similar rate, therefore, the net comparison of removal cost to salvage value at the end of the service life will remain accurate.

MN121819,LLC

- Costs associated with this plan represent a “turn key” operation for a general contractor to be hired for this work, including permits, mobilization, contingency, etc.
- Unit costs for each line item have been provided by local contractors familiar with this type of work.
- Haul costs assume a maximum distance of 60 miles between the project and nearest disposal or recycling facility.
- No maximum duration has been assigned for this work. It has been assumed that this work would be handled by a single crew without full time site personnel.

Civil Infrastructure

- Topsoil used to backfill excavations will be borrowed from adjacent onsite locations. No topsoil import is included.
- Stormwater features such as retention berms or shallow basins with drain tile under drains may remain in place as they do not negatively impact future agricultural land uses and they will continue to provide an environmental benefit to the quality and quantity of offsite runoff.
- Aggregate removal will be the full depth of the aggregate section for roads, equipment pads, and other areas utilizing aggregate. No aggregate will be buried. Includes subgrade scarification prior to backfilling with topsoil.
- Turf establishment includes mulch, fertilizer, and water as necessary to achieve 70% ground cover as required to satisfy the NPDES Construction General Permit.
- Sediment control is priced as silt fence but could also be fiber logs. Location of sediment control will be downslope from exposed soils only in areas where sedimentation offsite or into onsite water bodies can reasonably be expected.

Structural Infrastructure

- Steel pile foundation removal is assumed to be similar in effort and price to pile installation.
- Steel racking removal is assumed to be similar in effort and price to racking installation.

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Electrical Infrastructure

- PV modules to be recycled. Assumption is that the modules are 72 cell polysilicon modules about 6' X 3' in dimension.
- Switchgear including transformers will be removed from their respective concrete pads and recycled/returned to the manufacturer.
- DC copper wiring will be dismantled and recycled.
- AC AL wiring, where underground will be dug up, retrieved and recycled.
- On site riser or interconnection poles shall be removed.
- String inverters/combiner boxes are no more than 130 lbs. in weight and not more than 40" X 25" X 12" in dimension. A two-person crew can dismantle a string inverter.
- Transformers are pad mounted and weigh approximately 6500 pounds. These are dry type transformers, so there is no need for any oil disposal.
- Switchgear and the transformer sit on the same concrete pad
- Underground medium voltage wires are generally aluminum and are placed in trenches, in some cases direct buried or in PVC conduits. They can be removed by trenching with a ditch witch

For the estimated cost for decommissioning, please see Schedule of Removal and Restoration Costs in Appendix A.

11. Insurance Information:

MN 121819 or its successor will provide a certificate of insurance meeting the Minnesota State requirements for liability insurance coverage. These requirements include:

- Insurance provider must be rated B+ or better by "Best."
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.
- Include "Northern States Power Company, a Minnesota Company" as additional insured.
- Contain a severability of interest clause of cross-liability insurance
- Provides for thirty (30) calendar days written notice to NSP prior to cancellation, termination, alteration, or material change of such insurance.
- Coverage provided is primary, and not excess of, contributing to, or combined with, any insurance maintained by NSP.

MN121819,LLC

We at MN 121819 sincerely appreciate all the help we have received from your staff with regard to our applications and we look forward to collaborating with you further to develop a great project that we can all be proud of.

12. Exhibit List:

- A. Application Form
- B. Site Plan
- C. Topographic Map
- D. Property Tax Evidence
- E. Equipment Pack
- F. Site Rules
- G. MN 121819, LLC Safety Manual
- H. MN DOT Seeding Guideline
- I. Executed Lease
- J. Conditional Use Permit Summary
- K. Interconnection Application
- L. Township Approval and Documentation
- M. Area M Cultural Report / Wetland Delineation

MN121819,LLC

Appendix A

Schedule of Removal and Restoration Costs

	Quantity	Units	\$/Unit	Cost	Notes
Civil Infrastructure					
					remove full section of aggregate road, structural concrete base material, and surfacing around equipment pads
aggregate removal	180	CY	\$4.00	\$720.00	
aggregate haul and offsite disposal	180	CY	\$6.00	\$1,080.00	
geotextile removal under aggregate roads	550	SY	\$0.05	\$27.50	
geotextile haul and offsite disposal	550	SY	\$0.05	\$27.50	
topsoil backfill	180	CY	\$12.00	\$2,160.00	onsite relocation of topsoil to backfill road and equipment pad excavations
culvert removal	1	each	\$1,200.00	\$1,200.00	remove CMP of approximate 30' length with no greater than 2' of cover
culvert haul and offsite disposal	1	each	\$100.00	\$100.00	
chainlink fence removal	1900	LF	\$6.00	\$11,400.00	includes fence mesh, post framing, concrete foundations, etc
chainlink fence haul and offsite disposal	1900	LF	\$3.00	\$5,700.00	
reinforced concrete equipment pad removal	1	EA	\$500.00	\$500.00	
concrete waste haul and offsite disposal	1	CY	\$500.00	\$500.00	
site grading	1	AC	\$8,000.00	\$8,000.00	grading smooth all areas disturbed by removals, excavations, etc
turf establishment	1	AC	\$1,000.00	\$1,000.00	seed and mulch all areas disturbed by removals, excavations, etc
sediment control	0	LF	\$2.00	\$0.00	silt fence
Structural Infrastructure					
steel pile foundation removal	550	EA	\$13.00	\$7,150.00	
steel pile foundation haul and offsite disposal	550	EA	\$3.00	\$1,650.00	
steel racking removal	1	MW	\$5,000.00	\$5,000.00	
steel racking haul and offsite disposal	1	MW	\$700.00	\$700.00	
Electrical Infrastructure					
Removal of Solar modules	4104	EA	\$8.00	\$32,832.00	
Removal of string inverters/combiners	17	EA	\$60.00	\$1,020.00	
Removal of switchgear/Xfmr	1	EA	\$1,500.00	\$1,500.00	
Removal of Riser and Interconnection poles	0	EA	\$1,000.00	\$0.00	
Removal of SCADA/Aux panel/weather station	1	EA	\$500.00	\$500.00	
Removal of medium voltage AL cables	1	MW	\$2,000.00	\$2,000.00	
Removal of fiber optic cables	0	MW	\$500.00	\$0.00	
General					
permits	1	ea	\$ 3,000.00	\$ 3,000.00	NPDES Construction General Permit and SWPPP preparation
				\$ 87,767.00	
Total Salvage Value				86126	
Decommission - Salvage Value:				\$ (1,641.00)	

SUMMARY

Area M Consulting (Area M), on behalf of Gordian Energy Systems (Client), conducted a wetland delineation for the Betcher CSG 1 Project (Project) located within Goodhue County, Minnesota. The Area M biologist conducted a routine Level 1 delineation, as defined by the Board of Water and Soil Resources (BWSR), which includes only a desktop component (BWSR, 2010). The off-site delineation was conducted following general procedures and methods outlined by the United States Army Core of Engineers (USACE) Wetland Delineation Manual (USACE, 1987), Midwest Regional Supplement (USACE, 2010), and BWSR Guidance for Offsite Hydrology/Wetland Determinations (2016). This wetland delineation report is assembled to assist the Client with meeting regulatory requirements necessary for permitting a Community Solar Garden (CSG) in Goodhue County.

PROJECT DESCRIPTION

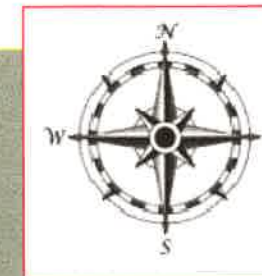
The Project, encompassing approximately 35.4 acres, is located 0.5 miles east of Goodhue, MN in Section 27, T111N:R15W (Study Area) (Appendix A). The Study Area is on a north-facing slope and is cultivated annually. The surrounding landscape is mostly agricultural, with small streams, wooded shelterbelts, and farmsteads intermixed among the rolling topography.

LEVEL 1 DELINEATION METHODOLOGY

Wetland biologists conducted a comprehensive desktop review of data available within the public domain to identify the presence/absence and extent of wetland/waterbodies that could occur within Study Area. This data was analyzed by identifying wetland signatures which indicate the potential presence of wetland/waterbody features. The following data sources were reviewed; the analysis of each data set is discussed in greater detail in the later part of this section.

- Hydrologic soil data
- Elevation Data
 - MN Department of Natural Resources (MNDNR) Light Detection and Ranging (LiDAR) Data
 - United States Geological Survey (USGS) topographic maps
- Mapped Wetlands/Waterbodies
 - U.S. Fish and Wildlife Services (USFWS) National Wetland Inventory (NWI)
 - MNDNR updated NWI
 - MNDNR Public Waters Inventory (PWI)
 - National Hydrography Dataset (NHD)

Historic and current aerial photographs



MN121819,LLC
 3915 COOLIDGE AVE.
 BALTIMORE, MARYLAND 21229
 410-242-2449

PROJECT ADDRESS: 38389 215TH AVENUE GOODHUE, MN 55027
 LAT: 44°23'44.88"N
 LON: 92°38'29.57"W

SYSTEM	SPECIFICATION
System size DC	1.418 MW
System size AC	1.000 MW
DC/AC RATIO	1.415
AZIMUTH	180
TILT	30
MODULE COUNT	4,048
MODULE TYPE	REC 350TP72
MODULE STC RATING	350 W
INVERTER COUNT	17
INVERTER TYPE	CPS SCABOKLT-DG/US-POWER LIMITED TO 1MW AC
INVERTER POWER	60KW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAT TEMP.	-28 C/32 C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
EXPOSURE CATEGORY	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES:
 NO POSITION, DISTANCE OR CLEARANCE ISSUES WITH OVERHEAD ELECTRICAL SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.
 24-7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.
 NO TREES REMOVED
 NO CONSTRUCTION IN WETLANDS
 5.63 ACRE SITE ZONED A-1

REVISIONS			
#	DESCRIPTION	BY	DATE
0	CAPACITY STUDY DESIGN	S.B.J.	5/16/18
1	INTERCONNECTION COMMENTS	W.R.J.	7/7/18
2	CUP SUBMISSION	W.R.J.	12/21/18
3			
4			
5			
6			
7			

DRAWN BY:
 SEAN BRANCH JR.

PROJECT NAME:
 BETCHER CSG1
 SRC#068980

DRAWING TITLE:
 SITE PLAN

SCALE:

SHEET:
 PV1

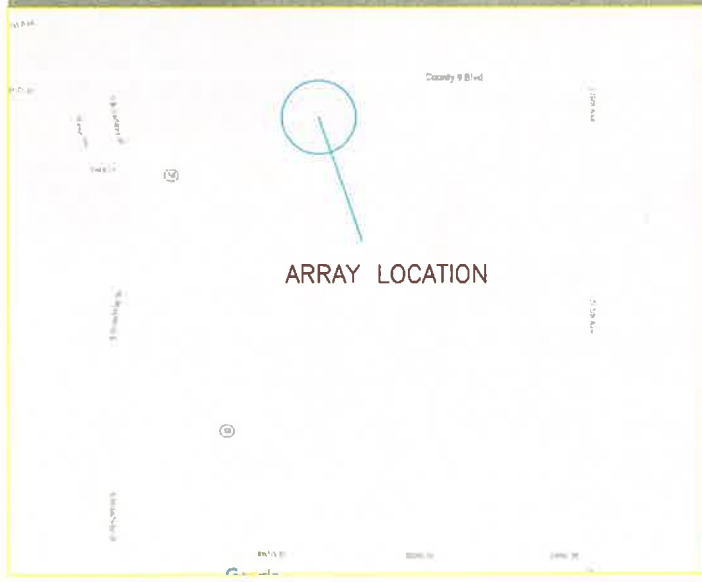
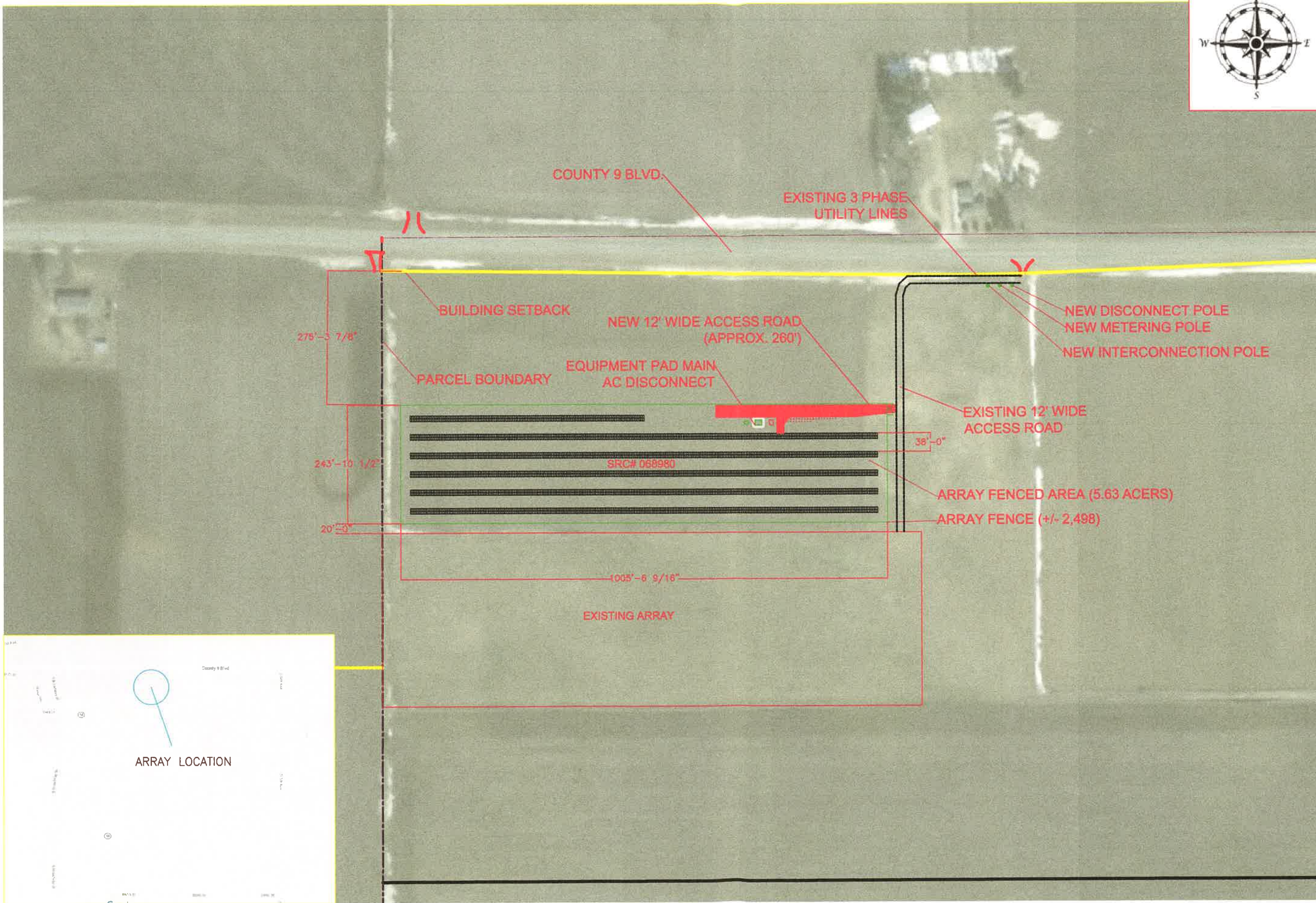


Exhibit C - Topographical Map

Topographical Map, 38369 215th Avenue, Goodhue, MN 55027



**Goodhue County Public Works
Project Status Report for February 5, 2019**

ROUTE	TYPE OF WORK/PROJECT LOCATION	CURRENT STATUS
	Bidding	
	Solar Request for Proposal	RFP's due February 25, 2019 by 3 P.M.
Various	2019 Bituminous Paving CSAH 12, 18, 19, 27, 62	Proposals due March 12, 2019 by 2 P.M.
Various	2019 Aggregate Surfacing	Proposals due March 12, 2019 by 2 P.M.
Various	2019 Traffic Marking	Proposals due March 12, 2019 by 2 P.M.
	Road Construction	
CSAH 21	Concrete Surfacing TH 58 – 170' East of Eagle Ridge Drive	Construction completed. Project to be finalized with CSAH 1 once it has been completed.
CSAH 1	Concrete Surfacing & FDR TH 60 – TH 52	Traffic marking installed. All road surfacing work complete. Turf establishment will be finalized next spring.
	Maintenance Department	
CR 41	Ditch Cleaning CSAH 7 to TH 19	Minor work remaining. Work to be completed in the spring.
Various	Tree Trimming & Brush Removal	Work started and will continue through the winter season.
All	Snow & Ice Removal	To continue through the winter season.
	Planning & Studies	
St Paul - Chicago	High Speed Rail Planning (MHSRC)	Working on a second train between the Twin Cities and Chicago. River route remains the preferred alternative. Commission will continue both its public rail advocacy and to comment on MnDOT's river route process.

ROUTE	TYPE OF WORK/PROJECT LOCATION	CURRENT STATUS
Red Rock Corridor	Commuter Rail Planning (RRC Commission)	The Commission determined Bus Rapid Transit to be the best alternative and has adopted the Final Report. An implementation plan for a future extension of the Bus Rapid Transit (BRT) line to Hastings is in planning stages.
Zip Rail Rochester – Twin Cities	High Speed Rail Planning (OCRRA & Mn/DOT)	MnDOT announced their project is “shelved” and no further public work is to be done. A Tier 1 EIS was not completed. A private firm analyzed the feasibility of a zip rail along the same alignment, but their work was non-public and no communication has been made by them for some time.
TH 63	Mississippi River Bridge @ Red Wing (Mn/DOT)	Construction has begun and completion is slated for 2020.
TH 63	Mississippi River Bridge @ Red Wing (Mn/DOT)	Construction has begun and completion is slated for 2020.

The following is a summary of the claims to be reviewed and approved at the February 19,2019 board meeting:

01	General Fund	\$	395,295.34
03	Public Works	\$	691,184.99
11	Human Service Fund	\$	129,531.98
21	ISTS	\$	-
25	EDA	\$	282.54
30	Capital Improvement	\$	-
31	Capital Equipment	\$	-
34	Capital Equipment	\$	71,536.01
35	Debt Service	\$	-
40	County Ditch	\$	-
61	Waste Management	\$	15,108.31
62	Recycling Center	\$	-
63	HHW	\$	-
72	Other Agency	\$	90,464.89
81	Settlement	\$	161,077.33
	Totals	\$	<u>1,554,481.39</u>

GROSS PAYROLL (including Employer Related Tax Payments)

Period Ending	Paid Date	Amount
1/25/2019	2/7/2019	\$ 1,016,924.83
Checks (WFXX,WFXX-ACH)	\$	1,067,621.93
EFT (Manual Warrants)	\$	486,859.46
Total:	\$	<u>1,554,481.39</u>

tswanson
02/06/2019

1:43PM

Goodhue County

WARRANT REGISTER



Manual Warrants

<u>Warr #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>
				<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
11481	11506	Alerus Financial					
			18,299.72	2/7/19 Payroll-Co HSA Contrib	01-000-000-2504-2005		0
			3,368.26	2/7/19 Payroll-Co HSA Contrib	03-000-000-2504-2005		0
			10,591.91	2/7/19 Payroll-Co HSA Contrib	11-000-000-2504-2005		0
			207.69	2/7/19 Payroll-Co HSA Contrib	61-000-000-2504-2005		0
Warrant #	11481	Total	32,467.58	Date 2/7/19			
		Final Total...	32,467.58	4 Transactions			

Goodhue County



Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
1	18,299.72	County General Revenue
3	3,368.26	County Road and Bridge
11	10,591.91	Health & Human Service Fund
61	207.69	Waste Management Facilities
	32,467.58	TOTAL

Goodhue County

WARRANT REGISTER



Manual Warrants

<u>Warr #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>
				<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
11486	1820	State Of Minnesota-Sales & Use Tax					
			186.23	Receipt Nbr 424483 01/18/2019	01-000-000-0000-2196		0
			1.44	Receipt Nbr 424523 01/18/2019	01-105-000-0000-6302		0
			314.89	Receipt Nbr 424759 01/31/2019	01-207-240-0000-5852		0
			23.90	Receipt Nbr 424759 01/31/2019	01-207-240-0000-5859		0
			4.46	Receipt Nbr 424425 01/16/2019	01-601-000-0000-6232		0
			0.69	Receipt Nbr 424406 01/15/2019	01-601-000-0000-6405		0
			9.79	Warr Nbr 27079 01/11/2019	61-398-000-0000-6307		0
			9.07	Warr Nbr 27079 01/11/2019	61-398-000-0000-6411		0
			0.53	Warr Nbr 442724 01/04/2019	61-398-000-0000-6563		0
			-0.50	- Rounding adjustment 1/2019	01-001-000-0000-6850		0
			26.40	SW Assmt 1/2019	61-000-000-0000-2222		0
			209.10	SW Mgmnt 1/2019	61-000-000-0000-2223		0
Warrant #	11486	Total	786.00	Date 2/19/19			
		Final Total...	786.00	12 Transactions			

Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
1	531.11	County General Revenue
61	254.89	Waste Management Facilities
	786.00	TOTAL



Manual Warrants

<u>Warr #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>OBO#</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>
							<u>From Date</u>	<u>To Date</u>
11482	27161	Minnesota Revenue						
	Warrant #	11482	Total	27.24	2018 Provider Tax	11-479-478-0000-6246	8026628	0
				27.24	Date 2/11/19			
	Final Total...			27.24	1	Transactions		

Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
11	27.24	Health & Human Service Fund
	27.24	TOTAL

Goodhue County

WARRANT REGISTER



Manual Warrants

<u>Warr #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>
				<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
11484	3796	Department Of Revenue	49,686.95	State share deed tax 1/2019	72-850-000-0000-2310		0
			40,777.94	State share mtg tax 1/2019	72-850-000-0000-2311		0
			90,464.89	Date 2/19/19			
		Warrant # 11484		Total			
		Final Total...	90,464.89	2	Transactions		

Goodhue County



Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
72	90,464.89	Other Agency Funds
	90,464.89	TOTAL

Goodhue County

WARRANT REGISTER



Manual Warrants

<u>Warr #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>
				<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
11485	4239	Southeast Service Cooperative					
			8,325.00	Retirees,COBRA 2/2019	01-000-000-9001-2020		0
			194,570.50	Health Ins 2/2019	01-000-000-9002-2020	190102065405	0
			36,769.00	Health Ins 2/2019	03-000-000-9002-2020	190102065405	0
			117,243.50	Health Ins 2/2019	11-000-000-9002-2020	190102065405	0
			4,642.50	Health Ins 2/2019	61-000-000-9002-2020	190102065405	0
Warrant #	11485	Total	361,550.50	Date 2/1/19			
		Final Total...	361,550.50	5	Transactions		

Goodhue County



Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
1	202,895.50	County General Revenue
3	36,769.00	County Road and Bridge
11	117,243.50	Health & Human Service Fund
61	4,642.50	Waste Management Facilities
	361,550.50	TOTAL

Goodhue County

WARRANT REGISTER



Manual Warrants

<u>Warr #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>
				<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
11487	11872	Intellicients					
			985.71	Consulting 2/2019	01-061-000-0000-6278		0
			111.95	Consulting 2/2019	11-420-600-0010-6283		0
			43.05	Consulting 2/2019	11-420-640-0010-6283		0
			154.99	Consulting 2/2019	11-430-700-0010-6283		0
			43.05	Consulting 2/2019	11-479-478-0000-6283		0
			77.50	Consulting 2/2019	11-479-479-0000-6283		0
Warrant #	11487	Total	1,416.25	Date 2/15/19			
		Final Total...	1,416.25	6	Transactions		

Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
1	985.71	County General Revenue
11	430.54	Health & Human Service Fund
	1,416.25	TOTAL

Goodhue County

WARRANT REGISTER



Manual Warrants

<u>Warr #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>
				<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
11488	1512	Alliance Benefit Group	147.00	COBRA 1/2019	01-061-000-0000-6278	c75593	0
	Warrant #	11488	Total	147.00	Date 2/20/19		
	Final Total...		147.00	1	Transactions		

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Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
1	147.00	County General Revenue
	147.00	TOTAL

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			<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
3909	Ace Hardware Zumbrota	35.98		Propane Patching	03-310-000-0000-6508	31251/Z N
	Warrant # 443237	Total...	35.98			
12203	Advance Auto Parts	33.79		Brake Pads 0807	03-340-000-0000-6562	2053366662 N
	Warrant # 443238	Total...	33.79			
301	Advanced Business Systems, Inc	393.95		Ink ctdgs, tapes 11/30/18	01-001-000-0000-6402	92619 N
	Warrant # 443239	Total...	393.95			
1353	Ag Partners Coop	109.45		Washer Fluid	03-340-000-0000-6420	760977 N
1353		439.45		Antifreeze RW 55g	03-340-000-0000-6420	760982 N
1353		631.93		5W30 RW 57.5g	03-340-000-0000-6561	760977 N
1353		282.48		15W40 Zta 32.1g	03-340-000-0000-6561	760977 N
1353		183.68		DEF RW 112g	03-340-000-0000-6565	760977 N
1353		1,947.34		Winter Diesel Kyn 764.7g	03-340-000-0000-6565	818421 N
1353		780.86		Winter Diesel Kyn 315.5g	03-340-000-0000-6565	818435 N
	Warrant # 443240	Total...	4,375.19			
9090	Auto Value - Red Wing	319.09		Hyd Fittings	03-340-000-0000-6420	134106653 N
9090		41.98		Eng Oil 1206	03-340-000-0000-6561	134106258 N
9090		5.70		Clevis 8602	03-340-000-0000-6562	134106706 N
9090		11.32		Push Button Switch 0801	03-340-000-0000-6562	134106989 N
9090		22.55		Air Dryer Cart 0602	03-340-000-0000-6562	134106991 N
9090		22.55		Air Dryer Cart 0801	03-340-000-0000-6562	134106991 N
9090		64.40		Hyd Hose Fittings 1708	03-340-000-0000-6563	134106414 N
	Warrant # 443241	Total...	487.59			
1078	Bauer Built Tire Center	18.50		Lug Nut Torque Chart	03-340-000-0000-6420	680043590 N
1078		100.00		Rims (4) 0601	03-340-000-0000-6562	680043679 N
1078		849.48		Tires (6) 1104	03-340-000-0000-6575	680043619 N
1078		660.48		Tires (4) 0804	03-340-000-0000-6575	680043620 N
1078		39.81		Tire Rpr 7021	61-398-000-0000-6575	680043423 N
	Warrant # 443242	Total...	1,668.27			
9828	BCA - MNJIS Section	270.00		CJDN connect chgs Q418	01-255-000-0000-6382	520953 N
	Warrant # 443243	Total...	270.00			
1140	Cannon Falls Township	28,808.90		Town Rd Allotment	03-330-000-0000-6845	2019 N
	Warrant # 443244	Total...	28,808.90			
11439	Century Link	48.59		Phone:Sandhill twr 1/19-2/18	01-281-280-0000-6201	6513882865 N

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Warrant #	443245	Total...	48.59			
5050	Community And Economic Devel Assoc	282.54	Prof svc 1/2019	25-700-000-0000-6278		N
Warrant #	443246	Total...	282.54			
10432	Compass Minerals America	1,720.64	Salt RW 24.32T	03-310-000-0000-6506	382389	N
10432		12,312.62	Salt RW 174.03T	03-310-000-0000-6506	384567	N
10432		7,352.64	Salt Zta 98.35T	03-310-000-0000-6506	384571	N
10432		2,001.52	Salt RW 28.29T	03-310-000-0000-6506	387828	N
10432		4,025.68	Salt RW 56.9T	03-310-000-0000-6506	388899	N
10432		97.10	- Deduct Moist #9802640	03-310-000-0000-6506	390142	N
10432		5,965.64	Salt RW 84.32T	03-310-000-0000-6506	390142	N
10432		7,679.73	Salt Kyn 102.41T	03-310-000-0000-6506	390144	N
10432		100.00	- Deduct Moist #9802653	03-310-000-0000-6506	390144	N
10432		152.44	- Deduct Moist #9802652	03-310-000-0000-6506	390144	N
10432		5,702.20	Salt CF 80.29T	03-310-000-0000-6506	391702	N
10432		1,939.97	Salt RW 27.42T	03-310-000-0000-6506	392803	N
10432		271.60	- Deduct Moist #9802716	03-310-000-0000-6506	392803	N
10432		7,878.96	Salt CF 110.94T	03-310-000-0000-6506	392804	N
10432		5,777.45	Salt RW 81.66T	03-310-000-0000-6506	393612	N
10432		390.12	- Deduct Moist #9020692	03-310-000-0000-6506	393612	N
10432		89.64	- Deduct Moist #9020693	03-310-000-0000-6506	393612	N
10432		162.73	- Deduct Moist #9802703	03-310-000-0000-6506	393612	N
Warrant #	443247	Total...	61,093.42			
1226	Dakota Electric Assoc	18.16	St Lts #46	03-310-000-0000-6251	21366814	N
1226		7.72	St Lts #19	03-310-000-0000-6251	21366814	N
1226		107.67	St Lts #18	03-310-000-0000-6251	21366814	N
1226		7.73	St Lts #7	03-310-000-0000-6251	21366814	N
1226		7.72	St Lts #31	03-310-000-0000-6251	21366814	N
Warrant #	443248	Total...	149.00			
12768	Dell Marketing Lp	9,154.68	(4) Computers 1/18/19	01-209-000-0000-6480	10295092582	N
12768		2,945.76	(2) computers:AC,JK 1/17/19	34-091-000-0000-6480	10292748740	N
Warrant #	443249	Total...	12,100.44			
9339	Dlt Solutions Inc	1,519.00	Raster Gov maint plan 19-20	01-103-000-0000-6268	si420215	N
Warrant #	443250	Total...	1,519.00			
4644	Express Services, Inc.	160.00	1/17 RC Temp	61-398-000-0000-6283	21791627	N

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4644	Express Services, Inc.	160.00	1/16 RC Temp		61-398-000-0000-6283	21791627		N
4644		160.00	1/18 RC Temp		61-398-000-0000-6283	21791627		N
4644		160.00	1/24 RC Temp		61-398-000-0000-6283	21827220		N
4644		160.00	1/22 RC Temp		61-398-000-0000-6283	21827220		N
4644		80.00	1/21 RC Temp		61-398-000-0000-6283	21827220		N
4644		40.00	1/21 RC Temp OT		61-398-000-0000-6283	21827220		N
4644		160.00	1/23 RC Temp		61-398-000-0000-6283	21827220		N
	Warrant # 443251	Total...	1,080.00					
11674	Fab 1 Welding LLC	40.00	Plates for desks 2/4/19		01-111-110-0000-6420	2083		N
	Warrant # 443252	Total...	40.00					
12773	Fastenal Company	33.69	Fasteners Trucks Hauling Sign		03-310-000-0000-6504	MNRED138590		N
12773		29.90	Ball Valves (4) Stock		03-340-000-0000-6562	MNRED138621		N
	Warrant # 443253	Total...	63.59					
8869	FleetPride	60.40	Pawl Assembly (4)		03-340-000-0000-6420	17615314		N
8869		82.52	Clevis Kits (4)		03-340-000-0000-6420	17615314		N
8869		147.94	Brake Chambers 8602		03-340-000-0000-6562	17615314		N
8869		329.01	Air Dryer 8602		03-340-000-0000-6562	17615314		N
8869		148.03	Suspension Valve 8602		03-340-000-0000-6562	17953454		N
8869		45.91	Oil Seal 0601		03-340-000-0000-6562	19357872		N
8869		94.73	Brake shoes 0601		03-340-000-0000-6562	19357872		N
8869		50.00	Cr Core Return 0601		03-340-000-0000-6562	19430702		N
8869		6.01	Axle Seal 0601		03-340-000-0000-6562	19565845		N
8869		6.01	Axel Seal Stock		03-340-000-0000-6562	19565848		N
8869		129.00	Air to Air Tester		03-340-000-0000-6569	19358148		N
	Warrant # 443254	Total...	999.56					
13061	Flom Disposal	93.55	Garbage Kyn 2/1-4/30		03-350-000-0000-6253	6228		N
	Warrant # 443255	Total...	93.55					
4377	Frontier Precision Inc	891.00	Survey Control Maint		03-320-000-0000-6268	188467		N
4377		720.00	Survey GPS Annual Maint		03-320-000-0000-6268	188467		N
	Warrant # 443256	Total...	1,611.00					
1881	Green Lights Recycling Inc	887.06	Bulb Disposal		61-399-192-0000-6838	190098		N
	Warrant # 443257	Total...	887.06					
6901	Gs Distributing	1,644.76	Plumbing parts 1/30/19		01-111-113-0000-6305	5775		N

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	Warrant #	443258	Total...	1,644.76				
13267	Hauser/Aksel		208.80	Mileage Reimb 1/23-25/19	03-320-000-0000-6357	Reimb Mileage		N
	Warrant #	443259	Total...	208.80				
2630	Herc-U-Lift		49.36	CO Check 7180	03-340-000-0000-6304	W394148		N
2630			51.36	CO Check #7086	61-398-000-0000-6304	W394611		N
2630			51.36	CO Check #7022	61-398-000-0000-6304	W394780		N
2630			47.36	CO Check #7021	61-398-000-0000-6304	W400214		N
	Warrant #	443260	Total...	199.44				
2911	Holst Excavating Inc		4,597.94	De-icing Sand Del 537.77T	03-310-000-0000-6502	487665		N
2911			711.93	De-icing Sand 171.55T	03-310-000-0000-6502	487675		N
	Warrant #	443261	Total...	5,309.87				
2310	Huebsch Linen		389.28	Uniforms 1/2019	01-111-000-0000-6307	62210		N
2310			301.76	Mops,rugs 1/2019	01-111-110-0000-6347	34980		N
	Warrant #	443262	Total...	691.04				
3972	Innovative Office Solutions Llc		23.19	Wireless kybd,mouse 1/24/19	01-101-000-0000-6405	2376309		N
3972			23.19	Wireless kybd,mouse 1/24/19	01-105-000-0000-6405	2376309		N
3972			23.19	Wireless kybd,mouse 1/24/19	01-127-129-0000-6405	2376309		N
3972			10.96	Staples,batteries 1/24/19	01-255-000-0000-6405	2377160		N
	Warrant #	443263	Total...	80.53				
11873	J and M Chainsaws		120.00	Chainsaw-EFCO	03-310-000-0000-6511	157218		N
11873			37.00	Chainsaw chain (2)/File	03-310-000-0000-6511	157222		N
	Warrant #	443264	Total...	157.00				
1493	Lakes Gas Co		103.94	LP-Jan	61-398-192-0000-6566	1461991		N
1493			103.94	LP-Jan	61-398-192-0000-6566	1461998		N
1493			78.22	LP-Jan	61-398-192-0000-6566	1462007		N
1493			52.51	LP-Jan	61-398-192-0000-6566	1462016		N
1493			181.09	LP-Jan	61-398-192-0000-6566	2354583		N
	Warrant #	443265	Total...	519.70				
13176	Lawson Products Inc.		172.31	Fasteners	03-340-000-0000-6420	9306409848		N
13176			51.35	Earplugs	03-340-000-0000-6420	9306428597		N
13176			21.63	Fasteners	03-340-000-0000-6420	9306428597		N
13176			63.00	Plow Bolts	03-340-000-0000-6562	9306409848		N

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	Warrant # 443266	Total...	308.29			
1531	Luhman Construction Co Inc	178.00	Icing Rock 22.49cy	03-310-000-0000-6502	11537	N
1531		126.64	Icing Rock #46 16cy	03-310-000-0000-6502	11537	N
1531		55.41	Icing Rock #41 7cy	03-310-000-0000-6502	11537	N
	Warrant # 443267	Total...	360.05			
7584	Matthees Oil Inc	770.13	LP-CF	03-350-000-0000-6252	103252	N
	Warrant # 443268	Total...	770.13			
12655	Mayo Clinic	918.75	ER:Karlen 9/9/18	01-201-000-0000-6272	1738321	N
	Warrant # 443269	Total...	918.75			
7919	Menards-Red Wing	39.31	Survey supplies 1/18/19	01-103-000-0000-6412	41375	N
7919		4.32	Fasteners-Trucks Hauling Signs	03-310-000-0000-6504	40948	N
7919		37.08	Drill Bits/Tools Sign Shop	03-310-000-0000-6504	40948	N
7919		39.88	Mailboxes Stock	03-310-000-0000-6508	40795	N
7919		31.40	Chainsaw Bar Oil	03-310-000-0000-6511	40795	N
7919		82.20	Diesel Additive	03-340-000-0000-6565	41683	N
7919		39.80	Diesel Additive	03-340-000-0000-6565	41983	N
7919		21.30	Wash Bay Prep Supplies	03-350-000-0000-6305	41697	N
7919		5.94	Brk Rm Cleaning Supplies	03-350-000-0000-6420	41697	N
	Warrant # 443270	Total...	301.23			
8522	Minnesota Energy Resources Corp	590.06	Gas-Zta Shop	03-350-000-0000-6252	504254044-1	N
8522		505.84	Gas-Kyn Shop	03-350-000-0000-6252	504254044-2	N
8522		4.00	TAX COURT 2014 52.999.0700	81-850-000-0000-2106		N
8522		2,122.00	TAX COURT 2014 52.999.0715	81-850-000-0000-2106		N
8522		1,676.00	TAX COURT 2014 66.999.0910	81-850-000-0000-2106		N
8522		4,512.00	TAX COURT 2014 68.999.0430	81-850-000-0000-2106		N
8522		978.00	TAX COURT 2014 70.999.0330	81-850-000-0000-2106		N
8522		3,084.00	TAX COURT 2014 72.999.0760	81-850-000-0000-2106		N
8522		22.00	TAX COURT 2015 28.999.0238	81-850-000-0000-2106		N
8522		26.00	TAX COURT 2015 38.999.0200	81-850-000-0000-2106		N
8522		152.00	TAX COURT 2015 52.999.0715	81-850-000-0000-2106		N
8522		104.00	TAX COURT 2015 66.999.0910	81-850-000-0000-2106		N
8522		314.00	TAX COURT 2015 68.999.0430	81-850-000-0000-2106		N
8522		60.00	TAX COURT 2015 70.999.0330	81-850-000-0000-2106		N
8522		186.00	TAX COURT 2015 72.999.0760	81-850-000-0000-2106		N
8522		122.00	TAX COURT 2016 28.999.0238	81-850-000-0000-2106		N

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8522	Minnesota Energy Resources Corp	140.00	TAX COURT 2016	38.999.0200		81-850-000-0000-2106			N
8522		6.00	TAX COURT 2016	40.999.0095		81-850-000-0000-2106			N
8522		4.00	TAX COURT 2016	41.999.0100		81-850-000-0000-2106			N
8522		904.00	TAX COURT 2016	52.999.0715		81-850-000-0000-2106			N
8522		614.00	TAX COURT 2016	66.999.0910		81-850-000-0000-2106			N
8522		1,942.00	TAX COURT 2016	68.999.0430		81-850-000-0000-2106			N
8522		342.00	TAX COURT 2016	70.999.0330		81-850-000-0000-2106			N
8522		1,126.00	TAX COURT 2016	72.999.0760		81-850-000-0000-2106			N
8522		1,300.00	TAX COURT 2017	28.999.0238		81-850-000-0000-2106			N
8522		2.00	TAX COURT 2017	36.999.0105		81-850-000-0000-2106			N
8522		1,546.00	TAX COURT 2017	38.999.0200		81-850-000-0000-2106			N
8522		4.00	TAX COURT 2017	38.999.0300		81-850-000-0000-2106			N
8522		6.00	TAX COURT 2017	39.999.0100		81-850-000-0000-2106			N
8522		78.00	TAX COURT 2017	40.999.0095		81-850-000-0000-2106			N
8522		40.00	TAX COURT 2017	41.999.0100		81-850-000-0000-2106			N
8522		4.00	TAX COURT 2017	47.999.0200		81-850-000-0000-2106			N
8522		10,542.00	TAX COURT 2017	52.999.0715		81-850-000-0000-2106			N
8522		6,946.00	TAX COURT 2017	66.999.0910		81-850-000-0000-2106			N
8522		21,054.00	TAX COURT 2017	68.999.0430		81-850-000-0000-2106			N
8522		3,706.00	TAX COURT 2017	70.999.0330		81-850-000-0000-2106			N
8522		12,916.00	TAX COURT 2017	72.999.0760		81-850-000-0000-2106			N
8522		1,462.00	TAX COURT 2018	28.999.0238		81-850-000-0000-2106			N
8522		2.00	TAX COURT 2018	36.999.0105		81-850-000-0000-2106			N
8522		1,832.00	TAX COURT 2018	38.999.0200		81-850-000-0000-2106			N
8522		4.00	TAX COURT 2018	38.999.0300		81-850-000-0000-2106			N
8522		6.00	TAX COURT 2018	39.999.0100		81-850-000-0000-2106			N
8522		88.00	TAX COURT 2018	40.999.0095		81-850-000-0000-2106			N
8522		46.00	TAX COURT 2018	41.999.0100		81-850-000-0000-2106			N
8522		4.00	TAX COURT 2018	47.999.0200		81-850-000-0000-2106			N
8522		14,240.00	TAX COURT 2018	52.999.0715		81-850-000-0000-2106			N
8522		8,770.00	TAX COURT 2018	66.999.0910		81-850-000-0000-2106			N
8522		25,744.00	TAX COURT 2018	68.999.0430		81-850-000-0000-2106			N
8522		4,640.00	TAX COURT 2018	70.999.0330		81-850-000-0000-2106			N
8522		15,502.00	TAX COURT 2018	72.999.0760		81-850-000-0000-2106			N
8522		2,470.44	TAX COURT INTEREST	2014		81-850-000-0000-2106			N
8522		129.15	TAX COURT INTEREST	2015		81-850-000-0000-2106			N
8522		568.71	TAX COURT INTEREST	2016		81-850-000-0000-2106			N
8522		4,033.33	TAX COURT INTEREST	2017		81-850-000-0000-2106			N

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8522	Minnesota Energy Resources Corp	2,124.48	TAX COURT INTEREST 2018	81-850-000-0000-2106			N
8522		228.00	TAX COURT 2014 28.999.0238	81-850-000-0000-2106			N
8522		402.00	TAX COURT 2014 38.999.0200	81-850-000-0000-2106			N
8522		4.00	TAX COURT 2014 38.999.0300	81-850-000-0000-2106			N
8522		22.00	TAX COURT 2014 40.999.0095	81-850-000-0000-2106			N
8522		6.00	TAX COURT 2014 41.999.0100	81-850-000-0000-2106			N
	Warrant # 443271	Total...	160,008.01				
4948	Mn Sheriffs Assn	465.00	Jail Academy:Anderson 3/2019	01-207-000-0000-6357	181600		N
4948		465.00	Jail Academy:Stephans 3/2019	01-207-000-0000-6357	181560		N
	Warrant # 443272	Total...	930.00				
11766	Novak Weather Consultants	149.00	Light Pack Weather Cons	03-330-000-0000-6283	224		N
	Warrant # 443273	Total...	149.00				
7633	Nuss Truck and Equipment Group LLC	122.43	Headlight Switch 1201	03-340-000-0000-6562	1182517P		N
7633		64.59	Control Unit 1201	03-340-000-0000-6562	1182517P		N
7633		123.30	Trans Cover Plates 0602	03-340-000-0000-6562	7129015P		N
7633		109.59	DPF Sensor 1101	03-340-000-0000-6562	7129020P		N
7633		246.62	Solenoid Valve/Elbow 0801	03-340-000-0000-6562	7129487P		N
7633		279.95	Mack Starter for Stock	03-340-000-0000-6562	7130080P		N
7633		132.20	Blower Motor 1202	03-340-000-0000-6562	7130139P		N
	Warrant # 443274	Total...	1,078.68				
9516	Nuvera (FKA NU-Telecom)	85.29	Tele CF	03-350-000-0000-6201	1182424		N
9516		79.95	DSL CF	03-350-000-0000-6209	1182424		N
	Warrant # 443275	Total...	165.24				
2864	Office Depot	24.54	File guides,tabs 1/16/19	01-105-000-0000-6405	259724175001		N
2864		6.66	Note pads 1/16/19	01-127-129-0000-6405	259725078001		N
	Warrant # 443276	Total...	31.20				
5828	Olmsted County	711.49	TH 52 Partnership	03-330-000-0000-6278	TH52 2018		N
	Warrant # 443277	Total...	711.49				
13326	Peine/Alexander L.	75.00	Refund fee 1/2019	01-201-238-0000-6850			N
	Warrant # 443278	Total...	75.00				
9146	Precise MRM LLC	315.00	GPS Data Svc Dec (9)	03-310-000-0000-6270	1019936		N
	Warrant # 443279	Total...	315.00				

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5136	Red Wing City-Public Works	35.77	Wash bay:Shrf shed 12/2018	01-201-000-0000-6253	11876.000		N
	Warrant # 443280	Total...	35.77				
582	Rihm Kenworth	22.32	Cleaner	03-340-000-0000-6420	2023677A		N
582		27.66	HVAC Pts 0705	03-340-000-0000-6562	2021722A		N
582		75.30	Filters for Stock	03-340-000-0000-6562	2021774A		N
582		34.59	Filters for Stock	03-340-000-0000-6562	2021791A		N
582		177.64	Brake Chmbrs Stock	03-340-000-0000-6562	2022778A		N
582		46.42	Filters for Stock	03-340-000-0000-6562	2022789A		N
582		13.23	Filters for Stock	03-340-000-0000-6562	2023573A		N
582		340.52	Brake Chambers Stock	03-340-000-0000-6562	2023677A		N
582		142.17	Filters for Stock	03-340-000-0000-6562	2023802A		N
	Warrant # 443281	Total...	879.85				
12545	Rivertown Multimedia	200.00	11/18/18 Com Proc 1/16/19	01-005-000-0000-6242	2717467		N
12545		883.20	Exp of Redemption 1/19-1/26	01-041-000-0000-6242	1823987		N
12545		75.00	2017 Summary finl stmt 10/6/18	01-041-000-0000-6242	2687387		N
	Warrant # 443282	Total...	1,158.20				
12260	Ronco Engineering Sales Co, Inc	159.54	Spinner Motor Stock	03-340-000-0000-6562	3156952		N
	Warrant # 443283	Total...	159.54				
1756	Roscoe Township	28,804.06	Town Rd Allotment	03-330-000-0000-6845	2019		N
	Warrant # 443284	Total...	28,804.06				
3757	Se Mn Area Rec Trails - Smart	25.00	SMART Membership	03-521-000-0000-6243	2019 mbrshp		N
	Warrant # 443285	Total...	25.00				
59303	Sherwin Williams	298.29	Paint-Oil Rm Zta Shop	03-350-000-0000-6305	6809-9		N
	Warrant # 443286	Total...	298.29				
9875	Silver Star Industries	193.95	Seat Cover 1206	03-340-000-0000-6562	WHLS6339301		N
9875		193.95	Seat Cover 1104	03-340-000-0000-6562	WHLS6339301		N
	Warrant # 443287	Total...	387.90				
926	Sitecomp Inc	1,990.00	2019 renewal	01-101-101-0000-6268	2019-2190		N
926		2,685.00	2019 renewal	01-103-000-0000-6268	2019-2190		N
	Warrant # 443288	Total...	4,675.00				
6450	Staples Advantage	62.35	Supplies 1/16/19	01-101-000-0000-6405	3402216794		N
	Warrant # 443289	Total...	62.35				

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3687	State Of Minnesota	10.00	Safety Decals-JF		61-398-000-0000-6417	2019-RC		N
3687		10.00	Safety Decals-GG		61-398-000-0000-6417	2019-RC		N
	Warrant # 443290	Total...	20.00					
6284	Steberg/Glen	740.00	Landfill Equip Jan		61-397-000-0000-6343	Jan-19		N
6284		2,520.00	Landfill Hrs Jan		61-397-000-0000-6349	Jan-19		N
	Warrant # 443291	Total...	3,260.00					
1831	Streichers Inc	9.99	Nameplate:KAnderson 1/24/19		01-207-000-0000-6453	i1350174		N
1831		9.99	Nameplate:DStephans 1/24/19		01-207-000-0000-6453	i1350173		N
1831		593.87	Initl uniforms:KAnderson 1/23		01-207-000-0000-6453	i1350027		N
1831		749.86	Initl uniforms:DStephans 1/23		01-207-000-0000-6453	i1349823		N
	Warrant # 443292	Total...	1,363.71					
2469	Toshiba Financial Services (L.A.)	184.76	Copier 2/2019		01-041-000-0000-6302	69294743		N
2469		135.51	Copier 2/2019		01-201-000-0000-6302	90136754017		N
2469		11.05	Copies 12/2018		01-201-000-0000-6302	90136754017		N
2469		75.86	Patrol copier 2/2019		01-201-000-0000-6302	90136821769		N
2469		2.35	Patrol copies 12/2018		01-201-000-0000-6302	90136821769		N
2469		216.93	Admin copier 2/2019		01-207-000-0000-6302	90136753990		N
2469		238.36	Intake copier 2/2019		01-207-000-0000-6302	90136754033		N
2469		157.64	Intake copies 12/2018		01-207-000-0000-6302	90136754033		N
2469		244.85	Copier 2/2019		01-255-000-0000-6302	90136736498		N
	Warrant # 443293	Total...	1,267.31					
2513	Tri State Bobcat Inc	35.79	Pin 1702		03-340-000-0000-6563	P05579		N
	Warrant # 443294	Total...	35.79					
67599	United States Postal Service	12,000.00	Postage for meter		01-001-000-0000-6203			N
	Warrant # 443295	Total...	12,000.00					
11634	US Bank Equipment Finance	227.89	Copier Lease 02/19		03-330-000-0000-6302	377201546		N
	Warrant # 443296	Total...	227.89					
1876	Van Paper Company	96.87	Wypall Wipers		03-340-000-0000-6420	489441-00		N
1876		63.47	Wypall Wipers		03-340-000-0000-6420	489441-01		N
1876		186.78	Towels/Liners/TP/TBC		03-350-000-0000-6420	489441-00		N
	Warrant # 443297	Total...	347.12					
1878	Vasa Township	33,866.15	Town Rd Allotment		03-330-000-0000-6845	2019		N



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	<u>Warrant #</u>	<u>Total...</u>		<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
	443298	Total...	33,866.15				
3418	Verizon Wireless		25.56	Cell phone 1/27-2/26/19	01-055-000-0000-6202	9823088714	N
3418			105.83	Data cards 1/27-2/26/19	01-055-000-0000-6206	9823088714	N
3418			70.02	Cell phone 1/27-2/26/19	01-103-000-0000-6202	98230858735	N
3418			17.86	Data cards 1/27-2/26/19	11-420-600-0010-6206	9823088714	N
3418			17.86	Data cards 1/27-2/26/19	11-420-600-0010-6206	9823088714	N
3418			35.01	Data cards 1/27-2/26/19	11-420-600-0010-6206	9823088714	N
3418			35.01	Data cards 1/27-2/26/19	11-420-600-0010-6206	9823088714	N
3418			17.15	Data cards 1/27-2/26/19	11-430-700-0010-6206	9823088714	N
3418			17.15	Data cards 1/27-2/26/19	11-430-700-0010-6206	9823088714	N
3418			70.02	Data cards 1/27-2/26/19	11-430-700-0010-6206	9823088714	N
3418			19.02	Cell phone 1/27-2/26/19	11-463-463-0000-6202	9823088714	N
3418			35.01	Data cards 1/27-2/26/19	11-463-463-0000-6206	9823088714	N
3418			35.01	Data cards 1/27-2/26/19	11-463-463-0000-6206	9823088714	N
3418			35.01	Data cards 1/27-2/26/19	11-463-463-0000-6206	9823088714	N
3418			12.78	TANF Cell phone 1/27-2/26/19	11-466-450-0000-6202	9823088714	N
3418			4.13	Cell phone 1/27-2/26/19	11-479-478-0000-6202	9823088714	N
3418			4.07	Cell phone 1/27-2/26/19	11-479-478-0000-6202	9823088714	N
3418			3.83	Cell phone 1/27-2/26/19	11-479-479-0000-6202	9823088714	N
3418			8.95	Cell phone 1/27-2/26/19	11-479-479-0000-6202	9823088714	N
3418			9.63	Cell phone 1/27-2/26/19	11-479-479-0000-6202	9823088714	N
3418			9.49	Cell phone 1/27-2/26/19	11-479-479-0000-6202	9823088714	N
	Warrant # 443299	Total...	588.40				
1903	West Payment Center		1,584.89	Law books 12/5-1/4/19	01-025-000-0000-6452	839620724	N
	Warrant # 443300	Total...	1,584.89				
73383	Xcel Energy		2,635.11	Electric 1/2019	01-111-110-0000-6251	5156476998	N
73383			2,442.86	Gas 1/2019	01-111-110-0000-6252	5150574326	N
73383			10,085.15	Electric 1/2019	01-111-112-0000-6251	5143459081	N
73383			9,529.61	Gas 1/2019	01-111-112-0000-6252	5160612755	N
73383			1,905.20	Electric 1/2019	01-111-115-0000-6251	5162198585	N
73383			951.08	Gas 1/2019	01-111-115-0000-6252	5162198585	N
73383			3,483.75	Electric 1/2019	01-111-116-0000-6251	5154533778	N
73383			33.92	St Lts - 24	03-310-000-0000-6251	51-104672901	N
73383			28.87	St Lts - 2N	03-310-000-0000-6251	51-57625991	N
73383			27.57	St Lts - 2S	03-310-000-0000-6251	51-60402524	N
73383			310.07	Signals - 601 Bench	03-310-000-0000-6251	51-67548181	N

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73383	Xcel Energy	103.36	St Lts - Bench		03-310-000-0000-6251	51-67548181		N
73383		136.19	Elec - RW Shared		03-350-000-0000-6251	51-101960186		N
73383		1,283.48	Elec - RW		03-350-000-0000-6251	51-51300497		N
73383		431.44	Electric - Zta		03-350-000-0000-6251	51-63907713		N
73383		508.26	Gas - RW Shared		03-350-000-0000-6252	51-101960186		N
73383		1,718.17	Gas - RW		03-350-000-0000-6252	51-53157485		N
73383		11.32	Elec - Park Well		03-521-000-0000-6251	51-52934882		N
73383		18.06	Sec Lt - Park		03-521-000-0000-6251	51-73725269		N
	Warrant # 443301	Total...	35,643.47					
11965	Zemke Trucking LLC	1,359.60	Landfill Disp-Jan		61-397-000-0000-6839	1317		N
	Warrant # 443302	Total...	1,359.60					
1914	Ziegler Inc	1,248.74	Gearbox 1708		03-340-000-0000-6563	PC100167119		N
	Warrant # 443303	Total...	1,248.74					
8329	Zumbrota Area Ambulance	1,817.50	Ambulance:Karlen 9/9/18		01-201-000-0000-6272	AA281		N
	Warrant # 443304	Total...	1,817.50					
1919	Zumbrota Telephone Co	49.80	Tele 5671 Zta		03-350-000-0000-6201	104516		N
1919		45.04	Fax 4046 Zta		03-350-000-0000-6201	652291		N
1919		63.95	DSL 5671 Zta		03-350-000-0000-6209	104516		N
	Warrant # 443305	Total...	158.79					
	Warrant Form WFXX	Total...	422,249.95	287 Transactions				

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2313	Aramark Uniform Services Inc	57.70	Uniforms Mech		03-340-000-0000-6307	792562791		N
2313		44.10	Shop Rags		03-340-000-0000-6420	792562791		N
2313		183.56	Uniforms		61-398-000-0000-6307	792562791		T
2313		153.65	Mats/Towels		61-398-000-0000-6411	792562791		T
	Warrant # 27322	Total...	439.01					
1085	Belle Creek Township	23,937.86	Town Rd Allotment		03-330-000-0000-6845	2019		N
	Warrant # 27323	Total...	23,937.86					
1088	Belvidere Township	22,264.88	Town Rd Allotment		03-330-000-0000-6845	2019		N
	Warrant # 27324	Total...	22,264.88					
1164	Cherry Grove Township	21,836.99	Town Rd Allotment		03-330-000-0000-6845	2019		N
	Warrant # 27325	Total...	21,836.99					
8587	D & T Ventures LLC	520.38	Web tax sujpport 2/1/19		01-063-000-0000-6268	299268		N
	Warrant # 27326	Total...	520.38					
1188	Department Of Transportation-State of MN	1,156.13	Mat'l Testing 019-001		03-310-000-0000-6278	P9981		N
1188		169.72	Mat'l Testing 601-037		03-320-000-0000-6287	P9981		N
	Warrant # 27327	Total...	1,325.85					
1289	Featherstone Township	26,178.25	Town Rd Allotment		03-330-000-0000-6845	2019		N
	Warrant # 27328	Total...	26,178.25					
1296	Florence Township	37,445.59	Town Rd Allotment		03-330-000-0000-6845	2019		N
	Warrant # 27329	Total...	37,445.59					
11027	GFI Cleaning Services	1,100.00	Janitorial Service-Jan		03-330-000-0000-6305	1211		N
	Warrant # 27330	Total...	1,100.00					
1356	Goodhue Township	23,156.68	Town Rd Allotment		03-330-000-0000-6845	2019		N
	Warrant # 27331	Total...	23,156.68					
1386	Hay Creek Township	30,651.97	Town Rd Allotment		03-330-000-0000-6845	2019		N
	Warrant # 27332	Total...	30,651.97					
1402	Holden Township	22,029.79	Town Rd Allotment		03-330-000-0000-6845	2019		N
	Warrant # 27333	Total...	22,029.79					
1462	Kenyon Township	20,194.43	Town Rd Allotment		03-330-000-0000-6845	2019		N



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	Warrant #	27334	Total...	20,194.43				
3124	Kwik Trip Inc		6.30	Maint 1/2019	01-103-000-0000-6303	278333		N
3124			147.24	Fuel 1/2019	01-103-000-0000-6567	278333		N
3124			9.00	Maint 1/2019	01-127-127-0000-6303	278333		N
3124			353.81	Fuel 1/2019	01-127-127-0000-6567	278333		N
3124			17.45	Fuel 1/2019	01-127-129-0000-6567	278333		N
3124			36.00	Maint 1/2019	01-130-000-0000-6303	278333		N
3124			1,216.52	Fuel 1/2019	01-130-000-0000-6567	278333		N
3124			3,736.23	Diesel 1/2019	03-340-000-0000-6565	278333		N
3124			168.11	Fuel 1/2019	03-340-000-0000-6567	278333		N
	Warrant #	27335	Total...	5,690.66				
1514	Leon Township		27,743.74	Town Rd Allotment	03-330-000-0000-6845	2019		N
	Warrant #	27336	Total...	27,743.74				
44	Marco Technologies LLC		690.71	HP printer support 1/27-2/26	01-063-000-0000-6302	5984622		N
	Warrant #	27337	Total...	690.71				
824	Minneola Township		24,213.35	Town Rd Allotment	03-330-000-0000-6845	2019		N
	Warrant #	27338	Total...	24,213.35				
15441	Mississippi Welders Supply Co Inc		90.99	Welding Gas	61-398-000-0000-6420	2873539		T
	Warrant #	27339	Total...	90.99				
503	Mjs Security Inc		720.00	Prof svc 1/24/19	01-063-000-0000-6278	1901316		N
	Warrant #	27340	Total...	720.00				
7885	Niebur Tractor & Equipment Inc		7.20	Chsw Gas/Oil Cap	03-310-000-0000-6511	01-121550		N
7885			299.95	Stihl MS250 Chainsaw	03-310-000-0000-6511	01-121552		N
7885			36.48	Chnsw Carb Box Cover	03-310-000-0000-6511	01-121998		N
	Warrant #	27341	Total...	343.63				
1702	Pine Island Township		21,241.40	Town Rd Allotment	03-330-000-0000-6845	2019		N
	Warrant #	27342	Total...	21,241.40				
50750	Rs Eden		382.74	Drug testing,supplies 12/2018	01-255-000-0000-6285	61939		N
50750			35.00	Credit:test billed incorrectly	01-255-000-0000-6285	61938		N
	Warrant #	27343	Total...	347.74				
1809	Stanton Township		27,449.91	Town Rd Allotment	03-330-000-0000-6845	2019		N

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	<u>Warrant #</u>			<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>	
	Warrant #	27344	Total...	27,449.91				
21815	Vogel & Gorman Plc		1,250.00	Prof svc:Margaret 12/2018	01-011-000-0000-6271	36795		N
21815			1,650.00	Prof svc:Richard 12/2018	01-011-000-0000-6271	36794		N
	Warrant #	27345	Total...	2,900.00				
1884	Wacouta Township		15,106.64	Town Rd Allotment	03-330-000-0000-6845	2019		N
	Warrant #	27346	Total...	15,106.64				
1893	Wanamingo Township		21,977.74	Town Rd Allotment	03-330-000-0000-6845	2019		N
	Warrant #	27347	Total...	21,977.74				
1895	Warsaw Township		28,466.86	Town Rd Allotment	03-330-000-0000-6845	2019		N
	Warrant #	27348	Total...	28,466.86				
1900	Welch Township		28,565.55	Town Rd Allotment	03-330-000-0000-6845	2019		N
	Warrant #	27349	Total...	28,565.55				
1920	Zumbrota Township		24,516.26	Town Rd Allotment	03-330-000-0000-6845	2019		N
	Warrant #	27350	Total...	24,516.26				
8381	Zumbrota Water & Sewer Dept		80.40	Wtr & Swr	03-350-000-0000-6253	8660		N
	Warrant #	27351	Total...	80.40				
	Warrant Form	WFXX-ACH	Total...	461,227.26	46 Transactions			
			Final Total...	883,477.21	333 Transactions			

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<u>WARRANT RUN</u> <u>INFORMATION</u>	<u>WARRANT</u> <u>FORM</u>	<u>STARTING</u> <u>WARRANT NO.</u>	<u>ENDING</u> <u>WARRANT NO.</u>	<u>DATE OF</u> <u>PAYMENT</u>	<u>DATE OF</u> <u>APPROVAL</u>	<u>PPD</u> <u>COUNT</u>	<u>AMOUNT</u>	<u>CTX</u> <u>COUNT</u>	<u>AMOUNT</u>
69		422,249.95	WFXX	443237	443305	02/08/2019	02/08/2019		
30		461,227.26	WFXX-ACH	27322	27351	02/08/2019	02/08/2019	1	520.38
		883,477.21	TOTAL					29	460,706.88

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>	<u>ACH AMOUNT</u>	<u>NON-ACH AMOUNT</u>
1	78,000.86	County General Revenue	6,965.15	71,035.71
3	635,204.50	County Road and Bridge	453,833.91	181,370.59
11	386.99	Health & Human Service Fun	-	386.99
25	282.54	Economic Development Auth	-	282.54
34	2,945.76	Capital Plan	-	2,945.76
61	7,744.45	Waste Management Facilities	428.20	7,316.25
81	158,912.11	Settlement Fund	-	158,912.11
	883,477.21	TOTAL	461,227.26	422,249.95
			TOTAL ACH	TOTAL NON-ACH

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			<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>	
10315	Advanced Graphix Inc	315.00	#1726 graphics 2/5/19	01-201-000-0000-6303	201164		N
	Warrant # 443338	Total...	315.00				
1353	Ag Partners Coop	100.03	Duel Disc Kyn	03-340-000-0000-6565	805364		N
1353		2,585.80	Winter Deisel Kyn 1000.3g	03-340-000-0000-6565	805364		N
	Warrant # 443339	Total...	2,485.77				
9329	Bevcomm	36.54	PI office phone 2/2019	01-201-000-0000-6201	12271901		N
	Warrant # 443340	Total...	36.54				
7440	Cannon Falls Beacon	36.00	2019 subscription	01-127-127-0000-6244	92659		N
	Warrant # 443341	Total...	36.00				
11439	Century Link	0.25	PS ALI 2/2019	01-025-000-0000-6201	612e310008		N
11439		1.62	PRI 2/2019	01-025-000-0000-6201	612e310215		N
11439		1.62	PRI 2/2019	01-025-000-0000-6201	612e100569		N
11439		61.11	PS ALI 2/2019	01-063-000-0000-6201	612e310008		N
11439		398.42	PRI 2/2019	01-063-000-0000-6201	612e310215		N
11439		398.42	PRI 2/2019	01-063-000-0000-6201	612e100569		N
11439		5.10	PS ALI 2/2019	11-420-600-0010-6201	612e310008		N
11439		33.27	PRI 2/2019	11-420-600-0010-6201	612e310215		N
11439		33.27	PRI 2/2019	11-420-600-0010-6201	612e100569		N
11439		1.62	PS ALI 2/2019	11-420-640-0010-6201	612e310008		N
11439		10.55	PRI 2/2019	11-420-640-0010-6201	612e310215		N
11439		10.55	PRI 2/2019	11-420-640-0010-6201	612e100569		N
11439		6.47	PS ALI 2/2019	11-430-700-0010-6201	612e310008		N
11439		42.19	PRI 2/2019	11-430-700-0010-6201	612e310215		N
11439		42.19	PRI 2/2019	11-430-700-0010-6201	612e100569		N
11439		1.74	PS ALI 2/2019	11-479-478-0000-6201	612e310008		N
11439		11.36	PRI 2/2019	11-479-478-0000-6201	612e310215		N
11439		11.36	PRI 2/2019	11-479-478-0000-6201	612e100569		N
11439		4.23	PS ALI 2/2019	11-479-479-0000-6201	612e310008		N
11439		27.59	PRI 2/2019	11-479-479-0000-6201	612e310215		N
11439		27.59	PRI 2/2019	11-479-479-0000-6201	612e100569		N
	Warrant # 443342	Total...	1,130.52				
5641	Century Link (WA)	66.00	Hader circuit 2/2019	01-210-000-0000-6201	612e318008		N
	Warrant # 443343	Total...	66.00				
11865	CliftonLarsonAllen LLP	17,000.00	2018 audit fees 1/30/19	01-041-000-0000-6274	2002294		N

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				<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>	
	Warrant # 443344	Total...	17,000.00					
12895	Conroy/Marilyn		21.00	31.002.1700 overpay	81-850-000-0000-2102	reissue 438880		N
	Warrant # 443345	Total...	21.00					
11511	Crescent Investigative Services		1,589.20	Bkgd investigation 12/2018	01-061-000-0000-6290	18091		N
	Warrant # 443346	Total...	1,589.20					
3501	Cummins Npower Llc		455.90	CAT gnrt maint 1/28/19	01-111-112-0000-6301	e4-71781		N
3501			7,966.97	Cool sys maint,rpr 12/27/18	01-111-112-0000-6304	e4-65565		N
3501			338.53	Gnrtr maint:Aspen twr 1/30/19	01-201-000-0000-6301	e4-71994		N
3501			338.53	Gnrtr maint:Sand Hill 1/30/19	01-201-000-0000-6301	e 4-71996		N
3501			338.54	Gnrtr maint:CF Twr 1/30/19	01-201-000-0000-6301	e4-72153		N
	Warrant # 443347	Total...	9,438.47					
6975	Drazkowski/Tom		50.00	Per diem:PAC 2/11/19	01-127-128-0000-6106			N
	Warrant # 443348	Total...	50.00					
5573	Emergency Automotive Tech		881.75	#1726 Intr equip 2/5/19	01-111-112-0000-6304	aw012919-5a		N
5573			456.29	#1726 Intr equip 1/30/19	01-111-112-0000-6304	aw012919-5		N
5573			164.96	#1621 repl intr equip 2/5/19	01-201-000-0000-6303			N
5573			853.58	#1922 equipment 1/30/19	34-201-000-0000-6663	aw012919.2		N
5573			853.58	#1928 equipment 1/30/19	34-201-000-0000-6663	aw012919.3		N
5573			23.78	#1922 bracket 2/1/19	34-201-000-0000-6663	aw012919-2a		N
5573			23.78	#1928 bracket 2/1/19	34-201-000-0000-6663	aw012919-3a		N
	Warrant # 443349	Total...	3,257.72					
3266	Frontier Communication		108.66	Phone:Wmngo office 2/4-3/3/19	01-201-000-0000-6201	5078242497		N
	Warrant # 443350	Total...	108.66					
12042	Galls LLC - DBA Uniforms Unlimited		203.45	Initl uniform:Kelly 1/21/19	01-201-000-0000-6453	11780217		N
12042			11.53	Initl uniform:Kelly 1/17/19	01-201-000-0000-6453	11755502		N
12042			313.98	Initl uniform:Kelly 1/15/19	01-201-000-0000-6453	11734164		N
12042			15.99	Initl uniform:Kelly 1/25/19	01-201-000-0000-6453	11823340		N
12042			109.95	ID badge case:Reich 1/14/19q	01-201-000-0000-6453	11723152		N
12042			10.99	Initl uniform:Lerfald 1/17/19	01-201-000-0000-6453	11755501		N
12042			53.14	Initl uniform:Lerfald 1/14/19	01-201-000-0000-6453	11723127		N
12042			75.00	Badge:Bolster 1/22/19	01-207-000-0000-6453	11791416		N
12042			11.00	Nametag:Bolster 1/25/19	01-207-000-0000-6453	11824256		N
12042			6.00	Captain bars:Agre 1/14/19	01-207-000-0000-6453	11720630		N

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	Warrant #	443351	Total...	811.03			
3843	Goodhue Country Station		180.27	Diesel 66.79g 1701	03-340-000-0000-6565	4158	N
	Warrant #	443352	Total...	180.27			
5234	HBC		199.00	Dedicated fiber 2/2019	01-201-000-0000-6340	81677	N
5234			42.72	Cable tv 2/2019	01-207-240-0000-6340	80387	N
5234			140.82	Cable tv 2/2019	01-281-280-0000-6340	80389	N
5234			50.29	Fire alarm lines	03-330-000-0000-6209	93976	N
5234			100.00	Internet/Comm RC	61-398-000-0000-6209	81940	N
5234			50.29	Fire Alarm Lines	61-398-000-0000-6209	81940	N
	Warrant #	443353	Total...	583.12			
8364	Heritage Pet Hospital		662.85	Exam,vaccines:Ambush 1/10/19	01-201-000-0000-6851	173740	N
	Warrant #	443354	Total...	662.85			
7354	Intradyn		1,625.00	Email archiver 3/2019-3/2020	01-063-000-0000-6301	4337	N
	Warrant #	443355	Total...	1,625.00			
253	Juliar/Joe		50.00	PAC mtg security 2/11/19	01-127-128-0000-6284		N
	Warrant #	443356	Total...	50.00			
6411	Knobelsdorff Electric Inc		2,657.32	St Lts Rpl HPS w/LED Lt Hds (3	03-310-000-0000-6324	122662	N
6411			4,379.80	St Lt Ctrl Box Rpr Bench St #1	03-310-000-0000-6324	122663	N
	Warrant #	443357	Total...	7,037.12			
31480	Lake City Printing Company		31.50	Empl ad:PW 10/11-10/16/18	01-061-000-0000-6241	46865	N
31480			31.50	Empl ad:PW 10/18-10/23/18	01-061-000-0000-6241	46865	N
	Warrant #	443358	Total...	63.00			
5349	License Center		21.00	#1725 tabs 2/2019	01-201-000-0000-6309	684vtm	N
5349			21.00	#1627 tabs 2/2019	01-201-000-0000-6309	350vtn	N
	Warrant #	443359	Total...	42.00			
5349	License Center		2,092.56	#1928 title/tax 2/2019	34-201-000-0000-6663		N
	Warrant #	443360	Total...	2,092.56			
5349	License Center		2,068.05	#1922 title/tax 2/2019	34-201-000-0000-6663		N
	Warrant #	443361	Total...	2,068.05			
5548	L3 Communications Mobile-Vision Inc		234.00	L3 m ic 1/22/19	01-201-000-0000-6454	0339912-in	N

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	Warrant # 443362	Total...	234.00			
12655	Mayo Clinic	1,421.10	Sexl asslt visit 8/27/18	01-011-000-0000-6285	700003101	N
12655		386.02	Sexl asslt visit 8/27/18	01-011-000-0000-6285	700003101	N
12655		968.50	Sexl asslt visit 7/31/18	01-011-000-0000-6285	700003101	N
	Warrant # 443363	Total...	2,775.62			
13331	MDOT Machine LLC	65.14	52.233.0020etc overpay	81-850-000-0000-2102	3086	N
	Warrant # 443364	Total...	65.14			
11192	MetLife Dental	29.90	Dental ins:SMahn 2/2019	01-000-000-9001-2021		N
11192		98.18	Dental ins:GSchoener 2/2019	01-000-000-9001-2021		N
11192		29.90	Dental ins:MHolst 2/2019	01-000-000-9001-2021		N
11192		49.08	Dental ins:MBanks 2/2019	01-000-000-9001-2021		N
11192		49.08	Dental ins:RGlasenapp 2/2019	01-000-000-9001-2021		N
11192		98.18	Dental ins:RJohnson 2/2019	01-000-000-9001-2021		N
11192		29.90	Dental:BGlover 2/2019	01-000-000-9001-2021		N
	Warrant # 443365	Total...	384.22			
10276	Midway Ford	30,973.96	#1922 2018 Ford Taurus 1/28/19	34-201-000-0000-6663	120712	N
10276		31,350.96	#1928 2018 Ford Taurus 1/28/19	34-201-000-0000-6663	120732	N
	Warrant # 443366	Total...	62,324.92			
13333	Miller/Richard	50.00	Per diem:PAC 1/14/19	01-127-128-0000-6106		N
13333		50.00	Per diem:PAC 2/11/19	01-127-128-0000-6106		N
13333		27.50	PAC mileage 1/14/19	01-127-128-0000-6331		N
13333		27.50	PAC mileage 2/11/19	01-127-128-0000-6331		N
	Warrant # 443367	Total...	155.00			
8522	Minnesota Energy Resources Corp	590.06	Gas:Zta shop 12/19-1/18/19	03-350-000-0000-6252	504254044-1	N
8522		505.84	Gas:Kyn shop 12/19-1/18/19	03-350-000-0000-6252	504254044-2	N
	Warrant # 443368	Total...	1,095.90			
1187	MN Department of Revenue	125.00	PACE regs 8/26-8/27/19:BS	01-055-000-0000-6357		N
	Warrant # 443369	Total...	125.00			
7376	Mn Mutual Life Ins	5.20	Life ins:SBetcher 2/2019	01-000-000-9001-2022		N
7376		183.60	EE Life ins:SBetcher 2/2019	01-000-000-9001-2022		N
7376		5.20	Life ins:RAllen 2/2019	01-000-000-9001-2022		N
	Warrant # 443370	Total...	194.00			

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1964	Mn Safety Council	47.51	AED Pads Zta		03-350-000-0000-6420	61694		N
1964		47.51	AED Pads RW		03-350-000-0000-6420	61694		N
1964		47.51	AED Pads CF		03-350-000-0000-6420	61694		N
1964		47.51	AED Pads Kenyon		03-350-000-0000-6420	61694		N
1964		47.51	AED Pads-RC		61-398-000-0000-6420	61694		N
	Warrant # 443371	Total...	237.55					
4948	Mn Sheriffs Assn	465.00	Jail academy:Bartsch 3/2019		01-207-000-0000-6357	182420		N
	Warrant # 443372	Total...	465.00					
12621	MNDOT	100.00	Wrkshp regs:Jeff 3/19-3/21/19		01-103-000-0000-6357			N
12621		100.00	Wrkshp regs:Dale 3/19-3/21/19		01-103-000-0000-6357			N
	Warrant # 443373	Total...	200.00					
13330	Murphy/Amanda	2,079.08	55.837.0140 overpay		81-850-000-0000-2102	1546		N
	Warrant # 443374	Total...	2,079.08					
9516	Nuvera (FKA NU-Telecom)	154.72	Gdhu backup phone 2/2019		01-209-000-0000-6201	1192564		N
9516		2,082.95	Repl Avaya phone system 1/9		01-209-000-0000-6283	1192564		N
	Warrant # 443375	Total...	2,237.67					
5189	Nystuen/Richard	50.00	Per diem:PAC 2/11/19		01-127-128-0000-6106			N
5189		43.50	PAC mileage 2/11/19		01-127-128-0000-6331			N
	Warrant # 443376	Total...	93.50					
11013	Office Of MN.IT Services	1,700.00	MNET collab 1/2019		01-063-000-0000-6301	dv19010403		N
	Warrant # 443377	Total...	1,700.00					
44321	Olmsted County Public Health	688.80	Water testing Q418		01-127-129-0000-6285	wl014002018.3		N
	Warrant # 443378	Total...	688.80					
6418	Red Wing Sportsmens Club Inc	4,200.00	2019 Range fees		01-201-000-0000-6416			N
	Warrant # 443379	Total...	4,200.00					
6068	River Country Cooperative	475.61	Diesel 203g #1201		03-340-000-0000-6565	294380		N
6068		325.41	Diesel 118.38g #0701		03-340-000-0000-6565	294380		N
6068		83.50	Unld 39.32g #0207		03-340-000-0000-6567	294380		N
	Warrant # 443380	Total...	884.52					
12545	Rivertown Multimedia	193.20	2019 Budget summary 1/26/19		01-041-000-0000-6242	1823930		N
12545		165.60	PAC notice 1/26/19		01-127-128-0000-6242	2720481		N

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	Warrant # 443381	Total...	358.80			
10581	Safe Assure Consultants Inc.	9,563.18	Safety training 2019	01-805-000-0000-6283	1519	N
	Warrant # 443382	Total...	9,563.18			
8294	Se Mn Code Officials	80.00	2019 membership:DM, DV	01-127-127-0000-6243		N
8294		170.00	Seminar regs:DM, DV 3/19/19	01-127-127-0000-6357		N
	Warrant # 443383	Total...	250.00			
5029	Short Elliot Hendrickson Inc	1,234.97	Monitor RW Lndf-Reissue	61-397-000-0000-6283	356761	N
5029		483.15	Monitor Wan Lndf-Reissue	61-397-000-0000-6283	356762	N
	Warrant # 443384	Total...	1,718.12			
13166	Star Tribune	49.27	13 wk subscription 1/12-4/13	01-041-000-0000-6244	12638400	N
	Warrant # 443385	Total...	49.27			
5962	Stenerson/Howard	50.00	Per diem:PAC 2/11/19	01-127-128-0000-6106		N
5962		5.34	PAC mileage 2/11/19	01-127-128-0000-6331		N
	Warrant # 443386	Total...	55.34			
1831	Streichers Inc	2,392.70	9mm practice ammo 2/5/19	01-201-000-0000-6416	i1351631	N
1831		68.99	Initl uniform:Anderson 1/31/19	01-207-000-0000-6453	i1351073	N
1831		68.99	Initl uniform:KAnderson 2/7/19	01-207-000-0000-6453	i1352100	N
	Warrant # 443387	Total...	2,530.68			
46300	Tom Parker Electric Inc	414.83	Hookup heat pump 2/11/19	01-111-110-0000-6305	9323	N
	Warrant # 443388	Total...	414.83			
3487	Towmaster Inc	178.96	Ears #0601	03-340-000-0000-6562	411855	N
3487		51.92	Shaft Retainers	03-340-000-0000-6562	411855	N
3487		243.63	Spinner #0601	03-340-000-0000-6562	411855	N
3487		12.29	Pipe 24"	03-340-000-0000-6562	411855	N
3487		678.20	Hydr Wing Cyl #0901	03-340-000-0000-6562	411855	N
3487		97.32	Brace Assemblies	03-340-000-0000-6562	411855	N
3487		379.68	Outer Ears #1201	03-340-000-0000-6562	411970	N
	Warrant # 443389	Total...	1,642.00			
9933	Tri-State Business Machines Inc	14.76	Copies 1/10-2/9/19	01-103-000-0000-6302	451326	N
9933		14.76	Copies 1/10-2/9/19	01-105-000-0000-6302	451326	N
9933		226.02	Copier 1/10-2/9/19	01-127-127-0000-6302	453670	N
9933		15.00	Copies 1/10-2/9/19	01-127-128-0000-6302	451326	N

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9933	Tri-State Business Machines Inc	226.02	Copier 1/10-2/9/19			01-127-128-0000-6302	453670			N
9933		14.75	Copies 1/10-2/9/19			01-127-129-0000-6302	451326			N
	Warrant # 443390 Total...	511.31								
3418	Verizon Wireless	91.68	Cell phone 1/5-2/4/19			01-031-000-0000-6202	9823531773			N
3418		210.06	Data cards 12/26-1/25/19			01-055-000-0000-6206	9822996018			N
3418		46.16	Cell phone 1/5-2/4/19			01-063-000-0000-6202	9823531773			N
3418		36.16	Cell phone 1/5-2/4/19			01-091-000-0000-6202	9823531773			N
3418		177.19	Cell phone 1/5-2/4/19			01-103-000-0000-6202	9823531773			N
3418		70.02	Data cards 12/26-1/25/19			01-103-000-0000-6206	9822996018			N
3418		420.23	Cell phone 1/5-2/4/19			01-111-000-0000-6202	9823531773			N
3418		61.01	Cell phone 1/5-2/4/19			01-121-000-0000-6202	9823531773			N
3418		112.02	Cell phone 1/5-2/4/19			01-127-127-0000-6202	9823531773			N
3418		51.01	Cell phone 1/5-2/4/19			01-127-128-0000-6202	9823531773			N
3418		46.16	Cell phone 1/5-2/4/19			01-127-129-0000-6202	9823531773			N
3418		36.16	Cell phone 1/5-2/4/19			01-201-000-0000-6202	9823531773			N
3418		1,638.35	Cell phone 1/5-2/4/19			01-201-000-0000-6202	9823531773			N
3418		35.01	GPS data card 1/2019			01-201-000-0000-6206	9823332852			N
3418		1,426.42	Data cards 12/26-1/25/19			01-201-000-0000-6206	9822996018			N
3418		87.17	Cell phone 1/5-2/4/19			01-205-000-0000-6202	9823531773			N
3418		105.03	Data cards 12/26-1/25/19			01-205-000-0000-6206	9822996018			N
3418		174.34	Cell phone 1/5-2/4/19			01-207-000-0000-6202	9823531773			N
3418		35.01	Data cards 12/26-1/25/19			01-209-000-0000-6206	9822996018			N
3418		204.04	Cell phone 1/5-2/4/19			01-210-000-0000-6202	9823531773			N
3418		366.06	Cell phone 1/5-2/4/19			01-255-000-0000-6202	9823531773			N
3418		46.16	Cell phone 1/5-2/4/19			01-281-280-0000-6202	9823531773			N
3418		26.02	Data cards 12/26-1/25/19			01-281-280-0000-6206	9822996018			N
3418		46.16	Cell phone 1/5-2/4/19			01-601-000-0000-6202	9823531773			N
3418		105.98	Maint Cells (2)			03-310-000-0000-6202	783151777			N
3418		51.01	Cell phone 1/5-2/4/19			03-310-000-0000-6202	9823531773			N
3418		367.94	Const Cells (6)			03-320-000-0000-6202	783151777			N
3418		35.01	Data Cards (1)			03-320-000-0000-6206	783151777			N
3418		51.01	Cell phone 1/5-2/4/19			03-330-000-0000-6202	9823531773			N
3418		62.99	Mech Cell			03-340-000-0000-6202	783151777			N
3418		229.62	Cell phone 1/5-2/4/19			11-420-600-0010-6202	9823531773			N
3418		183.61	Cell phone 1/5-2/4/19			11-430-700-0010-6202	9823531773			N
3418		46.16	Cell phone 1/5-2/4/19			11-466-462-0000-6202	9823531773			N
3418		51.01	Cell phone 1/5-2/4/19			11-466-462-0000-6202	9823531773			N
3418		72.32	PEER Cell phone 1/5-2/4/19			11-466-462-0000-6202	9823531773			N

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	<u>Warrant #</u>			<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>	
	Warrant #	443391	Total...	6,804.29				
73383	Xcel Energy		195.48	Electr:Pioneer Stg 12/30-1/29	01-201-000-0000-6251	625272001		N
73383			356.40	Electric:PI twr 12/18-1/21/19	01-201-000-0000-6251	625272001		N
73383			269.89	Electric:CF twr 12/19-1/22/19	01-201-000-0000-6251	625272001		N
73383			299.14	Electr:Seymour St. 12/30-1/29	01-201-000-0000-6251	625272001		N
73383			376.71	Gas:Pioneer Stg 12/30-1/29	01-201-000-0000-6252	625272001		N
73383			258.40	Electric:Aspen twr 12/30-1/29	01-209-000-0000-6251	625272001		N
73383			26.23	Gas:Aspen twr 12/30-1/29/19	01-209-000-0000-6252	625272001		N
	Warrant #	443392	Total...	1,782.25				
10333	1SOURCE		235.20	Antifatgue Mats (3)	03-320-000-0000-6405	2335190		N
10333			36.99	Copy Paper	03-330-000-0000-6402	2334100		N
10333			19.29	Pens	03-330-000-0000-6405	2334100		N
10333			10.82	Office Supplies-Mech	03-340-000-0000-6405	2334100		N
10333			44.46	DOT Insp Clipboard Fox	61-398-000-0000-6405	233410-0		N
10333			78.40	Antifatigue Mat Root	61-399-000-0000-6405	233519-0		N
	Warrant #	443393	Total...	425.16				
	Warrant Form	WFXX	Total...	156,995.03	190 Transactions			

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<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO # Tx</u>
			<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
12044	American Tower Corporation	500.00	2/2019 Tower rent:Frontenac	01-201-000-0000-6342	405867018	N
	Warrant # 27355	Total...	500.00			
1188	Department Of Transportation-State of MN	64.38	Equip Calibration 2019	03-320-000-0000-6304	P10084	N
	Warrant # 27356	Total...	64.38			
14926	Election Systems & Software Inc	1,050.00	EW reporting 5/2019-7/2019	01-071-000-0000-6270	10748451	N
	Warrant # 27357	Total...	1,050.00			
1273	Erickson Engineering Co LLC	1,193.70	Load Rating Welc Br#L0564	03-310-000-0000-6278	12971	N
	Warrant # 27358	Total...	1,193.70			
9305	Fox/Darwin	50.00	Per diem:PAC 2/11/19	01-127-128-0000-6106		N
9305		14.50	PAC mileage 2/11/19	01-127-128-0000-6331		N
	Warrant # 27359	Total...	64.50			
11189	Gale/Thomas	50.00	Per diem:PAC 2/11/19	01-127-128-0000-6106		N
11189		27.14	PAC mileage 2/11/19	01-127-128-0000-6331		N
	Warrant # 27360	Total...	77.14			
22150	Grimsrud Publishing Co	55.90	Employment ads 10/10-10/17/18	01-061-000-0000-6241		N
	Warrant # 27361	Total...	55.90			
3124	Kwik Trip Inc	14.40	Maint 1/2019	01-201-000-0000-6303	278334	N
3124		161.00	Car wash 1/2019	01-201-000-0000-6303	278334	N
3124		7,850.16	Fuel 1/2019	01-201-000-0000-6567	278334	N
3124		222.36	Fuel 1/2019	01-205-000-0000-6567	278334	N
3124		55.10	Fuel 1/2019	01-207-000-0000-6567	278334	N
3124		87.46	Fuel 1/2019	01-281-280-0000-6567	278334	N
	Warrant # 27362	Total...	8,390.48			
5570	L & L Street Rod and Sports Truck	632.50	#1621 rmv equip 1/29/19	01-201-000-0000-6303	2582	N
5570		350.00	#1921 rmv equip #25 1/29/19	34-201-000-0000-6663	2581	N
	Warrant # 27363	Total...	982.50			
8820	Mayo Clinic Health System, Red Wing	43.00	Drug Scrn-Earnest	03-310-000-0000-6291	700003124	N
	Warrant # 27364	Total...	43.00			
5019	P Hanson Marketing	220.00	HHW Thanks-Ag Reporter	61-399-000-0000-6241	302324	N
	Warrant # 27365	Total...	220.00			
8464	Pettit/Sarah	50.00	Per diem:PAC 2/11/19	01-127-128-0000-6106		N

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			<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>	
8464	Pettit/Sarah	31.20					
	Warrant #	27366					
		Total...	81.20				N
2442	Riester Refrigeration Inc	11.00					
	Warrant #	27367					
		Total...	11.00		83896		N
11982	Summit Food Service LLC	440.23					
11982		440.23					
11982		173.77					
11982		6,377.42					
11982		208.28					
11982		6,775.96					
	Warrant #	27368					
		Total...	14,415.89				
	Warrant Form	WFXX-ACH					
		Total...	27,149.69				28 Transactions
		Final Total...	184,144.72				218 Transactions

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<u>WARRANT RUN</u> <u>INFORMATION</u>	<u>WARRANT</u> <u>FORM</u>	<u>STARTING</u> <u>WARRANT NO.</u>	<u>ENDING</u> <u>WARRANT NO.</u>	<u>DATE OF</u> <u>PAYMENT</u>	<u>DATE OF</u> <u>APPROVAL</u>	<u>PPD</u> <u>COUNT</u>	<u>AMOUNT</u>	<u>CTX</u> <u>COUNT</u>	<u>AMOUNT</u>
56	WFXX	443338	443393	02/15/2019	02/15/2019				
14	WFXX-ACH	27355	27368	02/15/2019	02/15/2019	3	222.84	11	26,926.85
	TOTAL								

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RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>	<u>ACH AMOUNT</u>		<u>NON-ACH AMOUNT</u>	
1	94,435.44	County General Revenue	25,278.61		69,156.83	
3	15,843.23	County Road and Bridge	1,301.08		14,542.15	
11	851.80	Health & Human Service Fun	-		851.80	
34	68,590.25	Capital Plan	350.00		68,240.25	
61	2,258.78	Waste Management Facilities	220.00		2,038.78	
81	2,165.22	Settlement Fund	-		2,165.22	
	184,144.72	TOTAL	27,149.69	TOTAL ACH	156,995.03	TOTAL NON-ACH