



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**

**DECEMBER 1, 2020
9:00 A.M.**

VIRTUAL MEETING NOTICE

“Due to concerns surrounding the spread of COVID-19, it has been determined that in-person meetings or meetings conducted under Minn. Stat. 13D.02 are not practical or prudent. Therefore, meetings that are governed by the Open Meeting Law will temporarily be conducted by telephone or other electronic means pursuant to Minn. Stat. 13D.021.”

“The Goodhue County Board of Commissioners will be conducting a county board meeting pursuant to this section on December 1, 2020 at 9:00 a.m. in the County Board Room. The County Administrator and/or County Attorney will be present at the meeting location. All County Commissioners attending will appear by telephone or other electronic means. The public may monitor the meeting from a remote site by logging into <https://global.gotomeeting.com/join/921540541> or calling [1 877 309 2073](tel:18773092073) or [1 646 749 3129](tel:16467493129) any time during the meeting.” Access Code: **921-540-541**

Pledge of Allegiance

Disclosures of Interest

Review and approve the previous board meeting minutes.

Documents:

[Nov 17, 2020.pdf](#)

Review and approve the county board agenda

Review and approve the following items on the consent agenda:

1. Approve 2021 New PACE Special Assessment

Documents:

[2021 New PACE Special Assessment.pdf](#)

2. Approve the sale of Motorpool Vehicles on Public Surplus

Documents:

Land Use Management Director's Report

1. PUBLIC HEARING: Conservation Subdivision Plat
Request, submitted by Paul Novak (Owner), for Preliminary and Final Plat approval of the proposed "Novak Addition" to rezone 46.21 acres and create a one lot Conservation Subdivision District on property currently zoned A2 (General Agriculture District). Parcel 37.018.1500. TBD Shady Lane Trail, Cannon Falls, MN 55009. The N ½ of the SE ¼ of Section 18 TWP 111 Range 17 in Leon Township. A-2 Zoned District.

Documents:

[CBPacket_Novak_Redacted.pdf](#)

2. PUBLIC HEARING: Consider Goodhue County Zoning Ordinance Amendments
Proposed amendments to Article 10 (Definitions), Article 11 (Performance Standards), Article 20 (Table of Uses), Article 25 (B-1 General Business District), Article 27 (B-2 Highway Business District), Article 28 (Industry District) and Article 30 (CR Commercial Recreational District) to add Exterior Storage Yards as a Conditional Use with associated Performance Standards.

Documents:

[CBPacket_ExteriorStorageYards.pdf](#)

3. PUBLIC HEARING: 2021 Proposed Fees

Documents:

[CB2021Fees_Proposed.pdf](#)

4. CONSIDER: CUP Request for a Utility-Scale Solar Energy System (SES)
Request, submitted by ReneSola Power (Applicant) and Shirley Thomforde (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 33.026.0302. TBD County 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ and part of the NW ¼ of Section 26 TWP 111 Range 15 in Goodhue Township. A1 Zoned District.

Documents:

[CBPacket_Thomforde_Redacted.pdf](#)

5. CONSIDER: CUP Request for a Utility-Scale Solar Energy System (SES)
Request, submitted by ReneSola Power (Applicant) and Michael Stehr (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 33.028.0100. TBD County 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Section 28 TWP 111 Range 15 in Goodhue Township. A3 Zoned District.

Documents:

[CBPacket_Stehr.pdf](#)

6. CONSIDER: CUP Request for a Kennel
Request for a CUP submitted by Dan Williams (owner) to establish a kennel for up to 5 adult dogs. Parcel 31.002.1300. 28051 CTY 1 BLVD, Red Wing, MN 55066. Part of the NW ¼ of the NE ¼ of Section 2 TWP 112 Range 15 in Featherstone Township. A3 Zoned District.

Documents:

[CBPacket_Williams.pdf](#)

7. Utility Scale SES Bonds Discussion

Documents:

[CBReport_PACSolarDiscussion.pdf](#)

8. Reappoint PAC and BOA Members

Documents:

[PAC_appts_2021.pdf](#)
[BOA_appts_2021.pdf](#)

Public Works Director's Report

1. TH 52 Southbound Regrading Project Update.

Documents:

[TH 52 Southbound Regrade Update.pdf](#)

County Administrator's Report

1. Award HHS Generator Contract

Documents:

[HHS Generator Award 2020.pdf](#)

Finance Director's Report

1. Postpone Sale of Series 2020A Bonds

Documents:

[Postpone the Sale of Series 2020A Bonds Memo 12-1-20.pdf](#)

2. CARES Act Funding Program Update

Documents:

[CARES Act Funding Program Update 12-1-2020.pdf](#)

For Your Information

1. Project Status Report.

Documents:

[Project Status Report 01Dec20.pdf](#)

County Board Committee Reports

New and Old Business

Review & Approve County Claims

Documents:

[County Claims 12-1-20.pdf](#)

ADJOURN

**BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
NOVEMBER 17, 2020**

The Goodhue County Board of Commissioners met on Tuesday, November 17, 2020, at 9:00 a.m. by virtual meeting with the County Administrator appearing from the County Board Room of the Government Center, Red Wing, MN with Commissioners Anderson, Majerus, Drotos and Flanders all present and appearing by virtual meeting.

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

¹ Moved by C/Anderson, seconded by C/Nesseth, and carried to approve the November 3, 2020, County Board Minutes.

² Moved by C/Flanders, seconded by C/Anderson, and carried to approve the November 17, 2020, County Board Agenda.

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

C/Drotos commented that there was a typo on #2.- It should read February 13, 2021.

1. Approve the Approve the Letter of Agreement for Emergency Response Services.
2. Approve Application to Conduct off-site gambling for Frontenac Sportsman Club on February 13, 2021 at Pleasant Valley Lakelet.
3. Approve State LBRP Grant Agreement.
4. Approve Liquor License Annual Renewal
5. Approve the LELS #46 2020-2021 Union Contract.
6. Approve LELS #78 2020-2021 Union Contract.

HUMAN RESOURCE DIRECTOR'S REPORT

Personnel Committee Report. The Personnel Committee met on Tuesday, November 17, prior to the county board meeting, with the following items on the agenda:

HHS- Public Health Nurse Replacement. This issue will be addressed at the Health and Human Services Board Meeting.

COUNTY SURVEYOR'S REPORT

Cannon Valley Trail Plats. Staff recommended the board approve the proposed resolution to Plat the Cannon Valley Trail Corridor.

⁴ Moved by C/Anderson, seconded by C/Flanders, and carried to approve the following resolution to Plat the Cannon Valley Trail Corridor:

Whereas, Goodhue County owns the land the Cannon Valley Trail (hereinafter referred to as the Trail) occupies; and

Whereas, the Trail is managed by the Cannon Valley Trail Joint Powers Board; and

Whereas, the current legal descriptions for the land are based upon the centerline of railroad tracks that were removed in the early 1980's; and

Whereas, Goodhue County believes it is in the best interest of the Trail, County, and neighboring properties to document the actual boundaries and simplify the legal descriptions for the Trail; and

Whereas, the County Surveyor's office has researched the deeds, plans, and physical field evidence to re-establish the boundaries of the property; and

Whereas, the County Surveyor's office has created plats to mathematically depict the boundaries per Minnesota Statutes 505.1792 as a transportation corridor; and

Whereas, the legal descriptions for the Trail parcels will be more easily described by parcel number and plat name;

Now therefore be it resolved, that the Goodhue County Board of Commissioners and the Cannon Valley Trail Joint Powers Board, hereby agree to the necessity of platting the Trail property and direct the County Recorder's office to record the Cannon Valley Trail Plats as approved and executed by the County Board and the Cannon Valley Trail Joint Powers Board

FINANCE DIRECTOR'S REPORT

**BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
NOVEMBER 17, 2020**

Goodhue County CARES Act Funding Program Update. Finance Director, Brian Anderson, updated the board on the CARES Act Funding Program approved previously by the board. The additional dollars the board discussed at the previous board meeting have been disbursed to the school district and to CEDA.

COMMITTEE REPORTS:

C/Drotos	•
C/Nesseth	•
C/Anderson	• County Road 7 project update.
C/Majerus	•
C/Flanders	• Work force development update.
Administrator Arneson	•

New Business. Ms. Hanni noted that the Budget and Tax Comment meeting has been advertised for December 15, 2020 at 6:00 p.m. It will be a virtual meeting, open to the public for comment. Comments can also be sent in ahead of time to andrea.benck@co.goodhue.mn.us. All comments will be read at the meeting, including name and address. The county board will conduct their regular board meeting at 6:30 p.m. or immediately following that meeting, where the board will be asked to approve the final budget, levy and capital plan.

- ⁵ Moved by C/Anderson, seconded by C/Drotos, and carried to approve to conduct the December 15 County Board Meeting at 6:30 p.m. or immediately following the Budget and Tax Public Comment meeting.

C/Nesseth commented that the demolition land fill questioned if he could be a demolition transfer station. C/Anderson noted that he did have a conversation with Glen from the demolition land fill and with the recent COVID, his landfill is getting filled up much faster than planned. C/Anderson would talk further with staff about it. Ms. Hanni noted that she would need to look through the zoning ordinance.

Review and Approve the County Claims

- ⁶ Moved by C/Nesseth, seconded by C/Anderson, and carried to approve to pay the County claims in the amount of 01-General Revenue \$1,353,381.71, 03-Public Works \$1,325,569.14, 11- Human Service Fund \$141,516.97, 12- GC Family Services Collaborative \$204.00, 21-ISTS \$00, 25- EDA \$824.50, 30-Capital Improvement \$00, 31-Capital Equipment \$00, 34-Capital Equipment \$15,677.66, 35-Debt Services \$00, 40-County Ditch \$00, 61-Waste Management \$25,824.86, 62-Recycling Center \$00, 63-HHW \$00, 72-Other Agency Funds \$31,013.19, 81-Settlement \$6,443,540.61, in the total amount of \$9,337,552.64.

Adjourn

- ⁷ Moved by C/Flanders, seconded by C/Anderson, and carried to approve to adjourn the November 17, 2020, County Board Meeting.

**BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
NOVEMBER 17, 2020**

SCOTT O. ARNESON
COUNTY ADMINISTRATOR

PAUL DROTOS, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

MINUTE

1. Approved the November 3, 2020 County Board Meeting Minutes. (Motion carried 5-0)
2. Approve the November 17, 2020 County Board Meeting Agenda as amended. (Motion carried 5-0)
3. Approved the Consent Agenda as amended. (Motion carried 5-0)
4. Approved the Cannon Valley Trail Plats. (Motion carried 5-0)
5. Approved to Conduct the December 15, 2020 county board meeting at 6:30 p.m. or immediately following the Budget and Tax Comment meeting. (Motion carried 5-0)
6. Approved the county claims. (Motion carried 5-0)
7. Approved to adjourn the November 17, 2020 County Board Meeting. (Motion carried 5-0)

DRAFT



Brian J. Anderson
Director of Finance & Tax Payer Services
Goodhue County Finance & Taxpayer Services

Brian.Anderson@co.goodhue.mn.us
509 W. Fifth St
Red Wing, MN 55066
Phone (651) 385-3043
Fax (651) 267-4878

To: Board of Commissioners
From: Brian Anderson, Finance Director
Date: December 1, 2020
RE: New PACE Special Assessment

Background:

The Joint Powers Agreement made and entered into on November 7, 2017 between the Port Authority of the City of Saint Paul and Goodhue County designates the Port Authority to implement and administer a property assessed Clean Energy Improvement Finance on behalf of the county.

Discussion:

The Saint Paul Port Authority is requesting the Goodhue County Board Place a Property Assessed Clean Energy (PACE) special assessment on the following parcel as requested by the property owner:

<u>Property Owner:</u>	<u>Parcel Number:</u>	<u>Assessment:</u>	<u>Interest Accrual Date:</u>
High-Power Farms, LLC	28.019.6001	\$50,000	05/01/2020

The interest rate is 5.00% and accrued interest from the date shown above is added to the assessment amount on January 1, 2021. The assessment will have a 10-year term.

Recommendation:

Staff requests the County Board of Commissioners approve the PACE special assessment:

GOODHUE COUNTY BOARD OF COMMISSIONERS

LINDA FLANDERS
1st District
1121 West 4TH St
Red Wing, MN 55066

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

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

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

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



Scott O. Arneson
Goodhue County Administrator
Goodhue County

509 W. Fifth St.
Red Wing, MN 55066
Office (651) 385.3001

Date: November 25, 2020
To: Goodhue County Board of Commissioners
From: Scott O. Arneson, County Administrator
Stacy Lance, Administrative Assistant
Re: Public Surplus Vehicles

Requesting authorization to sell the following motorpool vehicles on the Public Surplus Auction Website. They have been replaced by larger vehicles utilizing CARES funding to allow for social distancing.

- 808 – 2008 Dodge Caravan – 86,645 miles
- 922 – 2007 Chevrolet Trailblazer
- 1611 – 2016 Chevrolet Equinox – 99,739 miles
- 1612 – 2016 Chevrolet Equinox – 92,723 miles

GOODHUE COUNTY BOARD OF COMMISSIONERS

LINDA FLANDERS
1st District
1121 West Fourth 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

An Equal Opportunity Employer

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: December 01, 2020
Report date: November 24, 2020

PUBLIC HEARING: Conservation Subdivision Plat – Novak

Request, submitted by Paul Novak (Owner), for Preliminary and Final Plat approval of the proposed “Novak Addition” to rezone 46.21 acres and create a one lot Conservation Subdivision District on property currently zoned A2 (General Agriculture District).

Application Information:

Applicant: Paul Novak (Owner)

Address of zoning request: TBD Shady Lane Trail, Cannon Falls, MN 55009

Parcel: 37.018.1500

Legal Description: Part of the N 1/2 of the SE 1/4 of Section 18 TWP 111 Range 17 in Leon Township

Zoning District: A2 (General Agriculture District)

Attachments and links:

Application, Plat, and submitted project summary

Attorney Letter

Applicant Letter

October 19, 2020 Planning Commission meeting minutes

November 16, 2020 Planning Commission DRAFT meeting minutes

Proposed Conservation Easement

CS District (Article 35)

MN Statute Chapter 84C

Site Map(s)

Goodhue County Zoning Ordinance (GCZO):

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

Overview:

The Applicant (Paul Novak) is requesting Preliminary and Final Plat approval for the proposed “Novak Addition” as a Conservation Subdivision in Leon Township. The proposal is to plat 46.21-acres of land into a single-lot Conservation Subdivision to allow Mr. Novak to construct a home on the property. The property is located in section 18 of Leon Township which is zoned A2 (General Agriculture District) allowing a maximum of 12 dwellings in the section. The section currently has 18 dwellings therefore there is no density remaining to establish any more dwellings at this time.

In 2017 Goodhue County amended the zoning ordinance adding language requiring requests for increased dwelling density to be pursued through the change of zone process and not through the variance process. The Conservation Subdivision (CS) District was approved by the County Board in August 2019 as a new option for increasing density in the rural areas with a focus on conservation and natural resource preservation. The CS District requires a potential Applicant to Plat the property in conformance with the Goodhue County Subdivision Controls Ordinance and place a minimum of 50% of the total acreage under a permanent Conservation Easement conforming to Minnesota Statute Chapter 84C. The CS District is a separate zone that would replace the existing A2 zoning designation. The allowable building density within the Conservation Subdivision is determined through the review process (maximum of 6).

It should be noted the dwelling density within a CS District does not count against the overall section density for A1 or A2 districts.

Project Summary:

Property Information:

- The subject property consists of a single 50.25-acre (approximate) parcel that was purchased by the Applicant in September 2018.
- The parcel and all adjacent properties are zoned A2 (General Agriculture District). Surrounding land uses are a mix of undeveloped woodlands, wetlands, and shoreland among row-crop agriculture and low-density residential uses.
- An unnamed creek traverses the western edge of the property. The creek is a “public water” and the lands within 300 feet of the creek are subject to Goodhue County Shoreland Regulations. A second intermittent stream travels along the south half of the property and empties into the unnamed creek. This intermittent stream is not a public water and therefore not subject to Shoreland regulations.
- The property has a wide range of topography including some steeper (12%-20%) slopes. There are no Blufflands (>30% slopes) identified on the parcel.
- Wetlands are present on a large portion of the property primarily adjacent to the unnamed creek and intermittent stream in the lowlands. Goodhue County Wetlands Coordinator Beau Kennedy has reviewed the site and Mr. Novak’s proposal. Mr. Kennedy has provided a desktop identification of wetland areas based on hydric soil mapping of the property.

Given the proposed location of the driveway and dwelling on the high ground at the south end of the property, Mr. Kennedy noted that the areas to be developed appear far enough in distance and elevation from wetlands that a formal wetland delineation is not required at this time to ensure protected wetland features are not disturbed. Any potential future building or grading and filling activities north of the proposed home site, and especially near the unnamed creek or intermittent stream would necessitate a formal wetland delineation.

Existing/Proposed Uses:

- The Applicant proposes to plat the property into a single lot. The lot would comprise 46.21-acres after accounting for the public dedication of Right-Of-Way easement along Shady Lane Trail.

The minimum lot size for lots served by an individual Subsurface Sewage Treatment System (SSTS) is 3 acres in the CS District. A minimum of 40 contiguous acres is required for a CS District.

- Section density for one primary dwelling site would be created by the plat. The Applicant is proposing to locate the dwelling in the high ground in the south-central portion of the property.

No additional buildable lots (dwelling density) could be created in the future without being reviewed through the formal platting process.

The Applicant would need to obtain a Building Permit from the Goodhue County Building Permits Department before commencing construction of any structures.

- The remainder of the property consists of undeveloped woodlands and fields that have historically been used for row-crop agricultural uses. The Applicant intends to farm the tillable portions of the property and the majority of the undeveloped woodlands and stream areas would remain in the current state.

Access/Traffic:

- Primary property access is currently located off Shady Lane Trail in the southwest corner of the property. Mr. Novak has received a Land Alteration Permit from the LUM Department to establish a new access drive immediately east of the unnamed creek bridge crossing for Shady Lane Trail. The access drive area has been reviewed by Beau Kennedy and was found to be outside of wetland features. The access drive is within Shoreland and erosion control and prevention measures have been required to prevent sediment erosion along the streambank

during the construction.

- No new public roadway is proposed within the plat. The plat does dedicate existing Township Right-of-Way easement to the public along Shady Lane Trail.
- The Applicant will need to work with Leon Township to obtain any necessary approvals prior to establishing the new access drive.
- Shady Lane Trail is an aggregate surface road. The half-mile (approximate) stretch of the road heading south after the bridge crossing is a “minimum maintenance” roadway with a narrow driving surface, steep grade, and tight turns.
- The proposed plat is not anticipated to generate traffic uncharacteristic to the area. Given the plat would create only one additional development site, the potential additional traffic volume is not anticipated to exceed the capacity of the existing road infrastructure or substantially impact existing traffic circulation or safety.

Leon Township has approved a variance to Mr. Novak allowing the establishment of one dwelling on the property.

Utilities:

- The proposed dwelling would be served by an individual well and septic system upon development. There are no existing wells or septic systems on the property.

The parcel was evaluated by a licensed septic professional and Goodhue County Sanitarian Benjamin Hoyt to confirm the parcel could support two (initial and replacement) septic systems. Mr. Hoyt offered the following comments regarding the proposal:

I was at the parcel on May 21st, 2020 to verify the evaluation of the soil for a septic system. The soil was very wet, but it was acceptable for a Type 1 mound soil treatment system. A Type 1 system is a typical system for adequate treatment of septic effluent from residential sources.

Drainage/Landscaping:

- Stormwater drainage is directed downslope and collected by the existing creek and stream channels which then flow north eventually emptying into the Little Cannon River a mile northwest of the property.

The Applicant is not proposing to change the existing site grades. Some grading of the property is anticipated as a result of the proposed future development of a homestead, however, the limited scale of development is not likely to produce on-going erosion and sediment control issues off-site provided construction Best Management Practices and erosion control devices are implemented as necessary during the construction phase.

Leon Township:

- Both LUM staff and Mr. Novak have been in contact with Leon Township regarding this request. LUM Staff has received multiple email verifications from Leon Township clerk Sandy Hanson stating the Township has approved Mr. Novak to build one home on the property in accordance with Township zoning provisions. A copy of those email communications is attached to this report for reference.
- Mr. Novak also attended a Leon Township meeting on 11/10/20 and received signed copies of his Goodhue County Plat Application and Leon Township zoning approval forms for the proposed home.

Townships are a required signatory of Plats in the State of Minnesota. The Township has acknowledged they would not object to signing Mr. Novak's plat if approved by Goodhue County and the Township has granted Mr. Novak approval to construct one dwelling on the parcel.

- LUM staff discussed the bridge crossing the unnamed creek with the Township. The township noted the bridge has been recently improved with a new box culvert and the crossing should be adequate to support construction traffic and septic maintenance vehicles.

Open Space/Conservation Easement:

- The CS District requires a minimum of 50% of the total acreage in the Conservation Subdivision be designated as Open Space which shall identify a “conservation theme” that guides the location and use of the designated Open Space.
- A permanent Conservation Easement, governed by Minnesota Statute 84C.01-84C.05 encompassing the entirety of the Open Space is required to be recorded prior to, or at the time of platting.
- Mr. Novak has provided an Open Space Conservation Easement for Board consideration. The easement encompasses 23.28-acres and identifies the protection of the natural, scenic, aesthetic, and agricultural values that provide habitat and food for wildlife as well as conserving farmland that provides local and safe food sources as the “theme”. The easement states the protected property will be “retained forever substantially unchanged from its present condition as natural open space, to protect water quality and farmland to prevent any use that will significantly impair or interfere with the Conservation Values of the protected property”.

Use of the designated conservation easement area for industrial, commercial, and residential uses or development is exclusively prohibited. The easement does provide for continued agricultural use of the Open Space consistent with the stated conservation values. Improvements such as utility services and septic systems, roads, parking areas, paths, and trails or like improvements are permissible within the conserved area so long as they are installed consistent with the purpose of the easement.

The agreement also includes customary provisions for annual inspection access and rights of enforcement for any violations of the agreement by the easement holder (trustee) and appears generally in conformance with the requirements of the CS District Regulations and the requirements of Minnesota Statute 84C.

LUM Staff Conservation Easement Comments:

- LUM Staff have evaluated Mr. Novak’s proposed Conservation Subdivision plat in accordance with the associated performance standards and purpose and intent of the CS District. Staff agrees that Mr. Novak’s proposal to establish one additional dwelling on the property is both a reasonable use of the property and largely aligns with the purpose and intent of the CS District.

As the first Applicant for a Conservation Subdivision District following the Ordinance Amendment, Mr. Novak has worked hard with staff to modify his proposal to meet the standards provided. Mr. Novak has provided a letter noting the challenges he encountered in obtaining a third party or non-profit organization to hold his easement. LUM Staff brought the issue before the Planning Advisory Commission at the July 20, 2020 meeting to discuss whether the Commission was interested in having Staff allocate time to develop a county easement option for the CS District. The Planning Commission strongly felt the easement should be held by a third party charity or trust and should not become a financial liability or responsibility of Goodhue County.

Mr. Novak has worked with his attorney (Craig Empey, Empey Law Office, PLLC) to create a Minnesota Statute Chapter 501B Charitable Trust to hold his easement. The “Shady Lane Open Spaces Trust” is proposed to be the designated holder of Mr. Novak’s conservation easement. Mr. Empey and Mr. Novak have identified Brandon Smith as the designated Trustee of the Shady Lane Open Spaces charitable trust. Mr. Empey noted that Mr. Smith “has no legal relation to the Applicant, or is Mr. Smith a subordinate of the Applicant”. No additional information regarding the trustee was provided. Charitable trusts are identified as a qualifying easement holder by MN Statute 84C.

- Staff conveyed concerns to Mr. Novak regarding his initial proposed conservation easement boundaries as they did not appear adjacent to nor contiguous with any natural boundaries or corridors such as shoreland and wetland features which is required by ordinance wherever “practical” (Article 35 Section 5 Subd. 6.B). Following this feedback, Mr. Novak has worked with his surveyor (Dave Rapp) to modify the easement boundary to improve contiguity with the shoreland, wetland, and farmland of the property.

- The proposed conservation easement agreement was provided to the Goodhue County Attorney's Office (Stephen O'Keefe) for review.

STAFF UPDATE:

LUM Staff is proposing the County Board remove condition #3 as shown below (strikeout). The Applicant's surveyor has revised the plat to depict the modified easement boundary as requested by the PAC. The revised Plat is included in this report.

PAC Recommendation:

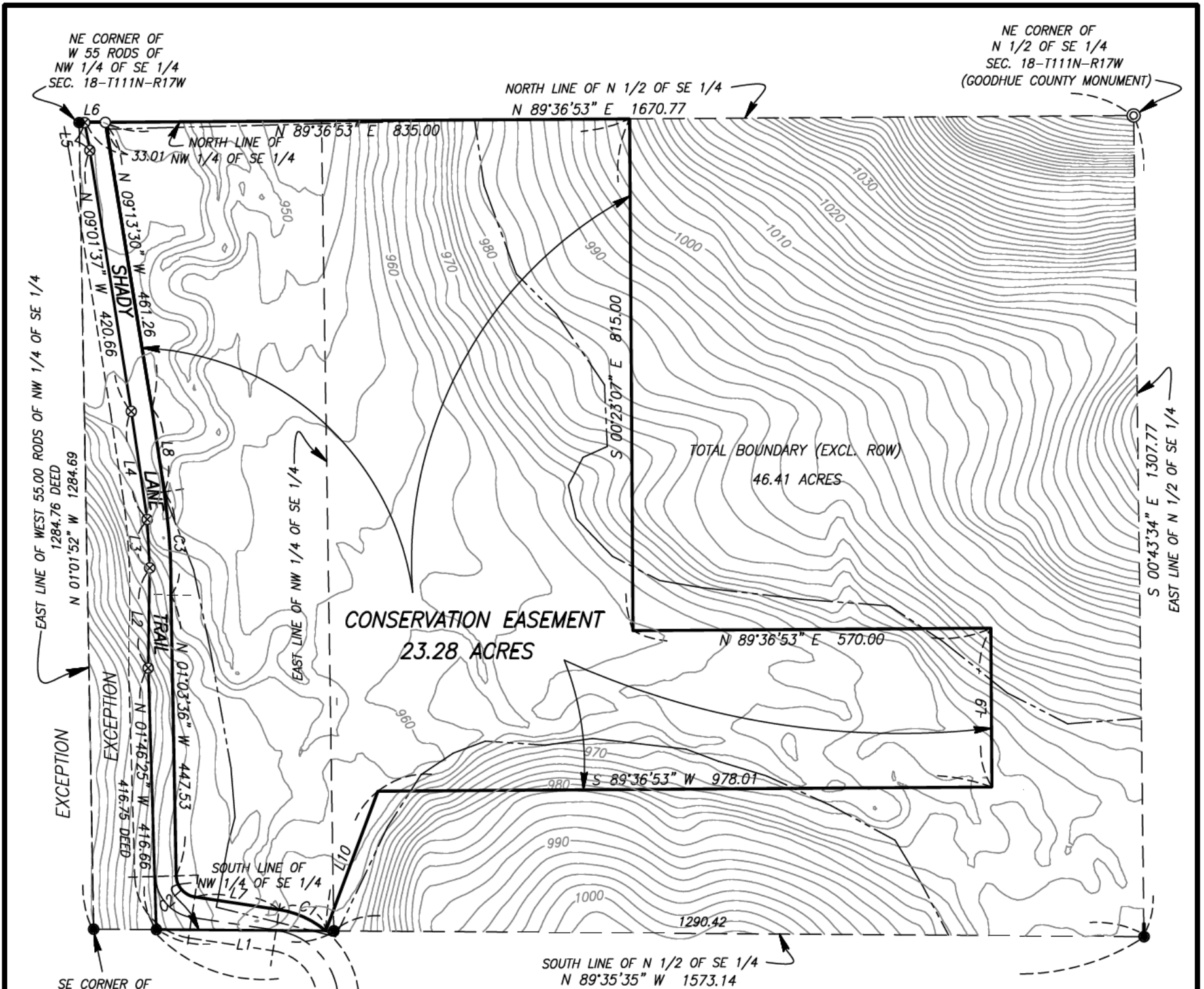
The Planning Advisory Commission recommends the County Board

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

APPROVE the request submitted by Paul Novak (Owner), for Preliminary and Final Plat approval of the proposed "Novak Addition" to rezone 46.21 acres and create a one lot Conservation Subdivision District on property currently zoned A2 (General Agriculture District).

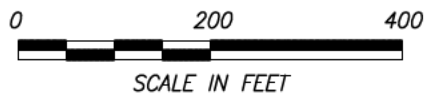
Subject to the following conditions:

1. The change of zone shall not occur until the Conservation Easement and Plat have been recorded with the Goodhue County Recorder's Office.
2. The designated trustee of the "Shady Lane Open Spaces Trust" shall be an appropriate third-party entity suited to oversee the Conservation Values of the Open Space Conservation Easement and shall not be the landowner or the landowner's heirs, successors, or assigns.
- ~~3. The "Novak Addition" Plat shall be revised to depict the modified Open Spaces Conservation Easement boundary provided on David Rapp's survey dated October 9, 2020.~~

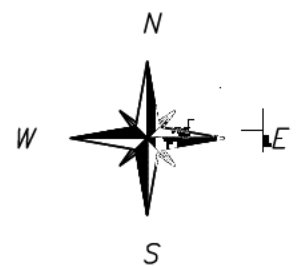


CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	82.39	31°29'13"	149.92	81.35	N 65°36'21" W
C2	48.55	79°38'43"	34.93	44.74	N 41°31'38" W
C3	164.51	09°10'01"	1028.21	164.33	N 03°48'38" W

LINE	BEARING	DISTANCE
L1	N 89°35'35" W	269.76
L2	N 00°50'52" E	159.55
L3	N 02°56'26" W	77.39
L4	N 08°23'38" W	173.94
L5	N 10°35'02" W	45.21
L6	N 89°36'53" E	41.85
L7	N 81°20'58" W	135.96
L8	N 08°23'38" W	134.57
L9	S 00°23'07" E	253.00
L10	S 20°31'23" W	237.35



- DENOTES FOUND IRON MONUMENT
- DENOTES SET IRON MONUMENT W/PLASTIC CAP "RLS 22044"
- ⊗ DENOTES SET "MAGHUB" IN ROAD
- DENOTES APPROX. WETLAND BOUNDARY



CERTIFICATE FOR:
PAUL NOVAK
1443 HAGUE AVENUE
ST. PAUL, MN 55104

LEGAL DESCRIPTION OF CONSERVATION EASEMENT:

That part of North Half of the Southeast Quarter of Section 18, Township 111 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at northeast corner of the West 55 rods of the Northwest Quarter of the Southeast Quarter of said Section 18; thence North 89 degrees 36 minutes 53 seconds (assumed bearing) along the north line of said North Half of the Southeast Quarter 41.85 feet to the easterly right of way line of Shady Lane Trail and the point of beginning; thence continuing North 89 degrees 36 minutes 53 seconds East along said north line 835.00 feet; thence South 00 degrees 23 minutes 07 seconds East 815.00 feet; thence North 89 degrees 36 minutes 53 seconds East 570.00 feet; thence South 00 degrees 23 minutes 07 seconds East 253.00 feet; thence South 89 degrees 36 minutes 53 seconds West 978.01 feet; thence South 20 degrees 31 minutes 23 seconds West 237.35 feet to the northerly right of way line of Shady Lane; thence westerly and northerly along the northerly and easterly right of way line of said Shady Lane Trail to the point of beginning. Containing 23.28 acres, more or less.

RAPP LAND SURVEYING, INC.
 45967 HIGHWAY 56 BLVD
 KENYON, MN 55946
 612-532-1263

DRAWN BY: DGR	DATE: 10-9-20	PROJECT NO. D18182CE
SCALE: 1"=200'	SHEET 1 of 1 sheet	BOOK/PAGE 42/61

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

OCTOBER 9, 2020

David G. Rapp

Dated:

David G. Rapp
 Minnesota Registration No. 22044

PRELIMINARY PLAT: NOVAK ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Paul R. Novak and Rebecca J. Novak, husband and wife, owners of the following described property situated in the County of Goodhue, State of Minnesota to wit:

The North Half of the Southeast Quarter of Section 18, Township 111 North, Range 17 West, Goodhue County, Minnesota.

EXCEPT the West 55 rods thereof.

Also EXCEPT that part of the Northwest Quarter of the Southeast Quarter of Section 18, Township 111 North, Range 17 West, Goodhue County, Minnesota, described as follows: Beginning at the southeast corner of the West 55 rods of said Northwest Quarter of the Southeast Quarter; thence North 01 degree 01 minute 52 seconds West (assumed bearing) along the east line of said West 55 rods of the Northwest Quarter of the Southeast Quarter, a distance of 1284.76 feet to the northeast corner of said West 55 rods of the Northwest Quarter of the Southeast Quarter; thence North 89 degrees 36 minutes 53 seconds East, along the north line of said Northwest Quarter of the Southeast Quarter, 8.84 feet; thence South 10 degrees 35 minutes 02 seconds East, 45.21 feet; thence South 09 degrees 01 minute 37 seconds East, 420.66 feet; thence South 08 degrees 23 minutes 38 seconds East, 173.94 feet; thence South 02 degrees 56 minutes 26 seconds East, 77.39 feet; thence South 00 degrees 50 minutes 52 seconds West, 159.55 feet; thence South 01 degree 46 minutes 25 seconds East, 416.75 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 35 minutes 35 seconds West, along said south line, 99.92 feet to the point of beginning.

Have caused the same to be surveyed and platted as NOVAK ADDITION and do hereby dedicate to the public for public use the public way as created by this plat.

In witness whereof said Paul R. Novak and Rebecca J. Novak, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

Paul R. Novak

Rebecca J. Novak

State of Minnesota
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Paul R. Novak and Rebecca J. Novak.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that I prepared or directly supervised the preparation of this plat as WAGNER ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been correctly set; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd.3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

David G. Rapp, Land Surveyor
Minnesota License Number 22044

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 20__, by David G. Rapp, Land Surveyor.

Notary Public, Goodhue County, Minnesota
My Commission expires _____

Approved by the Leon Township Board, this ____ day of _____, 20__.

Signed _____
Chairperson

Taxes payable in the year 20__ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this ____ day of _____, 20__.

Goodhue County Auditor/Treasurer

By _____, Deputy

Pursuant to Chapter 389.09, laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been approved this ____ day of _____, 20__.

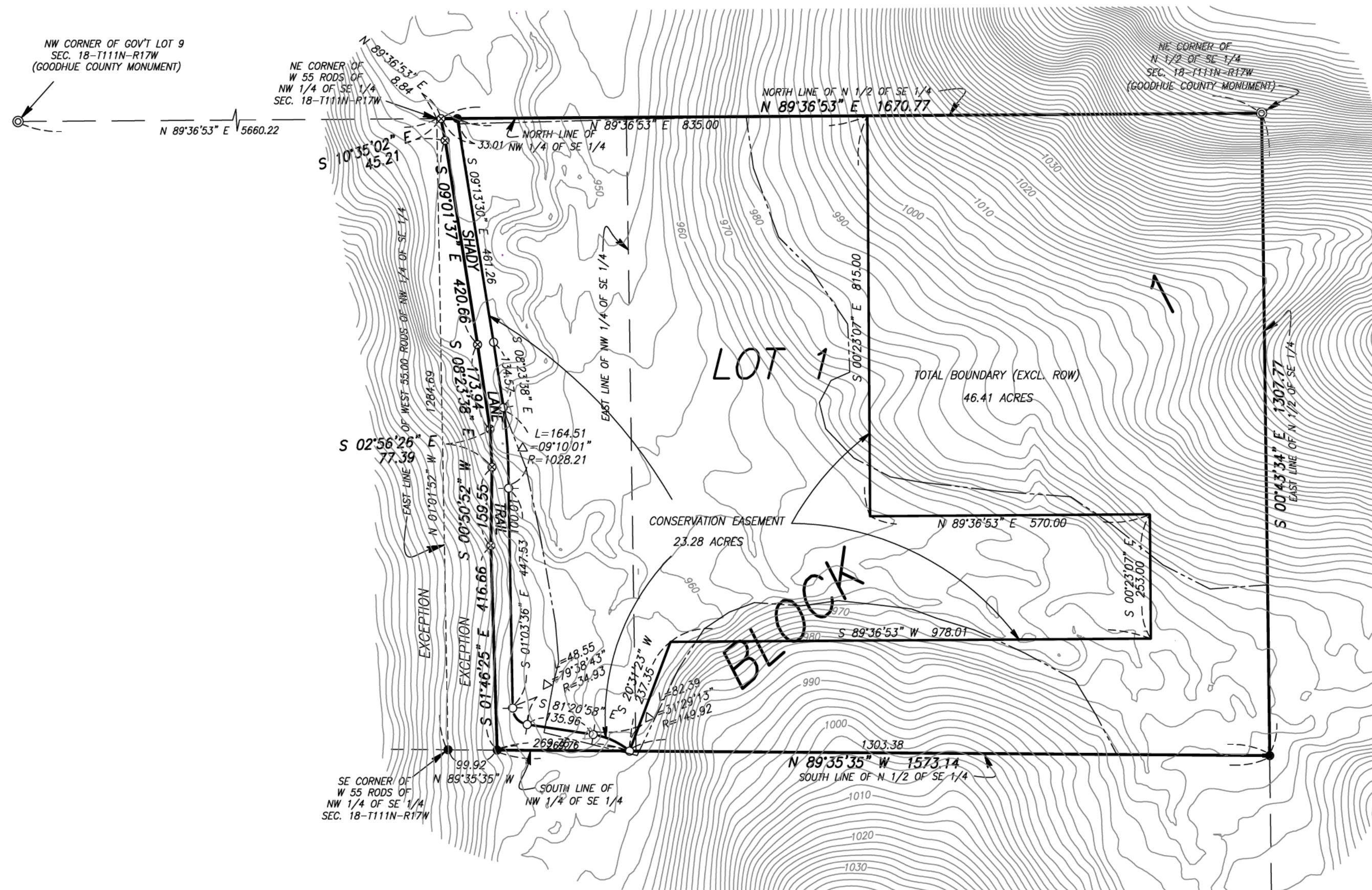
Goodhue County Surveyor

I hereby certify that proper evidence of title has been presented to and examined by me and I hereby approve this plat as to form and execution.

Attorney for Goodhue County _____ Date _____

I hereby certify that the within instrument was filed in this office for record this ____ day of _____, 20__, at ____ o'clock __ M. and was duly recorded as document number _____.

Goodhue County Recorder



○ DENOTES SET 1/2 INCH X 15 INCH IRON REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 22044 UNLESS OTHERWISE INDICATED

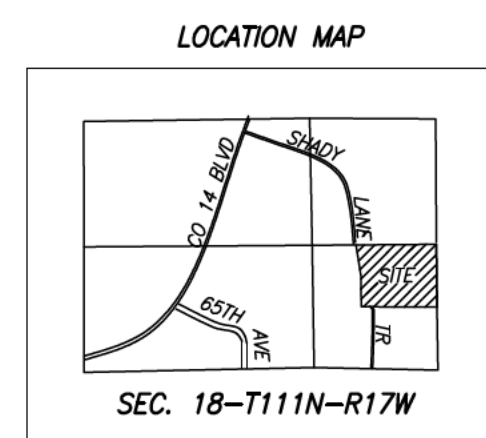
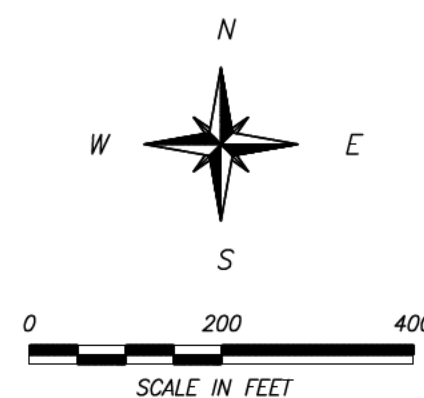
● DENOTES FOUND IRON MONUMENT

⊙ DENOTES SET MAGHUB IN ROAD

--- DENOTES APPROXIMATE WETLAND LOCATION PER BEAU KENNEDY, WATER PLANNER, GOODHUE COUNTY SOIL AND WATER CONSERVATION DISTRICT

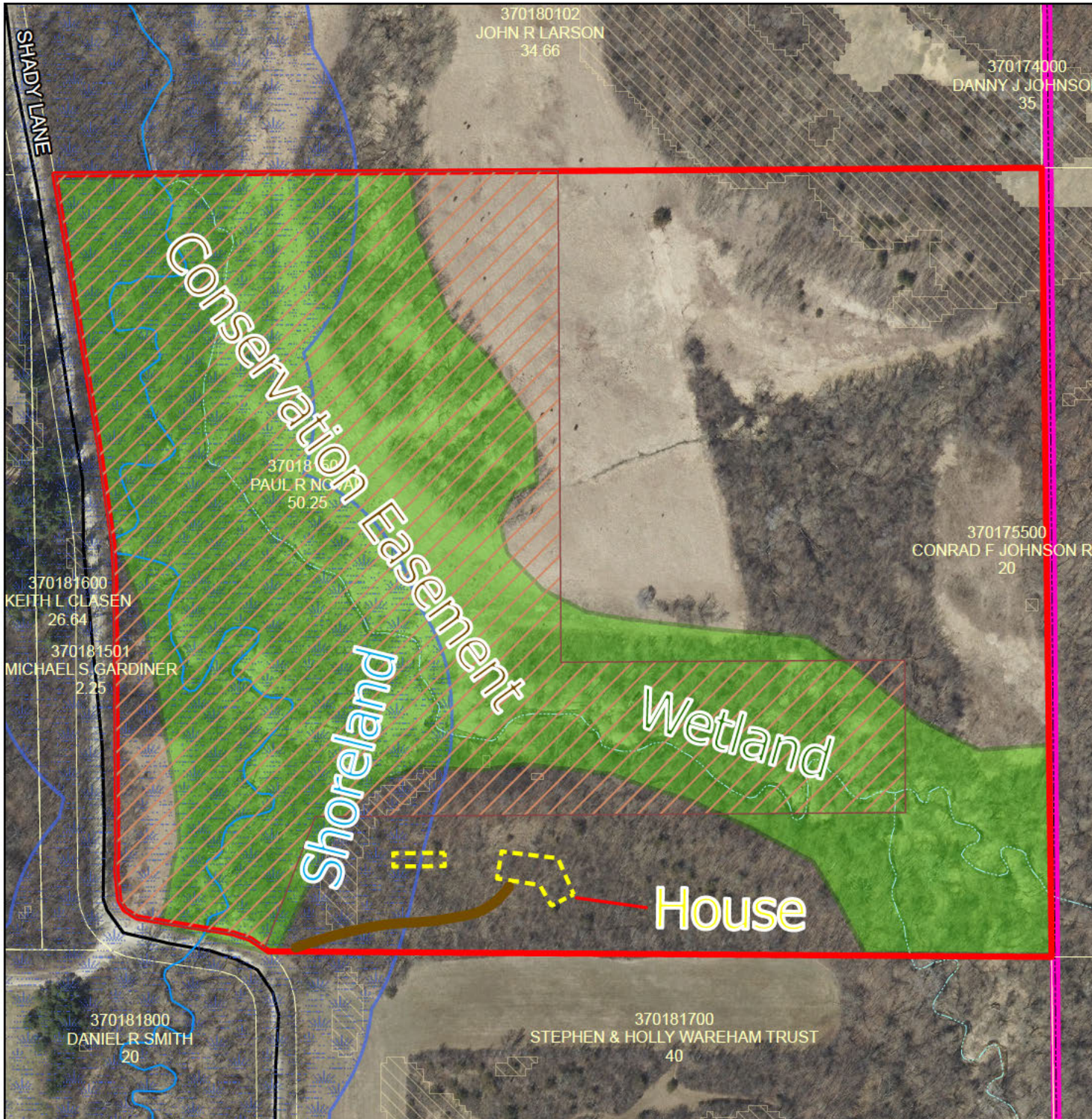
--- DENOTES 2 FOOT CONTOUR

EAST LINE OF WEST 55.00 RODS OF NW 1/4 OF SE 1/4 OF SEC. 18-T111N-R17W ASSUMES A BEARING OF N 01°01'52" W



SE CORNER OF SE 1/4 SEC. 18-T111N-R17W (GOODHUE COUNTY MONUMENT)

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
October 19, 2020

Paul Novak (Owner)
A2 Zoned District

The N 1/2 of the SE 1/4 of Section 18
TWP 111 Range 17 in Leon Township

Request for Preliminary and Final Plat
approval of proposed "Novak Addition"
to rezone 46.21 acres and create a one lot
Conservation Subdivision District.

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



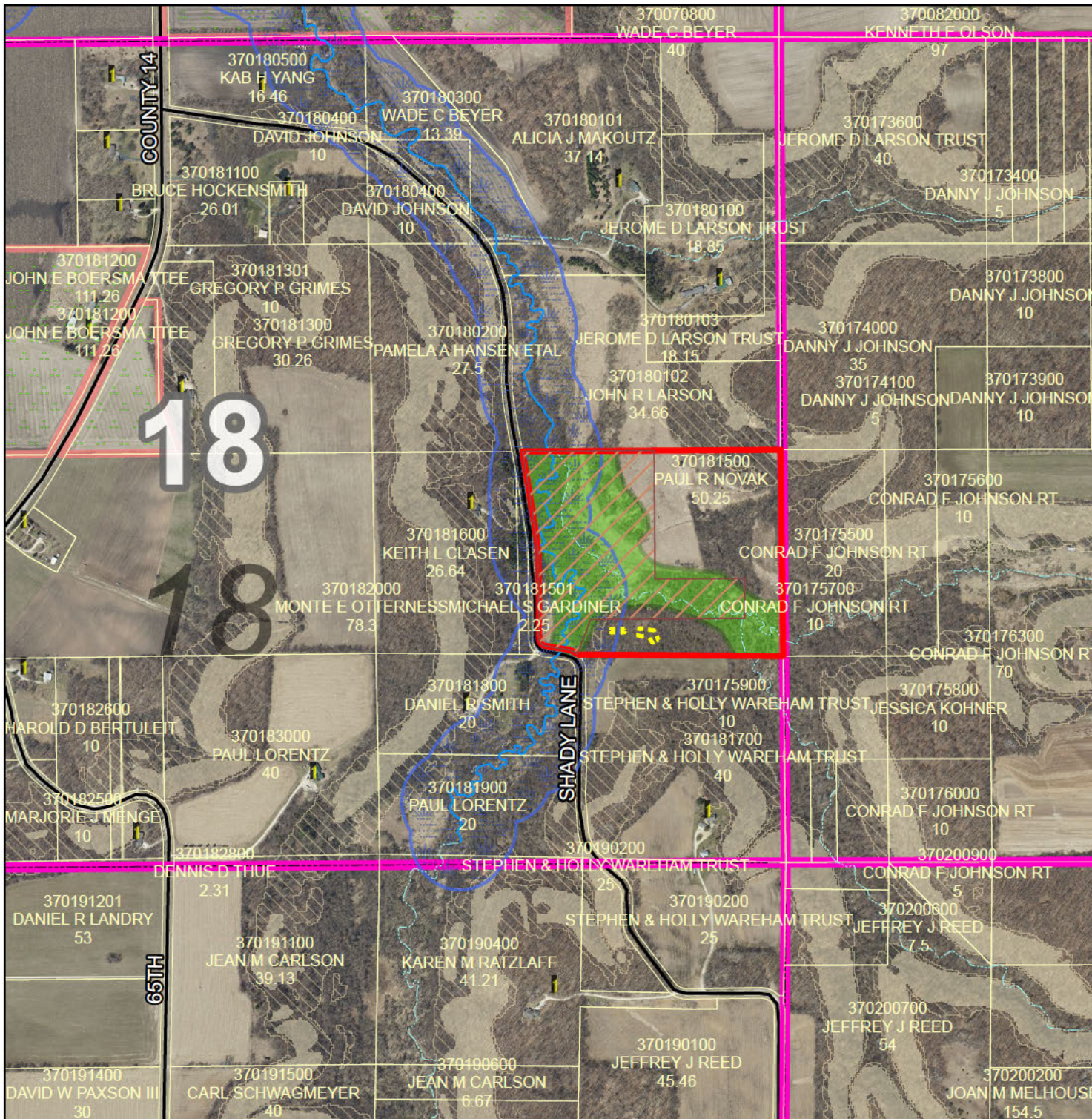
0 90 180 360 540 US Feet

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2018 Aerial Imagery
Map Created October, 2020 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
October 19, 2020

Paul Novak (Owner)
A2 Zoned District

The N 1/2 of the SE 1/4 of Section 18
TWP 111 Range 17 in Leon Township

Request for Preliminary and Final Plat
approval of proposed "Novak Addition"
to rezone 46.21 acres and create a one lot
Conservation Subdivision District.

Legend

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

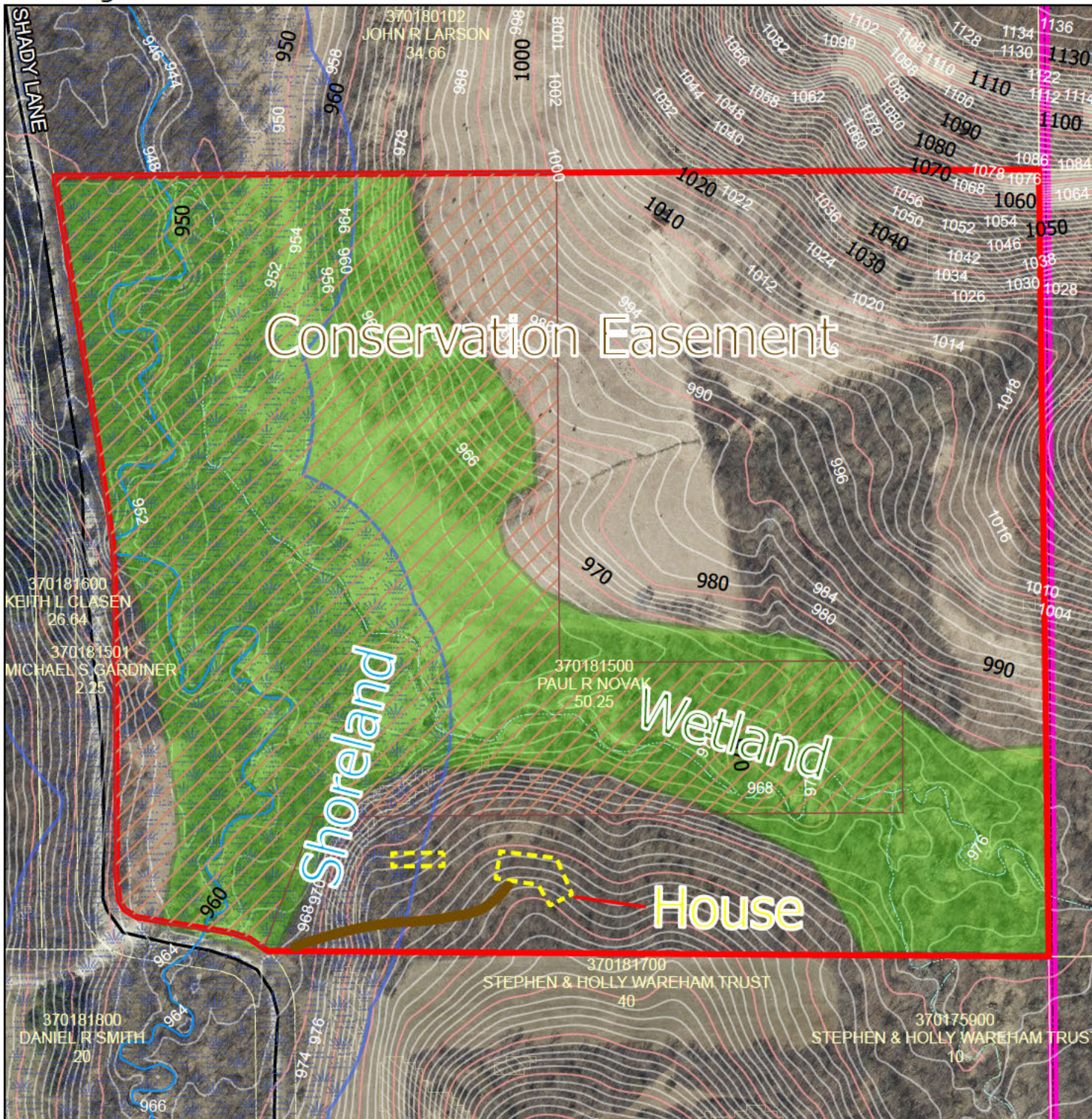


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2018 Aerial Imagery
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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
October 19, 2020

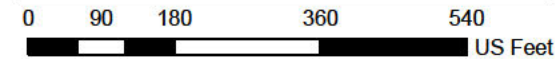
Paul Novak (Owner)
A2 Zoned District

The N 1/2 of the SE 1/4 of Section 18
TWP 111 Range 17 in Leon Township

Request for Preliminary and Final Plat approval of proposed "Novak Addition" to rezone 46.21 acres and create a one lot Conservation Subdivision District.

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		



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2018 Aerial Imagery
Map Created October, 2020 by LUM



**PLANNING COMMISSION
GOODHUE COUNTY, MN
October 19, 2020 MEETING MINUTES**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Tom Gale in the Basement IT Conference Room at the Government Center in Red Wing.

Roll Call

Commissioners Present virtually via GoToMeeting: Tom Gale, Barney Nesseth, Richard Miller, Darwin Fox, Richard Nystuen and Chris Buck

Commissioners Absent: Howard Stenerson, Tom Drazkowski and Marc Huneke

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Ryan Bechel, and Zoning Assistant Samantha Pierret

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Nystuen to approve the meeting agenda.

Motion carried 6:0.

2. Approval of Minutes

²Motion by Commissioner Miller; seconded by Commissioner Fox to approve the previous month's meeting minutes.

Motion carried 6:0.

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings

PUBLIC HEARING: Conservation Subdivision Plat

Request, submitted by Paul Novak (Owner), for Preliminary and Final Plat approval of the proposed "Novak Addition" to rezone 46.21 acres and create a one lot Conservation Subdivision District on property currently zoned A2 (General Agriculture District). Parcel 37.018.1500. TBD Shady Lane Trail, Cannon Falls, MN 55009. The N ½ of the SE ¼ of Section 18 TWP 111 Range 17 in Leon Township. A-2 Zoned District.

Bechel presented the staff report and attachments.

Commissioner Nystuen questioned how many dwellings were proposed for this Conservation Subdivision.

Bechel confirmed that one dwelling was proposed for the Conservation Subdivision and he clarified that any additional dwellings proposed in the future would need to be approved through the public hearing process.

Commissioner Nystuen questioned whether this site could have 6 dwellings.

Bechel stated that given the existing wetlands and accessibility difficulties in some areas of the property, siting 6 dwellings on the property would be challenging.

Hanni added that 6 dwellings would need to share a single septic system.

Chair Gale questioned whether the septic could be located within the easement area.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
October 19, 2020 MEETING MINUTES**

Bechel confirmed that septic systems may be located within the Conservation Easement area however this particular easement mostly consists of wetlands and installing a septic system there would be difficult.

Steve Wareham (37160 Shady Lane Trail, Cannon Falls) questioned whether the comments received by staff would be read into the record.

Staff confirmed comments would be read upon opening the Public Hearing.

Chair Gale opened the Public Hearing.

Pierret read comments received by staff prior to the meeting.

Conrad Johnson (7539 Maple Way, Cannon Falls) emailed his opposition to the proposal due to the existing wildlife and wetlands on and around the site.

Rod Johnson (7724 365th Street Way, Cannon Falls) emailed his opposition to the proposal due to the existing wetlands and streams and the possibility of additional landowners in the area pursuing similar requests for dwellings.

Steve and Holly Wareham (37160 Shady Lane Trail, Cannon Falls) emailed their opposition to the request due to the existing wildlife, wetlands, streams and agricultural land on their property which abuts Mr. Novak's property.

Patricia and Clyde Hinrichs (819 5th Street, Zumbrota) emailed their opposition to the request due to wetlands and forests on the property and the possibility for additional dwelling sites in the future.

Judy Meyer-Larson and Jerome D Larson (Trustees of 36244 Shady Lane Trail, Cannon Falls) emailed their opposition to the request due to the soil types in the area, watershed impacts and existing road configuration.

Marshall and Jeanne Sachs (37836 Shady Lane Trail, Cannon Falls) emailed their opposition to the request given the presence of springs on the property and the possibility that the property does not have a suitable building site.

Dan Smith (36745 Shady Lane Trail, Cannon Falls) emailed his opposition to the request given the impact on wildlife in the area and the Applicant's actions on his property without proper permits or approvals.

Dan Johnson (21510 Darsow Ave, Hampton) emailed his opposition to the request given the existing streams and wetlands on the property that may be affected by building on the site.

Mark and Margaret Wysocki (6885 CTY 9 BLVD, Cannon Falls) emailed their opposition to the request given existing density over the minimum density allowed in Section 18 of Leon Township and the possibility for more dwellings in the future if approved.

Steve Wareham added that this is the first time the Conservation Subdivision has been used in Goodhue County and he hoped the first Conservation Subdivision could be located somewhere with less neighborhood opposition. He detailed the springs located on his property and the difficulty farming the land due to the wet soils.

After Chair Gale called three times for comments it was moved by Commissioner Nesselth and seconded by Commissioner Miller to close the Public Hearing.

Motion carried 6:0

Bechel added that staff received a copy of the Trust Agreement and was requesting the

**PLANNING COMMISSION
GOODHUE COUNTY, MN
October 19, 2020 MEETING MINUTES**

Applicant remove Article 5.5 from the document which allows for Discretionary Termination of the trust and vacation of the easement.

Hanni concurred with Bechel's comments and added that the Applicant does not have a third party identified to take over the Trust.

Chair Gale questioned whether Leon Township was okay with this proposal.

Bechel stated that Leon Township has not adopted the Conservation Subdivision Ordinance however he had been in conversations with the Clerk multiple times and that the Township was okay with construction of a single dwelling on this parcel. He added that the driveway which was recently constructed was permitted administratively by staff and was reviewed by Beau Kennedy with the SWCD and the Township. He noted Beau has been to the site many times and that the creek crossings were upgraded approximately 5 years ago.

Commissioner Nesseth questioned why the Township hadn't given its written approval as his understanding was Township approval would be a requirement for Conservation Subdivision reviews.

Bechel stated that the Leon Township clerk had stated that the Township would sign the plat when it was prepared for recording. He noted that the Township determined they would allow another dwelling using their variance standards.

Chair Gale questioned whether the Conservation Subdivision was going to become a way to get around density requirements.

Hanni stated that the most difficult thing with the Conservation Subdivision is finding a third party to oversee the easement and that applying for a Conservation Subdivision was not a task to undertake lightly as it is difficult and time-consuming.

Bechel added that the Planning Commissioners and staff discussed the one lot Conservation Subdivisions prior to approving the Ordinance and at that time the Commission did not have any issues.

Commissioner Nesseth stated that given the language in the Trust document he could not support the Conservation Subdivision proposal at this time.

Staff noted that consideration of the item could be tabled.

Commissioner Fox stated that he would like to see a complete application with everything in place including the Trustee, Trust Document and Township approval before coming back to the Planning Commission. He added that he did not want to approve an item with the proposed conditions to clean everything up at a later time. He also questioned whether the Township had approved of this project.

Commissioner Miller stated that this proposal was not how he had envisioned Conservation Subdivision proposals when the Ordinance was approved. He stated he does not want to approve an application that is half put together and he thought the project would need to be approved by the Township prior to coming to the Planning Commission.

Sheila Novak (Applicant's representative) stated she would prefer to see the item tabled until the additional information is available. She stated the applicant has been working on this project since 2018.

4It was moved by Commissioner Nystuen and seconded by Commissioner Miller for the Planning Advisory Commission to:

**PLANNING COMMISSION
GOODHUE COUNTY, MN
October 19, 2020 MEETING MINUTES**

TABLE consideration of the Conservation Subdivision for Paul Novak to allow time for the Applicant to find a suitable Trustee, remove Article 5.5 Discretionary Termination from the Trust Document and obtain written approval from the Leon Township Board.

Motion carried 6:0.

Hanni questioned whether the Commissioners would like the Applicant to address concerns from the neighbors prior to bringing the item back for consideration.

Commissioner Nystuen stated that staff should double check that the proposed structures and septic facilities are not in wetland areas.

Bechel stated that Beau Kennedy with the SWCD has been to the site several times and has performed a desktop review of the wetlands on site. Beau recommended moving the site further south and uphill from the Applicant's original proposed location to avoid wetlands, which the Applicant has done.

Commissioner Nystuen questioned when a wetland delineation is required.

Bechel stated that staff relies on Beau Kennedy to make that determination based upon his reviews.

Chair Gale questioned whether Article 5.5 will be addressed prior to the next meeting.

Hanni stated Article 5.5 would be addressed prior to re-consideration of the request.

Other-Discussion

Commissioner Nesseth initiated discussion on the Siems solar project in Pine Island Township. He stated that the project has been sold and that an extra 100 feet of trees had not been planted per an agreement between the former property owners and the neighbor.

Hanni stated that the Planning Commission recommended approval of the project and the Board approved the project as presented. She stated that private agreements between property owners cannot be enforced by the County.

Commissioner Nesseth questioned why all of the conditions for the project were not met including fencing.

Bechel stated that the fence type was not a specific condition for the CUP and that staff addressed the change from chain link to woven wire administratively.

Commissioner Miller stated that the Township was specific on the type of fencing and screening requirements. He noted that the Township was not asked about these requirements.

Hanni noted that changes were made to the landscaping at the Planning Commission meeting to appease the neighbors and the Board approved the amended site plan. She stated that staff could bring back every change to solar projects for consideration by the Planning Commission.

Commissioner Nystuen questioned whether the company had been contacted by the Township.

Commissioner Miller stated that the original company was aware of the requirements however they sold the project and the buyers were not aware. He stated that if the neighbor were to come to the Township with his concerns the Township would work with the property owners to address concerns.

5ADJOURN: Motion by Commissioner Miller and seconded by Commissioner Nystuen to adjourn the Planning Commission Meeting at 7:06 PM.

PLANNING COMMISSION
GOODHUE COUNTY, MN
October 19, 2020 MEETING MINUTES

Motion carried 6:0

Respectfully Submitted,

Samantha Pierret; Zoning Assistant

¹ APPROVE the PAC meeting agenda.

Motion carried 6:0.

² APPROVE the previous month's meeting minutes.

Motion carried 6:0.

³ Motion to close the Public Hearing

Motion carried 6:0

⁴ Motion to **TABLE** the request for a Conservation Subdivision

Motion carried 6:0

⁵ ADJOURN. Motion to adjourn the meeting.

Motion carried 6:0

Pierret, Samantha

From: Rod Johnson [REDACTED]
Sent: Monday, October 12, 2020 10:35 AM
To: Pierret, Samantha
Subject: Public Hearing comments on Novak Addition for Oct. 19

Monday, October 12, 2020

SUBJECT: "Novak Addition" Rezoning

As an adjacent land owner, I am vehemently opposed to the rezoning of 46.21 acres for the Novak Addition. I was under the impression that there were NO building permits available for this area and this should remain so. This is a great wildlife area and I believe to achieve access, they would have to cross two creeks. In spite of what you might have been told, these creeks run year round! I've lived here for over 50 years and can attest to that. We do not need more houses in this area and I urge you to deny the rezoning. Please have this property remain as A-2, General Agriculture District. If you approve of this rezoning, it will open the door for additional landowners to pursue this route which would be devastating to this rural area.

Conrad F. Johnson
7539 Maple Way
Cannon Falls, MN 55009

Parcel 37.017.2800

Pierret, Samantha

From: Rod Johnson <[REDACTED]>
Sent: Monday, October 12, 2020 10:30 AM
To: Pierret, Samantha
Subject: Novak Rezoning comments-Oct. 19th Hearing

TO: Goodhue County Land Use Management

SUBJECT: Public Hearing on Paul Novak's proposed "Novak Addition"

DATE: October 12, 2020

FROM: Rodney L. Johnson
7724 365th Street Way
Cannon Falls, MN 55009

I urge you to please deny this request! Mr. Novak was fully aware that this property was not buildable when he purchased it. It was my understanding that there were no more building permits left for this area. This is in a prime wildlife area, with streams that run year round. It also seems that this would be *very* close to Steve Warham's property line.

If this request is granted, there will be many more residents asking to "rezone" so they can also obtain a building permit. If this is granted...will all the other proposals be granted as well?

Please do what's right and deny this request to rezone 46.21 acres.

Thank you,

Rod Johnson

Parcel 37.017.5000

RECEIVED

OCT 14 2020

Land Use Management

To: Goodhue County Planning Advisory Commission

From: Steve and Holly Wareham

Date: October 14, 2020

Subject: Public Comments on the "Novak Addition" and request for a one-lot Conservation Subdivision District on Shady Lane Trail, Cannon Falls, MN 55009

Holly and I live at 37160 Shady Lane Trail just to the south of this property in question. We have enjoyed the large areas of unbroken woods, fields, wetlands, streams and generally undeveloped land that is also a great home for wildlife in this larger area. In the 37 years we have lived here, we have seen three new homes built on the 3-mile long Shady Lane Trail (two in Section 18).

The planned building site appears to be very close to our property line and will change the use of our adjacent land that we now use for hunting and crop land. It would no longer be safe to hunt this property with a home and its inhabitants so close to the property line. We believe the best natural resource conservation approach for this land is to keep it preserved in its undeveloped state.

As noted in your report, Leon Township Section 18 is zoned A2 (General Agricultural District) allowing a maximum of 12 dwellings in this district and in fact there are already 18 dwellings in this district. We believe that is more than enough. It is our request that this re-designation of the land into a one-lot Conservation Subdivision District and subsequent plan to build another home in Section 18 not be granted.

Question and Comment on this Report:

- On page 7 of this report it mentions an "intermittent stream" that flows along the south end of the Novak property. A portion of this stream flows from our property into the Novak land and it is not intermittent. In the 37 years we have lived here it has flowed with water year-round. Do Goodhue County Shoreline Regulations apply for this stream as well as the one on the west end of the property?
- Under Conservation Subdivision District Section 5 Subd. 4 it notes a greater buffer zone (100 feet) for dwellings and accessory structures from agricultural areas. Our land bordering the Novak Property is agricultural and is currently rented to a neighboring farmer. It appears from the map of the proposed homesite on page 13 of this report that the proposed location of the dwelling is less than 100 feet from this agricultural area.

Thank you for the opportunity to add input into this process and for your consideration of our concerns.

Pierret, Samantha

From: Pat Hinrichs <[REDACTED]>
Sent: Friday, October 16, 2020 10:37 AM
To: Pierret, Samantha
Subject: Novak addition rezoning

We are very against turning this property into a platted land for housing. We realize Novak wants to zone part of it into Conservation, which is all the land is good for and all of it should be zoned as Conservation since it is wetland. Leon township is against any more "housing" units and if Novak rezones now as a one house unit, what's going to keep him from asking for rezoning in future years. Minnesota needs to keep its wetland, forestry and Conservation districts. We don't need any more destroying of woodland and hunting "recreational" land. Please deny this request..It will also threaten the adjoining properties.Consider that.

Patricia and Clyde Hinrichs

Owners of parcel
37. 017. 3300

819 5th ST
Zumbrota MN 55992

Pierret, Samantha

From: Judy Meyer-Larson [REDACTED]
Sent: Saturday, October 17, 2020 11:18 AM
To: Pierret, Samantha
Subject: Paul Novak petition for Land Subdivision, meeting Monday October 19, 2020
Attachments: 2012 Flood Event- effects on downstream neighbors.pdf

External Email - Use caution opening links or attachments!

Greetings!

This is an updated response to the proposed rezoning of the 46.21 acres belonging to Paul Novak.

Our primary concerns are:

Population density will increase the human impact on the rural / wilderness area affecting, and being affected by a sensitive watershed area.

The land itself is currently coded as “HEL,” Highly Erodible Land.”

The land slopes from its highest point at the eastern edge, down to the watershed, which runs alongside Shady Lane Trail itself.

Any farming activities in the past have been influenced by that land classification.

Earlier cropping activities had been abandoned because the crops had been destroyed due to flooding.

The land had subsequently been put into the Conservation- Set-Aside Program, due to the erodible nature of the land.

The most recent agricultural use of the land had been (in the last 15 years), has been for the grazing of a few head of cattle, which kept the weeds down, had minimal impact on the land.

Increased construction / habitation on this land would need to be very sensitive to those concerns, as the entire watershed is affected by any and all activities, as are the other downstream residents along the watershed.

The watershed.***

In the 19 years that we have been living down here, we have had a few flood issues, due to excessive snow melt and rainfall.

Two of these events have been severe enough to completely take out our “Missouri Crossing bridge”, requiring complete reconstruction.

Allowing more development on these HEL acres will require more intervention through an already active flood area, thus affecting the rest of the watershed, and downstream neighbors.

The increased hard surfaces that support more residents and access will have a negative impact on the drainage in the watershed area, as well as the impact from increased human activity on the watershed itself.

The watershed area is not developed as a “park,” for increased human recreational activity, nor should it be.

It is a wild area and should be kept as such.

***included is a packet illustrating the effects of the 2012 flood which occurred after a rainstorm in the area. It completely destroyed the bridge crossings on Shady Lane Trail. One crossing leads to the southern (upper end) of Shady Lane, but the other crossing is the one and only access to two residences 36212 and 36244 Shady Lane Trail. The destruction of the bridge required the two neighbors to split the cost of over \$6000.00 to rebuild the bridge. This was after ONE rainstorm. We have had 3 such (serious) events since moving here in 2001, each requiring personal out-of-pocket expenses to repair / reconstruct the crossing. These events, to varying degrees, are becoming more frequent with the changing weather (rain and snow melt) patterns, and will undoubtedly increase with the addition of hard surfaces that would be associated with additional residences in the Paul Novak's subdivision petition. The downstream neighbors should not be burdened with these associated costs.

The roads.

The current roadway is a "minus lane gravel road." It is wide enough for 1 vehicle only. There is no shoulder.

It is situated between the steep hills on the west, and the watershed on the east.

Due to the nature of the hills of the Sogn Valley, there is no room to support a widening or improvement of the road surface.

Such improvements would be necessary to support the large trucks / machines needed for hauling materials and constructing an increasing number of dwellings, as well as the increase in human traffic.

There will be increased costs associated with an increase of maintenance / service of a roadway which will have greater human traffic.

Human activity.

As noted above, this is a rural area. It is not a park. It is not a subdivision designed to support increased human recreational activities.

There will inevitably be unexpected and unintended consequences associated with increased human habitat and usage. Those unintended consequences will require responses, which in turn, will require time, energy and resources.

Attention will also need to be paid, and monitored, as to the Federal, State, and County Guidelines for Highly Erodible Land Conservation and Wetland Conservation.

This will result in more associated costs, including any remediation of effects on habitat and/or wetlands, all of which should be borne only by the petitioner; not by the surrounding neighbors.

We do NOT support the Rezoning for Paul Novak.

We request that the Zoning Board deny Mr. Novak's request.

For any questions, please feel free to call me at [REDACTED]

Yours respectfully,

Judith A Meyer-Larson, Trustee and

Jerome D Larson, Trustee

Jerome D Larson Trust

36244 Shady Lane Trail

Cannon Falls, MN 55009

Pierret, Samantha

From: [REDACTED]
Sent: Sunday, October 18, 2020 6:22 PM
To: Pierret, Samantha
Subject: Novak Public hearing Oct.19

To whom it may concern. It has been brought to my attention by several concerned neighbors about the plans of the party in question Paul Novak (owner) to rezone their property into a conservation district. Which would allow them to construct a home on said property, Although We understand this may be legal it does not appear to be in the best interest of anyone involved including the Owners ,Neighbors, Township and County. I have farmed the property directly to the South and know from experience that area is saturated with springs, There does not appear to be a usable building site on the property and should be left that way,

Respectfully Marshall and Jeanne Sachs
37836 Shady Lane Trail
Cannon Falls Mn.
55009

Pierret, Samantha

From: Dan Smith <[REDACTED]>
Sent: Monday, October 19, 2020 10:58 AM
To: Pierret, Samantha
Subject: Paul Novak Preliminary and Final Flat approval of proposed Novak Addition

Good morning,

I am writing to oppose the proposed rezoning of the 46.21 acres belonging to Paul Novak and request that the Zoning Board deny Mr. Novak's request.

My family and I have lived on Shady Lane Trail for over 26 years. We purchased our home based on the seclusion of the property and the natural habitat for wildlife. Adding an additional property so close to our home will negatively impact that seclusion and the wildlife. Additionally, I've become aware of recent construction activities, i.e. cement structure, bridges to cross waterway and a driveway – all activities conducted without proper permits. I am concerned with the land owner's lack of respect for the building requirements, the property and his neighbors.

Respectfully,

Dan Smith

36745 Shady Lane Trail

Cannon Falls, MN 55009

651-212-8846

Pierret, Samantha

From: Dan Johnson <[REDACTED]>
Sent: Monday, October 19, 2020 9:56 AM
To: Pierret, Samantha
Subject: Paul Novak

I would vote NO to any building on the property, the streams classified intermittent are not they run year around and have for as long as I've known and are subject to move with heavy snow melt and rain fall. With the amount of wetlands there could also be affected. From Dan Johnson neighboring land owners.

Sent from my iPhone

owner of parcels: 37.017.4000, 37.017.3900, 37.017.3800, 37.017.4100

Address: 21510 Darlow Ave
Hampton MN 55031

Pierret, Samantha

From: Mark D Wysocki [REDACTED]
Sent: Monday, October 19, 2020 3:45 PM
To: Pierret, Samantha
Subject: zoning change for Paul Novak

Sent: Monday, October 19, 2020, 11:31:31 AM CDT

Subject: zoning change for Paul Novak

We are sending our objection to the zoning change of Paul Novak.
Our density in Leon Township is already exceeding the limit for dwellings.
Currently @ 18, when it should be 12.
This change of zoning will affect future land sales in Leon Township by setting a new precedent.
If this is allowed to become a Conservation Plat, in the future they can ask for more permits for more dwellings.
We are opposed to this action.

Sincerely,
Mark and Margaret Wysocki
6885 County 9 Blvd
Cannon Falls, MN 55009

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 5:25PM by Chair Tom Gale in the Basement IT Conference Room at the Government Center in Red Wing.

Roll Call

Commissioners Present virtually via GoToMeeting: Tom Gale, Barney Nesseth, Richard Miller, Chris Buck, Darwin Fox, and Richard Nystuen.

Commissioners Absent: Howard Stenerson, Marc Huneke and Tom Drazkowski

Staff Present: Land Use Director Lisa Hanni (via GoToMeeting), Zoning Administrator Ryan Bechel, and Zoning Assistant Samantha Pierret

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Nystuen to approve the meeting agenda.

Motion carried 6:0.

2. Approval of Minutes

²Motion by Commissioner Nesseth; seconded by Commissioner Fox to approve the previous month's meeting minutes.

Motion carried 6:0.

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings

TABLED: Conservation Subdivision Plat

Request, submitted by Paul Novak (Owner), for Preliminary and Final Plat approval of the proposed "Novak Addition" to rezone 46.21 acres and create a one lot Conservation Subdivision District on property currently zoned A2 (General Agriculture District). Parcel 37.018.1500. TBD Shady Lane Trail, Cannon Falls, MN 55009. The N ½ of the SE ¼ of Section 18 TWP 111 Range 17 in Leon Township. A-2 Zoned District.

Bechel presented the updated staff report and attachments. He noted that this item was tabled by the PAC at their October meeting to allow the Applicant to address PAC concerns regarding naming the Trustee and Township approval.

Paul Novak (Applicant) was present and discussed the comments received by staff from neighboring property owners regarding his project at the October meeting. He noted he spoke with neighbors and clarified his plans to construct only one dwelling. He also discussed the Township's regulations for dwellings and Leon Township's approval for the project in 2018. He stated that he does not believe one additional dwelling in this area would have a negative impact on the surrounding land. Mr. Novak added that Section 18 of Leon Township is larger in size than typical sections in the County therefore, the additional dwelling density of 18 houses where 12 are allowed by the Zoning Ordinance is not an issue.

Commissioner Nesseth questioned what the Trustee's responsibilities would be regarding things like weed control and the like.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Craig Empey (Attorney for Mr. Novak) stated he was also available to discuss the Conditions for the project.

Mr. Novak stated he had spoken with Beau Kennedy with the Goodhue Soil and Water Conservation District (SWCD) and asked what the best use of his land would be. He stated that Mr. Kennedy indicated that leaving the land undisturbed would be the best use of the land.

Hanni stated that the Trustee would be following what the Trust says while the County will remain the enforcement agent for the County Ordinances.

Bechel clarified items that the County would enforce include the Zoning Ordinance, Wetland and Shoreland rules, and noxious weed issues. He added that the easement specifics would be overseen by the Trustee.

Mr. Empey agreed with Mr. Bechel's statement regarding the role of the Trustee versus the County.

Bechel clarified that the Public Hearing for this item was held at the October Planning Commission meeting and staff did not receive any additional comments prior to the November meeting.

Commissioner Buck questioned how many tillable acres are on the property considering the Applicant has stated he wishes to farm this land however there appear to be several wet areas on the property.

Mr. Novak stated he plans to have a hobby farm on the property. He added he may plant an orchard or garlic on the property.

Mr. Empey added that agriculture uses may be done in the Open Space, the only restrictions are that the Open Space not be developed with structures or business/industrial uses.

Commissioner Nesseth noted that it appears the Applicant is meeting all of the requirements in the existing Zoning Ordinance however this project was not what he had envisioned a Conservation Subdivision would look like when the Commission approved it. He added that more research may need to be done on the Conservation Subdivision to avoid situations like this one in the future.

4It was moved by Commissioner Nesseth and 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 Preliminary and Final Plat approval of the proposed "Novak Addition" to rezone 46.21 acres and create a one lot Conservation Subdivision District on property currently zoned A2 (General Agriculture District). Subject to the following conditions:

1. The change of zone shall not occur until the Conservation Easement and Plat have been recorded with the Goodhue County Recorder's Office.
2. The designated trustee of the "Shady Lane Open Spaces Trust" shall be an appropriate third-party entity suited to oversee the Conservation Values of the Open Space

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Conservation Easement and shall not be the landowner or the landowner's heirs, successors or assigns.

3. The "Novak Addition" Plat shall be revised to depict the modified Open Spaces Conservation Easement boundary provided on David Rapp's survey dated October 9, 2020.

Commissioner Buck questioned how the Conservation Subdivision could impact agricultural land in the future. He questioned whether farmers could start selling off agricultural land for dwellings in the future.

Hanni stated that the Township the project is in has to approve the plat. She noted that some Township's will not allow the Conservation Subdivision.

Mr. Novak stated he had been under the impression this project would be easy to accomplish. He stated the Conservation Subdivision request is very time consuming and that finding someone to hold the charitable trust will be a huge hurdle for any future Applicants.

Commissioner Fox noted a point of order that while a motion is on the floor the discussion is between Board members only unless the Applicant is directly addressed.

Chair Gale clarified that while the motion is on the floor discussion is between Board members only.

Commissioner Fox stated Welch Township has had discussions regarding the Conservation Subdivision. He noted that the Conservation Subdivision should be reviewed by staff.

Chair Gale questioned what happens if the Trustee of the Easement does not enforce the rules of the Easement. He added that when the Conservation Subdivision District was being proposed, the easement holder had been portrayed as being a third-party entity that has held other similar easements in the past.

Bechel stated that the County will still be able to enforce County Ordinances however the State Statutes do not specify who has to hold the easement. He acknowledged that staff had not foreseen an Applicant finding a Trustee in the way Mr. Novak did however staff had not believed finding an easement holder would be as difficult as it was for the Applicant.

Motion carried 6:0.

Commissioner Nesseth questioned whether the Commission should direct staff to research the Conservation Subdivision further to address issues raised by Commissioners.

Commissioner Miller stated he had not envisioned the Conservation Subdivision being proposed in this way. He noted Dodge County has been working on a new program allowing new dwellings on smaller acreages.

Commissioner Buck agreed that staff should investigate the Conservation Subdivision further noting that preserving agriculture should be a priority rather than allowing new dwellings in agriculture areas.

Hanni stated that Mr. Novak has locked up 40 acres with only one dwelling. She encouraged the Board to send staff recommendations to amend the Conservation Subdivision program. She noted that Mr. Novak was present at the original meetings for the Conservation Subdivision where it was decided that one dwelling could be permitted in a Conservation Subdivision.

Commissioner Miller noted that Pine Island Township is supportive of higher density.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Commissioner Buck questioned whether this decision should be sent to the Townships instead of the County.

Commissioner Miller stated that originally only two Townships were interested in increasing density however he noted that Pine Island Township has not seen any density increases using this program.

Bechel stated that the County sets the bar for Zoning and Townships can be equally as restrictive or more restrictive. The Conservation Subdivision was developed so Townships like Pine Island had a tool to increase density.

PUBLIC HEARING: CUP Request for Kennel

Request for a CUP submitted by Dan Williams (owner) to establish a kennel for up to 5 adult dogs. Parcel 31.002.1300. 28051 CTY 1 BLVD, Red Wing, MN 55066. Part of the NW 1/4 of the NE 1/4 of Section 2 TWP 112 Range 15 in Featherstone Township. A3 Zoned District.

Pierret presented the staff report and attachments.

Dan Williams (Applicant) stated he recently moved to Goodhue County and was not aware of the regulations. He stated the dogs are his pets and he hunts with them. He noted he is willing to do whatever it takes to keep his dogs.

Chair Gale Opened the Public Hearing.

Pierret read Public Comments received by staff prior to the meeting:

Jessica and Tony Lehman (22874 280th Street, Red Wing) emailed staff raising concerns about barking noise from 5 dogs.

Calvin and Christine Radtke (28075 CTY 1 BLVD, Red Wing) emailed staff regarding barking noise from the existing dogs, how the noise will increase upon completion of the new garage and recommending the kennel be moved to the north side of the dwelling by the Ziemer property.

Marilyn Conroy (28117 227th Ave Path, Red Wing) called staff stating she could not imagine living closer to the barking than she does now and she feels sympathetic towards the closer neighbors.

Christine Radtke added that she and her husband have tried to discuss the barking issue with the Applicant. She noted that because of the activity at the Ziemer property and the traffic on County 1 BLVD the dogs bark quite often and the dogs are very close to their dwelling. She asked the Commission to request the Applicant move the dogs to the north property line.

Mr. Williams acknowledged that his dogs did bark a lot when he first moved to his property however the noise has been reduced recently.

Chair Gale questioned whether Mr. Williams plans to breed his dogs and have multiple litters of puppies each year or if these dogs are just his pets.

Mr. Williams stated he hunts with his dogs and occasionally breeds them. He stated that the puppies are sold at 8 weeks of age. He stated that when the dogs are at the age where they cannot breed he will no longer breed the dogs. He added that he follows all AKC guidelines.

Chair Gale questioned whether Mr. Williams intends to breed the dogs every year and have multiple litters each year.

FILE #	Z20-0032
PARCEL #	37.018.1500

505 Plat Application

A. A Minnesota Statue Chapter 505 plat* is required under the following circumstances:

1) The creation of three or more tax parcels from one tax parcel, except when the tax parcels created can be described by an aliquot part of the Public Land Survey. The minimum division shall be a Quarter Quarter of the Section (i.e. SE 1/4 of the NW 1/4). Non-contiguous land must be separate tax parcels. The parcels shown on the plat provide for road access for each new division or reconfiguration of land;

2) If a subdivision of a platted lot or outlot can result in one or more potential dwelling sites, the subdivision must be platted.

*Requires approval and public hearings from the Planning Commission and County Board

Landowner Information			
Landowner Name	Paul Novak	Email	[REDACTED]
Mailing Address	1443 Hague Ave, Saint Paul, MN 55104		
Daytime Phone	[REDACTED]		
Applicant Information (if different than above)			
Applicant Name	SAME	Email	
Mailing Address			
Daytime Phone			
Township Information			
Township position	Approved, Pending Final Location	Date	11/14/20
Signature	[Signature] Ronald Shaw, Supervisor		
County Use			
Application Fee	\$350	Receipt Number	17339
		Received Date	6-26-2020
Initial Reviewed by	Ryan Bechel		
Plat Name	Novak Addition		
Request complies with Goodhue County Zoning and Subdivision requirements as attested by me			
_____ the Goodhue County Planner/Zoning Administrator on			
this day _____			

RECEIVED

JUN 26 2020

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME LEON

Parcel # 37.018.1500

Goodhue County

APPLICANT INFORMATION

Last Name <u>Novak</u>	First <u>Paul</u>	M.I. <u>J</u>
Street Address <u>1443 Hague Ave</u>		Phone <u>[REDACTED]</u>
City <u>St Paul</u>	State <u>MN</u>	ZIP <u>55104</u>
Email Address <u>[REDACTED]</u>		
Township <u>111</u>	Range <u>017</u>	Section <u>18</u>

PROJECT INFORMATION

Site Address <u>Shady Ln Trl, Cannon Falls MN 55009</u>		
Zoning District <u>Ag-2</u>	Lot Size <u>48 ac</u>	Structure Dimensions <u>-</u>
Type of Project <u>Approval to add dwelling on property</u>	Proposed Use <u>Dwelling</u>	
Structure Type	Replacement? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Variance # <u>N/A</u>	Conditional Use Permit # <u>N/A</u>	
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 Paul Novak Date 11/15/20

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>Sandy Hemson</u>	Title <u>Clerk</u>	Date <u>11.14.20</u>
Signature	Title	Date

Application fee N/A Receipt Number n/a

*This is a renewal of the Township Zoning Application for parcel 37.018.1500 dated 7/16/18.
 Final Township approval is pending final location to meet the requirements of Table 10.1.
 There are currently no known issues with the request to meet the requirements of the Leon Township Zoning Ordinance.
 See stated Table 10.1 Lot & Yard Requirements from the October 15, 2019 Leon Township Zoning Ordinance.*

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Leon

Goodhue County

Parcel # 37.018.1500

APPLICANT INFORMATION

Last Name <u>Novak</u>	First <u>Paul</u>	M.I. <u>R</u>
Street Address <u>1443 Hague Ave</u>		Phone <u>[REDACTED]</u>
City <u>St Paul</u>	State <u>MN</u>	ZIP <u>55104</u>
Email Address <u>[REDACTED]</u>		
Township <u>111</u> Range <u>017</u>	Section <u>018</u>	

PROJECT INFORMATION

Site Address Parcel 37.018.1500

Zoning District <u>Ag-2</u>	Lot Size <u>50.25 acres</u>	Structure Dimensions <u>25 x 40</u>
Type of Project <u>home</u>	Proposed Use <u>dwelling</u>	
Structure Type <u>WOOD</u>	Replacement? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Variance # <u>N/A</u>	Conditional Use Permit # <u>N/A</u>	

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 _____ Date 7/16/18

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 _____	Title <u>Clerk</u>	Date <u>7/16/18</u>
Signature _____	Title _____	Date <u>7/16/18</u>

Application fee _____ Receipt Number _____

This application is to acknowledge that applicant intends to farm this parcel + intends to put a home on parcel.

Leon Township's Planning Commission approves of adding a dwelling to this section to allow applicant to live + farm on this parcel, based on the best use of the land, contingent on his purchase of the parcel.

Sandy Hemson, clerk 7/16/18

John D. Olson, chairman
Planning Commission
MK Henke

Section 10 LAND USE DENSITY AND SET BACK REGULATIONS

10.14 Table 10.1 - Lot & Yard Requirements

	Minimum Area	Minimum Separation	Minimum Frontage on Township, County or State Road	Minimum Front Yard Set-Back from Right of Way	Minimum Side Yard Set-Back	Minimum Rear Yard Set-Back	Minimum Shoreline Set-Back	Minimum Floor Area Per Unit	Maximum Building Height
Agricultural									
Single or Two-Family Dwellings	40 acres	500 linear feet from dwellings on surrounding premises	10.13 Public Road Frontage or Road Access Easement Standards	60'	30'	---	200'	900'	---
Farm Accessory Buildings Within a Farmyard	---	---	---	60'	30'	30'	---	---	---
Single Family Dwelling	1 acre	1,000 linear feet from existing dwellings	10.13 Public Road Frontage or Road Access Easement Standards	60'	30'	30'	200'	900'	35'
Structures Not Within a Farmyard	5 acres	9.5 Table 9-1 Zoning District Uses	10.13 Public Road Frontage or Road Access Easement Standards	60'	30'	30'	200'	---	---
Residential									
All Uses Not Served By Public Sewers	5 acres per family	---	10.13 Public Road Frontage or Road Access Easement Standards	60'	15'	30'	75'	900'	30'
Commercial - All Uses	1 acre	---	100'	60'	15'	30'	75'	---	---
Industrial - All Uses	1 acre	---	100'	60'	15'	30'	75'	---	35'
Flood Plain - All Structures	5 acres	1,000 linear feet from existing structures	300'	60'	30'	30'	200'	---	35'
Preservation - All Structures	5 acres	1,000 linear feet from existing structures	300'	60'	30'	30'	200'	---	35'



September 23, 2020

Goodhue County Board
Goodhue County Planning Commission
509 W. 5th St.
Red Wing, MN 55066

Subject: Application for Conversation Subdivision District Change of Zoning Request – Paul Novak and Rebecca Novak (collectively, “Applicant”) - Goodhue County Parcel 37.015.1500 (“Property”)

Dear Respective County Representatives;

We, the Applicant, are submitting this letter to request that Goodhue County (“County”) changes the Property’s current A-2 zoning to be characterized as a Conservation Subdivision District (“District”) pursuant to Article 35 of the County’s zoning ordinances (“Article 35”).

A copy of Article 35 and Article 10 “Open Space” zoning sections are attached as Exhibit A.

Please find a copy of the Applicant’s plat attached as Exhibit B (“Plat”).

The Article 35 requirements are itemized below, and are followed by why the Applicants satisfy its conditions:

1. District must be at least 40 contiguous acres (section 5 subd. (1)).

The Property consists of 46.21 acres.

See Plat.

2. 50% of the District must be “Open Space” (as defined in County zoning ordinance section 10).

Here, the Open Space is 23.25 acres, as outlined in the Plat.

3. The Open Space ownership and management must be through a permanent conservation easement and include the following (section 6, subd. (2) (B))(1-7):

A draft of the conservation easement is attached as Exhibit C (“Easement”).

1. Entity to maintain the Open Space.

The Easement’s grantee is The Goodhue Open Spaces Charitable Trust (see Easement).

2. Purposes of the conservation easement.

The Easement's purpose is to promote conservation and an open space environment, and farm land to provide for food safety and security.

See part D of the Easement.

3. Legal description of the land within the easement.

See the Easement's Exhibit A.

4. Restrictions on use of the land.

No industrial, commercial, or residential uses are permitted.

See Part I, section 1 of Easement.

5. Restriction from future dwelling development of the easement.

No industrial, commercial, or residential uses are permitted.

See Part I, section 1 of Easement.

6. The standards under which the Open Space will be maintained.

The Easement provides that customary Minnesota standards for open spaces and consistent with Easement's "Conservation Values" (Part K, section 1, and part E).

7. Who will have access to the Open Space.

No public access is permitted.

See part K of Easement.

Accordingly, since the Applicant meets all the County's District zoning requirements, the Applicant is requesting that you designate the Property as Conservation Subdivision District upon the condition that the Applicant timely delivers you an executed and recorded Easement.

Very Truly Yours,

Paul Novak and Rebecca Novak
1443 Hague Ave.
St. Paul, MN 55104
651-587-0894
paulnovak651@gmail.com

- F. Temporary camping (subject to State of Minnesota Department of Public Health Standards for Recreation Camping)
- G. Wedding ceremonies or receptions
- H. Wine and catered food events
- I. Reunions
- J. Concerts
- K. Social gatherings or similar types of events.

NON-CONFORMING LOT OF RECORD. Any legal lot of record that at the time it was recorded fully complied with all applicable laws and ordinances but which does not fully comply with the lot requirements of this Zoning Ordinance concerning minimum area or minimum lot width.

NON-CONFORMING STRUCTURE. A structure the size, dimensions or location of which was lawful prior to the adoption of this Zoning Ordinance, but which fails by reason of such adoption, or subsequent revisions or amendment, to conform to the present requirements of the zoning district.

NON-PREVAILING WIND. See Article 18 (WECS)

NORMAL WATER LEVEL. The level evidenced by the long-term presence of surface water as indicated directly by hydrophytic plants or hydric soils or indirectly determined via hydrological models or analysis.

OBSTRUCTION. Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel, modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, matter in, along, across, or projecting into any channel, watercourse, or regulatory floodplain which may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

ODOR. The odor of growing vegetation, domestic fertilizers, animal manures, insecticides, and other agricultural odors shall not be considered objectionable.

OPEN SPACE. Land that is permanently protected from future dwelling development. Land that is designated as Open Space may be used for such purposes as agricultural, forest, recreational uses, or demonstrate the use is protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of the real property.

OPERATOR. See Article 14 (Mineral Extraction)

ORDINARY HIGH WATER LEVEL. The boundary of public waters and wetlands and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.

OWNER. Any individual, firm, association, syndicate, partnership, corporation, trust or any other legal entity having a proprietary interest in the land.

PARCEL. A unit of real property that has been given a tax identification number maintained by the County.

PARKING SPACE. An area of not less than two hundred (200) square feet, exclusive of drives or aisles giving access thereto, accessible from streets or alleys or

CONSERVATION EASEMENT

This is a CONSERVATION EASEMENT granted by PAUL R. NOVAK AND REBECCA NOVAK, husband and wife, (“Grantor”) to the BRANDON SMITH, as trustee of THE SHADY LANE OPEN SPACES TRUST (“GRANTEE”).

- A. GRANTOR. The Grantor is the current owner of approximately 46.21 acres of real property (“Real Property”) located in Goodhue County, Minnesota whereby this conservation easement shall be granted on 23.25 acres of such Real Property (“Protected Property”).
- B. GRANTEE. The Shady Lane Open Spaces Trust is a Minnesota charitable trust created pursuant to Minnesota Statutes Chapter 501B for the purposes of holding this easement’s real property interests.
- C. REAL PROPERTY AND PROTECTED PROPERTY AREAS. The Real Property’s and Protected Property’s respective legal descriptions are provided in the attached preliminary plat as Exhibit A.
- D. PROTECTED PROPERTY DESCRIPTION AND PURPOSE. The Protected Property consists of open fields, forests, wetlands, and two small bridges, and is currently used for hunting purposes.

The Protected Property is important as such promotes conservation and an open environment, and farm land to provide food safety and security.

- E. CONSERVATION VALUES. The Protected Property, as outlined above, has significant natural, scenic, aesthetic, and agricultural values (individually and collectively, “Conservation Values”), that provides habitat and food for wildlife. Additionally the use of the property as farmland serves to provide local and safe food sources for residents and animals.

These Conservation Values are not likely to be significantly impaired by the continued use of the Protected Property as described above or as authorized in this Easement; or by

the use, maintenance of any structures and improvements that presently exist on the Protected Property; or that are authorized below. Preservation and protection of these Conservation Values will provide significant benefit to the public. Grantor and Grantee are committed to protecting and preserving the Conservation Values of the Protected Property in perpetuity for the benefit of this and future generations. Accordingly, it is their intent to create and implement a conservation easement that is binding upon the current landowner and all future owners of the Protected Property.

- F. CONSERVATION POLICY AND INTENT. Protection of the Conservation Values of the Protected Property is consistent with and will further governmental policies, including those established by the following:
1. Minnesota Statutes Chapter 103A, which promotes protection of the state's waters and their adjacent lands and Section.103A.206, in particular, which recognizes the economic and environmental importance of maintaining and enhancing the soil and water resources of the state and the role of private lands in these conservation efforts, to among other reasons, preserve natural resources, protect water quality, preserve wildlife, and protect public lands and waters.
 2. Minnesota Statutes Section 103A.201, which specifically promotes the protection of wetlands and Minnesota Statutes Section 103A.202, which specifically declares that it is in the public interest to preserve wetlands of the state in order to conserve surface waters, maintain and improve water quality, preserve wildlife habitat, reduce runoff, provide for floodwater retention, reduce stream sedimentation, contribute to improved sub-surface soil moisture and enhance the natural beauty of the landscape.
 3. Minnesota Statutes Chapter 84C, which recognizes the importance of private conservation efforts by authorizing conservation easements for the protection of natural, scenic, or open space values of real property, assuring its availability for agriculture, forest, recreational or open space use, protecting natural resources and maintaining or enhancing air or water quality.
 4. Goodhue County has adopted a comprehensive and long-term land conservation vision and implementation programs to protect and improve natural areas; productive farmland; shoreland along all rivers, streams and undeveloped lakeshore; regional parks; and multi-purpose regional greenways throughout the County.
 5. Grantor and Grantee are committed to protecting and preserving the Conservation Values of the Protected Property in perpetuity for the benefit of this and future generations. Accordingly, it is their intent to create and implement a conservation easement that is binding upon the current landowner and all future owners of the Protected Property.

G. GRANT OF CONSERVATION EASEMENT.

Pursuant to the laws of the State of Minnesota, and in particular Minnesota Statutes Chapter 84C, and in consideration of the facts recited above and the mutual covenants contained herein, for \$500 or less of consideration, the Grantor hereby conveys and warrants to the Grantee and its successors and assigns a perpetual conservation easement ("Easement") over the Protected Property subject to building and zoning laws, federal, state, and local laws, and encumbrances, easements, or like of records, if any.

H. EASEMENT PURPOSE.

It is the purpose of this Easement to ensure that the Protected Property will be retained forever substantially unchanged from its present condition as natural open space, to protect water quality and farmland to prevent any use that will significantly impair or interfere with the Conservation Values of the Protected Property. Grantor intends that this Easement will confine the use of the Protected Property to activities that are consistent with the purpose of this Easement.

I. COVENANTS AND RESTRICTIONS.

All activities on or uses of the Protected Property must be consistent with the purpose of this Easement. The following activities and uses are expressly prohibited.

1. Prohibited Uses. No industrial, commercial, residential use or developments are permitted.

Agriculture or like uses are permissible.

2. Building, Structures, and Improvements.

Utility services and septic systems, roads, parking areas, paths and trails, or like improvements are permissible so long as such improvements are consistent with the Easement's Conservation Values.

- J. GRANTOR'S RESERVED RIGHTS. Grantor reserves for itself, its heirs, successors and assigns *any and all rights* to use the Protected Property for all purposes that are not expressly restricted or prohibited herein and are not inconsistent with this Easement's Conservation Values.

- K. PUBLIC ACCESS. Although the public benefits from this Easement through the preservation and protection of the Conservation Values of the Protected Property, nothing in this Easement gives the public a right to enter upon or use the Protected Property where no such right existed prior to the conveyance of this Easement.

The Owner retains the right to permit any public use of the Protected Property consistent with the preservation and protection of the Conservation Values of the Protected Property.

L. MISCELLANEOUS PROVISIONS.

1. Easement Standards. The Grantee is to maintain the Protected Property with the customary standards for open spaces in Minnesota and consistent with the Conservation Values.
2. Real Estate Taxes. Grantor agrees to pay any and all real estate taxes due and payable for the Protected Property in the year 2020, for all prior years and thereafter so long as the Grantor is the fee owner of the Protected Property and will pay all assessments levied by competent authority on the Protected Property.
3. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Protected Property, including the maintenance of adequate comprehensive general liability insurance coverage. Grantee shall have no duty or responsibility to manage or maintain the Protected Property. If, however, the Protected Property is damaged by causes beyond Grantor's control, such as changes caused by fire, flood, storm, infestations, natural deterioration, the acts of third parties legally authorized to act by recorded document or other legally established rights or the unauthorized wrongful acts of third persons, Grantor and Grantee will meet and seek to arrive at an equitable solution to restore the Protected Property.
4. Grantee Access To Ensure Compliance. Grantee shall have access to the Protected Property at least annually to ensure that Grantor is acting consistent with this easement's terms.
5. Grantee's Enforcement's Rights. Grantee shall have all the rights at law or equity to enforce its property rights granted to it via this easement.
6. Easement Runs With The Land. This easement's terms shall run with the land and be binding on the grantor's and grantee's successors.

(remainder of this page is left intentionally blank)

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed the _____ day of _____ 2020.

Paul R. Novak

Rebecca Novak

State of Minnesota, County of _____

This instrument was acknowledged before me on _____, by PAUL R. NOVAK AND REBECCA NOVAK, husband and wife.

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Empey Law Office, PLLC
Craig A. Empey (license #0349902)
7760 France Ave. S. #1100
Edina, MN 55435

**THE SHADY LANE OPEN SPACES
CHARITABLE TRUST**

This trust agreement is made on _____, 2020, between PAUL NOVAK of RAMSEY County, Minnesota ("settlor") and _____ of _____ County, Minnesota ("trustee").

RECITALS

1. The settlor has established this trust for charitable purposes consistent with Minnesota Statutes Chapter 501B Charitable Trusts.
2. The trust intends to be a grantee of a conservation easement in the furtherance of open spaces in agriculture areas.

**ARTICLE ONE
IRREVOCABLE**

This trust shall be irrevocable, and the settlor retains no rights herein.

**ARTICLE TWO
ADMINISTRATION OF TRUST ASSETS**

2. The trustees shall administer the trust consistent with the conservation easement's rights granted thereto, and may exercise any other rights, elections, remedies, or like granted to it by federal, state, or legal laws.

In the event that this trust is terminated, any remaining trust assets shall be distributed to a charitable entity that the then trustee shall solely determine.

**ARTICLE FOUR
TRUSTEE SELECTION**

4. Trustees shall be appointed, removed and replaced as follows:

4.1 All trustees and successor trustees shall have the power to appoint successor or additional trustees.

4.2 In the event that the initial trustee is unable or unwilling to act, and fails to name a successor trustee, _____ shall be nominated as trustee.

4.3 In the event that the trust fails to have a trustee, such shall be determined consistent with Minn. Stat. 501C.0704 or amendments thereto.

**ARTICLE FIVE
FIDUCIARY PROVISIONS**

5. My trustees may exercise the powers given to them during the term of any trust, and during such time after the termination of any trust as is reasonably necessary to distribute the trust assets.

5.1. Powers. I give to my trustees the following administrative powers, to be exercised as they would be exercised by an ordinarily prudent person in managing charitable trust property.

5.3.1 To retain any assets, however acquired, for as long as they deem advisable, even if their retention results in a lack of diversification.

5.3.2 To sell, exchange, mortgage, lease, convey, encumber, pledge or otherwise dispose of any real, personal or other property for any period, upon any terms and conditions, to any person, entity, beneficiary, or agent hereunder or to a trust or estate of which any of my trustees is also a fiduciary.

5.3.3 To invest and reinvest in any assets they deem advisable, without limitation by any statute, rule of law or regulation limiting the investment of funds by corporate or individual fiduciaries in or to certain kinds of investments, requiring diversification or prohibiting fiduciaries from delegating investment functions or commingling assets. To purchase and hold securities, stocks and bonds, taking both a long and short position, to purchase options and to purchase on margin.

5.3.4 To deposit cash in the commercial or savings departments of any corporate fiduciary or of any other bank or trust company or in any other depository.

5.3.5 To borrow money for any purpose they deem advisable from any source.

5.3.6 To settle, contest, compromise, submit to arbitration or litigate claims in favor of or against the trust and all tax matters.

5.3.7 To employ agents, lawyers, investment counsel, accountants and others, and to delegate both ministerial and discretionary powers and duties to such persons with liability only for reasonable care in their selection, and to place assets in an account with a trust department of a bank they select, under any agency or such other type of agreement, to rely on information and advice furnished by them without the duty of independent investigations, and to pay them reasonable compensation.

5.3.8 To accept additions to the trust from any source.

5.3.9 To execute and deliver all instruments that will accomplish or facilitate the exercise of the above powers and duties and to perform all other acts necessary or advisable to administer the trust.

5.3.10 Any other powers that are reasonable necessary to carry out the purposes of this trust.

5.4 Administrative Provisions.

5.4.1 Waiver of Bonds. No bond or other indemnity shall be required of any trustee nominated or appointed hereunder.

5.4.2 Waiver of Court Jurisdiction. I expressly waive any requirement that any trust be submitted to the jurisdiction of any court, that the trustees be appointed or confirmed, that their actions be authorized or their accounts be allowed by any court. This waiver shall not prevent any trustee or beneficiary from requesting any of those procedures.

5.4.3 Trustee Succession, Appointment and Removal Procedures. The following provisions shall apply to the appointment, removal and succession of trustees:

5.4.3.1 Exercise of Power to Appoint. Any power to appoint a cotrustee or successor trustee under this agreement shall be exercised by written instrument delivered to the person or entity appointed.

5.4.3.2 Removal of Trustee. To effect the removal of a trustee, the person entitled to remove the trustee shall either deliver to such trustee a written instrument stating that such removal is made, or mail such instrument to such trustee's last known business address by registered or certified mail, return receipt requested. After such delivery or mailing, a removed trustee shall have no further duties, other than to account, and shall not be liable or responsible for the acts of any successor trustee.

5.4.3.3 Acceptance of Trusteeship. The appointment of any person or entity eligible to act as a cotrustee or successor trustee shall become effective only if the appointee's written acceptance of the appointment. A successor trustee shall, upon acceptance, succeed to the preceding trustee's title to the trust assets.

5.4.4 Resignation Right. Any trustee may resign at any time by delivering a written resignation to those entitled to appoint a trustee. The resignation shall be effective sixty days after the date of delivery of the resignation, or upon the earlier appointment of a successor trustee. After the resignation becomes effective, the trustee shall have no further duties, other than to account, and shall not be liable for the acts of any successor trustee.

5.4.6 Majority Vote and Delegation. If more than one trustee is authorized to exercise a power, such power shall be exercisable by a majority of the trustees authorized to act. A nonconsenting trustee who has acted in good faith shall not be liable for the acts of the majority. I authorize any trustee to delegate for any period of time to any other trustee authorized to exercise such power, the power to act on behalf of the delegating trustee.

5.4.7 Custody of Assets. If a corporate fiduciary is serving, it may have custody of all assets, handle receipts and disbursements and prepare accountings.

5.6 Trustee Liability. Any trustee acting in good faith with reasonable due diligence shall hold the trustee harmless for its actions, lack of actions, or omissions, and in the event that such trustee is held liable or alleged to be at fault, the trust agrees to indemnify the trustee for any and all costs related to such breach or purported breach.

ARTICLE SIX GENERAL GOVERNING PROVISIONS

6. In applying the provisions of this document, the following shall govern:

6.1 Definitions.

6.1.1 "Trustee" means an original or successor trustee of any trust whether an individual or a corporation.

6.1.2 "Corporate Trustee" means a trust company or national or state banking institution having trust or fiduciary powers.

6.2 Rules of Construction.

6.2.1 Governing Law. Except as altered by this agreement, the law of Minnesota shall govern the meaning of this document and the validity, legal effect and administration of my trust. Except as otherwise provided, all references to applicable law and Minnesota Statutes mean those in force on the date of this agreement and shall incorporate any amendments and successor provisions.

6.2.2 Captions. Captions are for convenience only and are not intended to alter any of the provisions of this document.

6.2.3 Gender. Where appropriate, the masculine includes the feminine, the singular includes the plural, and vice versa.

6.2.4 Writing. The requirement that a person act in "writing" requires a dated written document signed by such person.

(the remainder of this page has been intentionally left blank)

The settlor and the trustees have signed this agreement on or as of the date appearing at the beginning of this agreement and such trustees accept their appointment by signing this agreement.

In the presence of:

(witness)

PAUL NOVAK
as Settlor

(witness)

(witness)

as Trustee

(witness)

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this _____ day of _____, 2020, before me, a Notary Public within and for said County, personally appeared PAUL NOVAK to me known to be the person described in and who executed the foregoing instrument as settlor and trustee, and acknowledged that said person executed the same as the person's free act and deed.

Notary Stamp or Seal (or Other Title or Rank)

Signature of Notary Public or Other Official

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this _____ day of _____, 2020, before me, a Notary Public within and for said County, personally appeared PAUL NOVAK to me known to be the person described in and who executed the foregoing instrument as trustee, and acknowledged that said person executed the same as the person's free act and deed.

Notary Stamp or Seal (or Other Title or Rank)

Signature of Notary Public or Other Official

ARTICLE 35 CS, CONSERVATION SUBDIVISION DISTRICT

SECTION 1. PURPOSE

The Conservation Subdivision (CS) District is intended to provide a residential development option that supports the rural character and residential development goals of Goodhue County, while permanently preserving open space, agriculture, and natural resource areas, beyond planned future extension of urban services.

Section 2. PERMITTED USES

All permitted uses are subject to zoning and building permits. Permitted uses allowed in the CS Zoning District shall be as shown in Article 20, Section 7, “Table of Uses”.

Section 3. CONDITIONAL USES AND INTERIM USES

All conditional uses and interim uses are subject to zoning and building permits. Conditional and interim uses allowed in the CS Zoning District shall be as shown in Article 20, Section 7, “Table of Uses.”

Section 4. ACCESSORY STRUCTURES AND USES

Accessory buildings in the CS district may be permitted when located on the same parcel as the principal building and shall comply with the following standards:

- Subd. 1. No accessory buildings shall be permitted on a parcel prior to the establishment of the principal building.
- Subd. 2. Detached accessory buildings shall be limited in size to 7,200 square feet in area.
- Subd. 3. Greenhouses, conservatories, swimming pools, tennis courts or similar non-commercial recreational facilities for the private enjoyment and convenience of the residents of the principal use and their guests shall be allowed.
- Subd. 4. Livestock shall be permissible as an accessory use provided no parcel exceeds 9 Animal Units.
- Subd. 5. Any temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of such construction work.

Section 5. DIMENSIONAL REQUIREMENTS

- Subd. 1. Minimum Subdivision Size. The minimum area required for a Conservation Subdivision shall be 40 contiguous acres.
- Subd 2. Density. The maximum density of Conservation Subdivisions without a shared SSTS shall be 4 dwellings. The maximum density of Conservation Subdivisions with a shared SSTS shall be 6 dwellings.

- Subd. 3 Lot Size. Any lot on which a single-family dwelling unit is to be erected shall contain a minimum of 3 acres of Buildable Area. Lots with a shared SSTS shall be a minimum of 2 acres of Buildable Area.
- Subd. 4 Yard Requirements. Every building shall meet the following Yard requirements:
- A. Front Yard.
 1. There shall be a minimum setback of 40 feet from the right-of-way line of any public road or highway.
 2. There shall be a minimum setback of 25 feet from the right-of-way line any private road.
 - B. Side and Rear Yards. Every building shall have a minimum setback of 40 feet.
 - C. Buffer zones. All dwellings and accessory structures shall have a minimum setback of 100 feet from surrounding agricultural uses.
- Subd. 5 Height Requirements. Every building shall have a maximum height of 35 feet.
- Subd. 6 Open Space Requirements. Conservation Subdivisions shall identify a conservation theme. Conservation themes may include, but are not limited to, forest, water quality, farmland, or view-shed preservation. The conservation theme shall guide the location and use of the designated Open Space.
- A. A minimum of 50% of the total acreage in the Conservation Subdivision shall be designated as Open Space.
 - B. Where practical, designated Open Space shall be contiguous with adjacent agriculture, wildlife corridors, forestry, natural habitats, preserves, or trails.

SECTION 6. GENERAL DISTRICT REGULATIONS

- Subd. 1 A proposed Minnesota Statute 505 plat shall accompany all Conservation Subdivision change of zone requests and shall be considered part of the application. The plat must obtain the approval of the Township in which it is located in order to be recorded. No buildings or development may occur on the site until the plat is recorded.
- Subd. 2 Open Space Ownership and Management. All lands and improvements in designated Open Spaces shall be established, managed and maintained in accordance with the following:
- A. Conservation Easement. A permanent Conservation Easement that encompasses the entire Open Space area must be recorded prior to, or at the time of platting.
 - B. Conservation Easements shall be governed by Minnesota Statute 84C.01-84C.05, and include:
 1. The entity to maintain the designated Open Space;
 2. The purposes of the Conservation Easement;

3. The legal description of the land within the easement;
 4. The restrictions on the use of the land;
 5. A restriction from future dwelling development of the easement;
 6. The standards under which the Open Space will be maintained; and
 7. Who will have access to the Open Space.
- C. All structures located within the designated Open Space must obtain appropriate permits. As part of the permit application, structures must demonstrate they are in harmony with the associated Open Space theme. Shared SSTS and shared wells within the Conservation Subdivision may be located within the Open Space designated parcels if allowed by the Conservation Easement restrictions.

Subd. 3. Public Road Frontage or Road Access Easements Standards:

- A. Each Parcel shall include a minimum 33 feet of frontage on a public road right-of-way line extending to the building line. As an alternative, a single parcel that does not front on a public road may be permitted upon the recording (with the Goodhue County Recorder) of a driveway access easement that is a minimum of 33 feet in width and has been determined to be acceptable by the Goodhue County Land Use Management Department.
- B. Two parcels that do not front on a public road may be permitted upon the recording (with the Goodhue County Recorder) of a shared driveway access easement that is a minimum of 66 feet in width and has been determined to be acceptable by the Goodhue County Land Use Management.
- C. Access for 3 or more parcels shall meet the standards for public roads in the Goodhue County Subdivision Ordinance.

CHAPTER 84C

CONSERVATION EASEMENTS

84C.01	DEFINITIONS.	84C.03	JUDICIAL ACTIONS.
84C.02	CREATION, CONVEYANCE, ACCEPTANCE, AND DURATION.	84C.04	VALIDITY.
		84C.05	APPLICABILITY.

84C.01 DEFINITIONS.

As used in this chapter, unless the context otherwise requires:

(1) "Conservation easement" means a nonpossessory interest of a holder in real property imposing limitations or affirmative obligations the purposes of which include retaining or protecting natural, scenic, or open-space values of real property, assuring its availability for agricultural, forest, recreational, or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.

(2) "Holder" means:

(i) a governmental body empowered to hold an interest in real property under the laws of this state or the United States; or

(ii) a charitable corporation, charitable association, or charitable trust, the purposes or powers of which include retaining or protecting the natural, scenic, or open-space values of real property, assuring the availability of real property for agricultural, forest, recreational, or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.

(3) "Third-party right of enforcement" means a right provided in a conservation easement to enforce any of its terms granted to a governmental body, charitable corporation, charitable association, or charitable trust, which, although eligible to be a holder, is not a holder.

History: 1985 c 232 s 1

84C.02 CREATION, CONVEYANCE, ACCEPTANCE, AND DURATION.

(a) Except as otherwise provided in this chapter, a conservation easement may be created, conveyed, recorded, assigned, released, modified, terminated, or otherwise altered or affected in the same manner as other easements.

(b) No right or duty in favor of or against a holder and no right in favor of a person having a third-party right of enforcement arises under a conservation easement before its acceptance by the holder and a recordation of the acceptance.

(c) Except as provided in section 84C.03, clause (b), a conservation easement is unlimited in duration unless the instrument creating it otherwise provides.

(d) An interest in real property in existence at the time a conservation easement is created is not impaired by it unless the owner of the interest is a party to the conservation easement or consents to it.

History: 1985 c 232 s 2

84C.03 JUDICIAL ACTIONS.

(a) An action affecting a conservation easement may be brought by:

- (1) an owner of an interest in the real property burdened by the easement;
- (2) a holder of the easement;
- (3) a person having a third-party right of enforcement; or
- (4) a person authorized by other law.

(b) This chapter does not affect the power of a court to modify or terminate a conservation easement in accordance with the principles of law and equity.

History: *1985 c 232 s 3*

84C.04 VALIDITY.

A conservation easement is valid even though:

- (1) it is not appurtenant to an interest in real property;
- (2) it can be or has been assigned to another holder;
- (3) it is not of a character that has been recognized traditionally at common law;
- (4) it imposes a negative burden;
- (5) it imposes affirmative obligations upon the owner of an interest in the burdened property or upon the holder;
- (6) the benefit does not touch or concern real property; or
- (7) there is no privity of estate or of contract.

History: *1985 c 232 s 4*

84C.05 APPLICABILITY.

(a) This chapter applies to any interest created after August 1, 1985, which complies with this chapter, whether designated as a conservation easement or as a covenant, equitable servitude, restriction, easement, or otherwise.

(b) This chapter applies to any interest created before August 1, 1985, if it would have been enforceable had it been created after August 1, 1985, unless retroactive application contravenes the constitution or laws of this state or the United States.

(c) This chapter does not invalidate any interest, whether designated as a conservation or preservation easement or as a covenant, equitable servitude, restriction, easement, or otherwise, that is enforceable under other law of this state.

History: *1985 c 232 s 5*

To whom it may concern,

Attached is an easement between Paul and Rebecca Novak with the County of Goodhue.

Every effort has been made to find a third-party easement holder however none such exist. This is due in part to the property being relatively small and in an area of the state where funding is either limited or non-existent. There is an assumption that most charities would take an easement for free but this couldn't be further from the truth. The following is an email from the Minnesota Land Trust, which was the only organization even willing to entertain the idea of an easement with us.

“Paul,

I was able to talk through your property with some other staff members. Frankly speaking, your options of pursuing an easement through our organization are limited, and I'm not certain you'll find them feasible given what you'd like to do with the land long-term.

Your first potential option would be to pursue an easement with us by applying through our easement program for SEMN. That is a competitive process where we rank projects and then pursue easements based on the rankings. Our funding for that program also dictates limited ag use within the easement area, no more than 10% of the easement area can be in some form of agricultural production and buffers need to be in place between ag lands and any waterbody. Under this scenario, 1) you'd have to submit an application and rank out high enough, and 2) you'd be limited to ag uses on 2.3 acres of the easement area.

The second potential option is bypassing the SEMN easement program and paying for all easement project development costs (including staff time and the stewardship contribution) which can range from \$24,000 to \$50,000 depending on scope of the project. Even with that option I cannot guarantee we'd necessarily take on the project-it would have to go through a more thorough review internally, and most likely if approved it would be an elongated timeline as we have grant project priorities that would take precedent.

I realize these are not the most favorable options to you. I wish we could be more helpful, however we're constrained by both our grant funding and capacity to complete easement projects at this time. There are other national organizations, such as the American Farmland Trust, that can hold ag easements. Or better yet at your local level in the Goodhue NRCS office there is a federal easement program, ACEP, that you might be able to take advantage. I would contact Beau Kennedy at Goodhue SWCD to have him put you in contact with the correct NRCS person in their office. The office number is 651-923-5286.

Please feel free to give me a call if you'd like to talk about these options or anything else I outlined here. I'm happy to talk through any of this.

With regards,

--

Nick Bancks

Program Manager

Minnesota Land Trust

2356 University Ave W., Suite 240

St. Paul, MN 55114 "

The Minnesota Land Trust was further dissuaded from granting me an easement because I want to continue to use portions of my property for farming.

They were not the only entity which wants to limit my ability to farm my land. Some offices of Goodhue County also want to limit my use of the preserved portions of my property to "hobby farming". I see issues with this. First, how do we define "hobby farming". And more importantly, is this what the County wants? I would argue that it's not. From the June 17th 2019 Goodhue County Land Use Management Office public hearing letter.

"The Conservation Subdivision district is intended to provide a new "tool" for low-density rural residential development with a focus on preservation of **recreational and agricultural resources.** "

Additionally;

"the proposed district is intended to provide a residential development option that supports the rural character and residential development goals of Goodhue County, while permanently preserving open space, **agriculture**, and natural resource areas."

Furthermore, from the zoning ordinance itself, Article 35. Section 1.

"The Conservation Subdivision (CS) District is intended to provide a residential development option that supports the rural character and residential development goals of Goodhue County, while permanently preserving open space, agriculture, and natural resource areas, beyond planned future extension of urban services."

Lastly, and I believe most importantly, from Article 1. Section 2 of the Goodhue County Zoning Ordinance.

ARTICLE 1. SECTION 2. PURPOSE

The purpose of this Ordinance is to promote and protect the public health, safety and general welfare of the people of Goodhue County. This Ordinance will protect and **preserve prime agricultural land** by limiting the density of residential development in these areas. This Ordinance will assist in the economic

growth of the County by providing a basis for reasonable and orderly residential, commercial and industrial development. At the same time, this **Ordinance shall encourage farmers, residents and businesses to protect the land from erosion, loss of wetlands, loss of water quality, and loss of woodlands.**

So, my proposal is effectively everything laid out above. Preservation of agricultural land, reasonable and orderly residential development, protection from erosion, loss of wetland, loss of water quality and loss of woodlands.

What is agricultural land? Per Article 10. Section 2 of Goodhue County Zoning ordinance. AGRICULTURAL LAND. Land that was planted with annually seeded crops, was in a crop rotation seeding of pasture grasses or legumes, or was set aside to receive price support or other payments under United States Code, Title 7, Sections 1421 to 1469, six of the last ten years prior to January 1, 1991.

The following are aerial photographs from 1981- 1990 of my property.



1981



1982



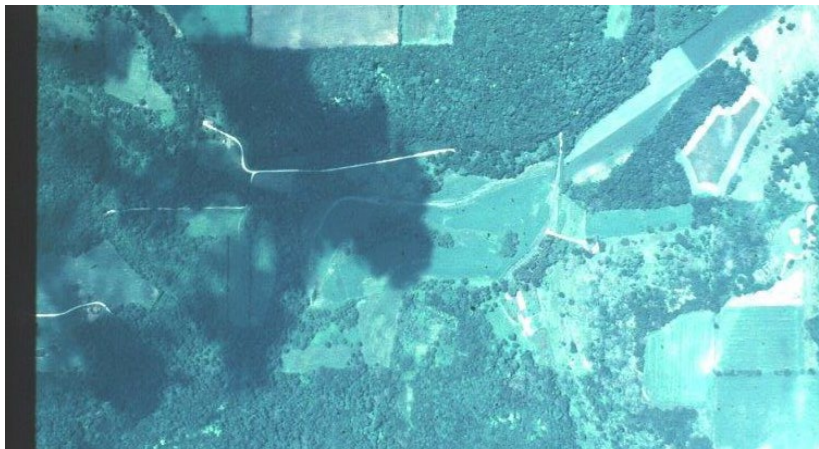
1985



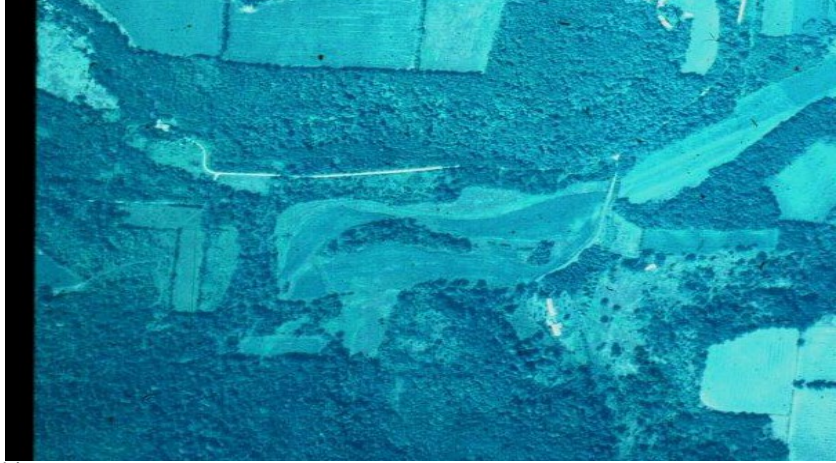
1983



1986



1984



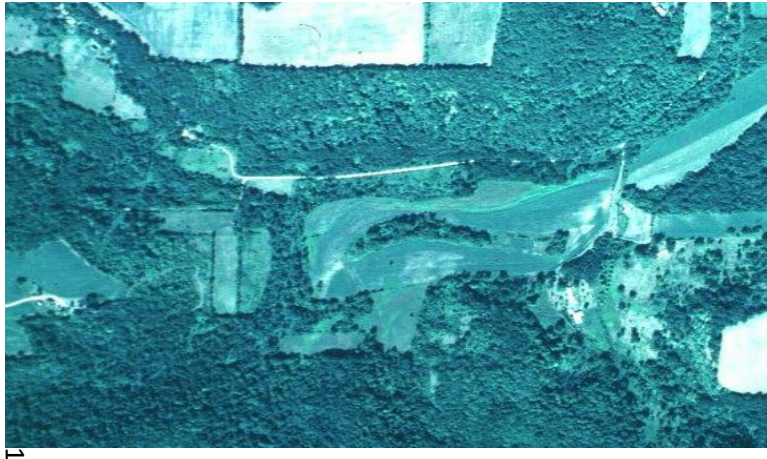
1989



1987



1990



1988

What is depicted is land which was in crop rotation. The margins of the farmland have receded somewhat and have been overtaken by box elders, but non- the- less cropland. This is not a "rice field" as one county official once told me. In fact, I have had two truck farmers approach me wanting to farm my land because they are aware of the deep rich soil present in the area.

Next, I'd like to address the construction of buildings. It has been suggested that I forego all rights to build any structure of any kind within the preserved portions of my property. However, this is not what is described in the ordinance.

Section 6. Subdivision2. (C)

C. All structures located within the designated Open Space must obtain appropriate permits. As part of the permit application, structures must demonstrate they are in harmony with the associated Open Space theme. Shared SSTS and shared wells within the Conservation Subdivision may be located within the Open Space designated parcels if allowed by the Conservation Easement restrictions.

If the intent of the County was to not allow any structures within the open space, then it should have stated that.

Sincerely,

Paul Novak

From: [Kennedy, Beau](#)
To: [Paul Novak](#); [Bechel, Ryan](#)
Subject: RE: Novak Home location
Date: Friday, June 12, 2020 10:57:05 AM

Paul

I do not think a delineation is necessary if your home is located where you identified in the attachment. That location is several feet higher in elevation than the wetland to the north.

If future plans with the conservation subdivision identify roads, grading, homes, etc, then a delineation should be completed to properly identify the wetland areas on the parcel(s).

Take care

B

Beau Kennedy
Goodhue SWCD

From: Paul Novak [REDACTED]
Sent: Wednesday, June 3, 2020 9:05 AM
To: Bechel, Ryan <ryan.bechel@co.goodhue.mn.us>; Kennedy, Beau <bkennedy@goodhueswcd.org>
Subject: Novak Home location

External Email - Use caution opening links or attachments!

Hi Ryan and Beau,

I've attached a rough drawing of the proposed driveway and home location. The brown rectangle is where the septic system will be located. This has been verified in the field by Ben Hoyt.


The issue in question is if I need a wetland delineation. Obviously I'm hoping to avoid that cost but will do whatever is requested.

Thanks

From: craigempey@empeylawoffice.com
To: [Bechel, Ryan](#)
Cc: ["Paul Novak"](#)
Subject: RE: Novak ("Applicant") Matter
Date: Thursday, October 29, 2020 11:44:57 AM

Hello Ryan,

The contact information for Brandon Smith is below.

Brandon Smith
8720 Jeffrey Ave N
Stillwater MN 55082


Mr. Smith has no legal relation to the Applicant, or is Mr. Smith a subordinate of the Applicant.

As for the below described existing improvement, the Applicant is working with county officials on such matter.

Thank you.

Regards,

Craig

From: Bechel, Ryan [mailto:ryan.bechel@co.goodhue.mn.us]
Sent: Friday, October 23, 2020 11:08 AM
To: craigempey@empeylawoffice.com
Cc: 'Paul Novak'
Subject: RE: Novak ("Applicant") Matter

Craig,

I received your attachments. Thank you for removing item 5.5 from the charitable trust documentation. Regarding the trustee, Brandon Smith, are you able to provide any information on the qualifications/association of Mr. Smith as the trustee? The Planning Commission will want to know this information, and it would be best to provide it ahead of time in the updated Planning Commission packet.

Your points regarding Leon Township's involvement/responsibility in the County's Plat/Rezone process are well-received and LUM staff agrees. I would note, that staff noted similar sentiments to the Planning Commission during the public hearing for Mr. Novak's request. Ultimately, the Planning Commission desires more tangible re-assurance that Leon Township is not opposed to Mr. Novak's proposal. I had reached out to the Township Clerk (Sandy Hanson) via phone to re-affirm this on 10/18/20 and she did so. She also followed up with an email on 10/19/20 again stating the Leon Township "Planning Commission approved only 1 home on his parcel provided that he meets all

setback for the Township". I spoke with our LUM Director Lisa Hanni regarding this issue. She stated the best path to move forward would be to have a Township Official (likely Sandy Hanson) endorse Mr. Novak's plat application (attached) to remove any doubt as to the Township's awareness of this process and Mr. Novak's proposal.

To your final point, you are correct, the Township's responsibility in the County platting process is primarily as a final signatory of the completed plat. We strongly encourage applicants to make sure a township is fully aware of their proposal and will not be opposed to signing the plat once it has completed the County's review process. My understanding in talking with Mr. Novak and Sandy Hanson on several occasions is that the Township is fully aware of his request and is not opposed to signing the final plat should it be approved through the County review process.

Please note, we have not received a response regarding the building constructed on Mr. Novak's property noted in my letter sent to you 10/20/20 which was purported to have plumbing and may have been constructed in excess of 200 square feet. We request that you or Mr. Novak contact us to review this matter as soon as possible to avoid issuance of a cease and desist order which may halt future zoning approvals.

Thank you,

-Ryan

Ryan Bechel, AICP

County Planner / Zoning Administrator
Goodhue County Land Use Management Department
509 West 5th Street, Red Wing, MN 55066
651-385-3112 (phone)
ryan.bechel@co.goodhue.mn.us

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From: craigempey [REDACTED]
Sent: Thursday, October 22, 2020 10:32 AM
To: Bechel, Ryan <ryan.bechel@co.goodhue.mn.us>
Cc: 'Paul Novak' [REDACTED]
Subject: Novak ("Applicant") Matter

External Email - Use caution opening links or attachments!

Hello Ryan,

I am following up to your letter dated 10/20/20 ("Letter")(attached).

The Letter states that the Planning Advisory Commission requests the Paul Novak completes the following actions:

1. Identify the conservation easement's trustee;
2. Deletion of section 5.5 discretion termination in The Shady Lane Open Spaces Charitable Trust; and
3. Submission of Letter provided subdivision application executed by Leon Township.

Attached are items 1 and 2 meeting such requests.

I was under the belief that the Leon Township supported the zoning change.

Further, may you please clarify where in the Goodhue County zoning laws that township approval is required?

My understanding is that the Applicant is requesting a Goodhue County zoning change whereby the Applicant meets all the statutory conditions that Goodhue County has proscribed.

I did not find a requirement that the respective township must provide its imprimatur to approve a county conditional zoning change.

Please let me know.

Once I receive your response, I'll act timely, as necessary.

Thank you.

Regards,

Craig

Craig A. Empey

Empey Law Office, PLLC

7760 France Ave. S.

Suite 1100

Edina, MN 55435

Phone: 651-329-2205

Fax: 1-866-782-7183

email: craigempey@empeylawoffice.com

website: www.empeylawoffice.com

From: [S.Hanson](#)
To: [Bechel, Ryan](#)
Subject: Paul Novak home / Shady Ln/ Leon Twp
Date: Monday, October 19, 2020 5:37:46 PM

Ryan,

I confirmed that the Planning Commission approved only 1 home on his parcel provided that he meets all setbacks for the Township.

Leon Townshiop

--

Sandy Hanson

Clerk, Leon Township

11655-367th St #B

Cannon Falls, MN 55009



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
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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: December 1, 2020
Report date: November 25, 2020

PUBLIC HEARING: Consider Goodhue County Ordinance Updates

Proposed amendments to Article 10 (Definitions), Article 11 (Performance Standards), Article 20 (Table of Uses), Article 25 (B-1 General Business District), Article 27 (B-2 Highway Business District), Article 28 (Industry District), and Article 30 (CR Commercial Recreational District) to add Exterior Storage Yards as a Conditional Use with associated Performance Standards.

Attachments:

Proposed Exterior Storage Yards Definition and Performance Standards
Definitions Comparison
Article 20: Table of Uses (A1, A2, A3, CS)
Goodhue County Industrial/Commercial zoning map
5/18/20 Planning Commission Meeting Minutes
6/15/20 Planning Commission Meeting Minutes
7/20/20 Planning Commission Meeting Minutes
11/16/20 Planning Commission DRAFT Meeting Minutes

[Goodhue County Zoning Ordinance](#)

Summary:

At their May 18, 2020 meeting the Planning Commission considered a text amendment request to modify the A2 (General Agriculture) District and B2 (Highway Business) District ordinance language to allow “outdoor storage” as a Permitted use. “Outdoor storage” is not a defined use within the Zoning Ordinance nor is it (or a reasonably similar use) specified as a Permitted or Conditional/Interim use within the B2 District Regulations or the “*Table of Uses*” for agricultural and residential districts. The Planning Commission unanimously recommended denial of the “outdoor storage” request as the proposal left the use undefined and did not adequately detail the scope, scale, and potential land use impacts.

During the May hearing, LUM staff also presented proposed text language defining “Exterior Storage Yards” and associated performance standards for the Planning Commission to alternatively consider. The amendment was tabled at the May hearing and reconsidered at the June 15, 2020 Planning Commission meeting. The amendment was again tabled by the Commission to allow staff time to gather additional information on the proposed use, prepare maps, and revise the proposed language regarding Exterior Storage Yards in Agriculture zones. Staff brought the discussion back for consideration at the July 20, 2020 Planning Commission meeting where the item was tabled for a third time and the Commission recommended that LUM staff convene a Zoning Subcommittee to study and modify the amendment prior to further consideration by the PAC (the Zoning Subcommittee is composed of 3 members of the Planning Commission).

The Zoning Subcommittee met on September 10, 2020 and reached a consensus that Exterior Storage Yards should only be allowed in the Commercial and Industrial Districts and should be permitted through the CUP review process. The Subcommittee also modified the associated Performance Standards and Exterior Storage Yards definition after discussion. A second meeting of the Subcommittee was held on October 29, 2020 and the subcommittee unanimously approved bringing the Exterior Storage Yards amendment back to the Planning Commission for consideration.

The Planning Commission considered the item again at the November 16, 2020 meeting and recommend the adoption of the language as presented (motion passed 5:1).

PAC Recommendation:

The Planning Advisory Commission recommends the County Board

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

APPROVE the proposed “Exterior Storage Yard” text amendments to Article 10 (Definitions), Article 11 (Performance Standards), Article 20 (Table of Uses), Article 25 (B-1 General Business District), Article 27 (B-2 Highway Business District), Article 28 (Industry District), and Article 30 (CR Commercial Recreational District) to allow Exterior Storage Yards as a Conditionally Permitted Use with associated Performance Standards

ARTICLE 10 WORD USAGE AND DEFINITIONS

EXTERIOR STORAGE YARDS. A commercially operated outdoor facility designed and used for the orderly storage of operable recreational vehicles, boats, vehicles, or similar items.

ARTICLE 11 PERFORMANCE STANDARDS

Section 33. EXTERIOR STORAGE YARDS

Subd. 1. Exterior Storage Yards shall comply with the following standards:

- A. The parcel must meet or exceed the minimum size standards for the applicable zone.
- B. The site shall not be located within Wetland, Floodplain, or Blufflands.
- C. All equipment, vehicles, and activities associated with Exterior Storage Yards shall be required to meet all setbacks for the applicable zone.
- D. Storage of hazardous wastes or materials is prohibited.
- E. Use of Exterior Storage Yards for equipment servicing or repair, retail sales, processing, or manufacturing is prohibited.
- F. Exterior Storage Yards may require screening from public view.
- G. All lighting shall be downward-projecting or shielded to prevent light from being directed off the premises.
- H. All areas for storage shall be surfaced with aggregate, asphalt, or similar material.
- I. A landscaping and drainage plan detailing adequate provisions for stormwater control and erosion prevention shall be provided.
- J. Daily hours of operation shall be limited to 7:00 AM to 9:00 PM.

PERMITTED USES: Exterior Storage Yards shall be allowed as shown in the table below.

	A-1	A-2	A-3	R-1	B-1	B-2	I	CR	MXH	CS
Exterior Storage Yards	NP	NP	NP	NP	C/I	C/I	C/I	C/I	NP	NP

KEY: P = Permitted Use C = Conditional Use Permit I = Interim Use Permit NP = Use not permitted in the district

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

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Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.267.4875

DEFINITION COMPARISON

Discussion:

LUM Staff evaluated the potential for definition overlap among the proposed Exterior Storage Yards and the existing similarly defined Contractors Yards and Junk/Salvage Yards. The proposed Exterior Storage Yard definition seeks to prevent the “dual” classification of these similar uses and avoid confusion and interpretation issues in the future.

The key features differentiating these three uses are the type of items/materials that can be stored, what other activities are allowed on site, and the extent to which exterior storage is allowed. Contractors Yards are specifically for professional contractors and tradesmen to store equipment or material on site until it needs to be used as part of the contractor’s work which is performed off-site. Outside storage, in this case, is only allowed as an accessory to the contracting businesses, and the items/materials that are stored there are tied to the specified contracting work. Exterior Storage Yards differ in that the principal activity is commercial storage and no accessory contracting work, processing, or sale is allowed on site and they do not function as a base of operations for off-site work.

A Junk/Salvage yard is for the storage, processing, and/or sale of inoperable, unusable, worn, and other “practically useless” materials and vehicles. Exterior Storage Yard conversely would only be for commercial outdoor storage of operable recreational vehicles, boats, and automobiles. Exterior Storage Yard performance standards do not allow sales, processing, or work on the site and any storage of inoperable, unusable, or otherwise “junk” items would automatically classify a business as a Junk/Salvage Yard, not an Exterior Storage Yard.

Exterior Storage Yards, as written, are intended to cater to the commercial outdoor storage of operable recreational vehicles and equipment for which users often may not have adequate space or sufficient security to store on their property.

Existing Definitions in Goodhue County Zoning Ordinance (Article 10).

CONTRACTORS YARD. A site used for storage, maintenance, and staging of vehicles, equipment, and materials related to contracting work in any of the building trades, landscaping, road building, sewer installation, transport, and hauling, or similar professions in which work is principally conducted off-site.

JUNK/SALVAGE YARD. A place maintained for keeping, storing, or piling in commercial quantities, whether temporarily, irregularly, or continually; buying or selling at retail or wholesale any old, used, or second-hand material of any kind, including used motor vehicles, machinery of any kind, and/or parts thereof, cloth, rugs, clothing, paper, rubbish, bottles, rubber, iron, or other metals, or articles which from its worn condition render it practically useless for the purpose for which it was made and which is commonly classed as junk. This shall include a lot or yard for the keeping of unlicensed motor vehicles or the remains thereof for the purpose of dismantling, sale of parts, sale as scrap, storage or abandonment.

Proposed Definition

EXTERIOR STORAGE YARDS. A commercially operated outdoor facility designed and used for the orderly storage of operable recreational vehicles, boats, vehicles, or similar items.

GOODHUE COUNTY ZONING ORDINANCE

Table of Uses

Use	A-1	A-2	A-3	R-1	CS
Residential					
Single-Family Dwelling	P	P	P	P	P
Two, Three, Or Four Family Dwellings	NP	NP	NP	P	NP
Accessory Dwelling Unit (ADU) (Art. 11 § 31)	P	P	P	P	P
Residential Accessory Buildings $\geq 7,200\text{ft}^2$ (Art. 11 § 6)	C/I	C/I	C/I	NP	C/I
Mobile Home Park (Art. 16)	NP	NP	NP	C/I	NP
Agricultural					
Feedlots (Art.13)					
New Feedlot (Art.13)	P	P	NP	NP	NP
New Feedlot outside of Farmyard (Art.13)	C/I	C/I	NP	NP	NP
Feedlot expansion up to ≤ 100 Animal Units (Art.13)	P	P	P	NP	NP
Feedlot expansion to ≥ 300 Animal Units (Art.13)	P	C/I	NP	NP	NP
Feedlot expansion to ≥ 500 Animal Units (Art.13)	C/I	C/I	NP	NP	NP
Animal waste storage structure $\geq 500,000$ gallons (lagoon system, earthen basin, or associated structure [pit]) (Art.13)	C/I	C/I	C/I	NP	NP
Agricultural Operations (including tree farms) (Art.11 § 24)	P	P	P	NP	P
Farm Market/On-farm market/Roadside Stand $< 2400\text{ft}^2$ (Art. 11 § 29)	P	P	P	NP	NP
Farm Market/On-farm market/Roadside Stand $> 2400\text{ft}^2$ (Art. 11 § 29)	C/I	C/I	C/I	NP	NP
Plant Nurseries & Sales	P	P	P	NP	NP
Farm Wineries $< 10,000\text{ft}^2$ (Art. 11 § 27)	P	P	P	NP	NP
Farm Wineries $> 10,000\text{ft}^2$ (Art. 11 § 27)	C/I	C/I	C/I	NP	NP
Temporary/Seasonal Off-Site Roadside Produce Stands	C/I	C/I	NP	NP	C/I
Education Farm Retreat (Art. 11 § 14)	C/I	C/I	C/I	NP	NP
Non-Agricultural Uses Associated W/Agritourism (Art. 11 § 30)	C/I	C/I	C/I	NP	NP
1 Animal Unit per acre on a minimum 1-acre parcel				I	
Commercial					
Home Businesses - Tier 1 (Art.11 § 12)	P	P	P	P	P
Home Businesses - Tier 2 (Art.11 § 12)	P	P	P	I	I
Home Businesses - Tier 3 (Art.11 § 12)	I	I	I	NP	NP
Commercial Kennel/Raising of fur-bearing animals (Art.11 § 26)	C/I	C/I	C/I ^{bc}	NP	NP
Commercial/Industrial Uses primarily intended to serve Ag. Community	C/I	C/I	C/I ^{bc}	NP	NP
Boarding or Rooming Houses as an accessory use	C/I	C/I	C/I ^{bc}	C/I	NP
Bed and Breakfast Inn (Art.11 § 13)	C/I	C/I	C/I ^{bc}	C/I	NP
Contractors Yard (Art.11 § 33)	C/I	C/I	C/I	NP	NP
Veterinary Clinic	C/I	C/I	NP	NP	NP
Industrial					
Mining, Quarrying, Excavating/Filling (Art.14)	P	P	NP	NP	NP
Junk/Salvage Reclamation Yard (Art.11 § 10)	C/I	C/I	NP	NP	NP

a. Accessory buildings $> 500\text{ft}^2$ shall be $\geq 100\text{ft}$ from any lot line and $\geq 200\text{ft}$ from the nearest dwelling (Art.23 § 3 subd. 1)

b. Any mining, excavating, or filling of land for these uses shall be by conditional use (Art.23 § 3 subd. 10)

c. Accessory structures and uses customarily incidental to this use shall be by conditional use (Art.23 § 3 subd. 11)

KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT

GOODHUE COUNTY ZONING ORDINANCE

Table of Uses

Use	A-1	A-2	A-3	R-1	CS
Recreational					
Public Stable	C/I	C/I	C/I	NP	NP
Park/Recreational Area (operated by a governmental agency)	C/I	C/I	C/I ^{bc}	NP	NP
Park/Recreational Area	NP	NP	NP	C/I	C/I
Hunting Club/Shooting Preserve	C/I	C/I	NP	NP	NP
Campground &/or RV Site (<i>Art.16 § 7</i>)	C/I	C/I	C/I	NP	NP
Park Manager's Residence (1 per campground/RV park w/ ≥ 30 campsites)	NP	C/I	C/I	NP	NP
Commercial Outdoor Recreation Facilities (including, but not limited to, Golf Courses/Driving Ranges, Tennis Courts, Skiing, Swimming Pools, Park Facilities)	C/I	C/I	C/I ^{abc}	NP	NP
Commercial Outdoor Recreation Health Facilities	NP	C/I	NP	NP	NP
Commercial Outdoor Recreation Storage Structure (size & location to be approved by the Planning Advisory Commission)	NP	NP	C/I ^{bc}	NP	NP
Retreat Centers (<i>Art.11 § 25</i>)	NP	C/I	C/I	NP	NP
Institutional					
Community Building	C/I	C/I	C/I ^{bc}	C/I	C/I ^{bc}
Church	C/I	C/I	C/I ^{bc}	C/I	C/I ^{bc}
Cemetery	C/I	C/I	C/I ^{bc}	NP	NP
Memorial Garden	C/I	C/I	NP	NP	NP
Public School	C/I	C/I	C/I ^{bc}	C/I	NP
Private School	C/I	C/I	C/I ^{bc}	NP	NP
Nursery School	C/I	C/I	C/I ^{bc}	NP	NP
Funeral Home	NP	NP	C/I ^{bc}	NP	NP
Hospital, Sanitarium, Philanthropic/Eleemosynary Institutions (except correctional institutions, animal hospitals)	NP	NP	C/I ^{bc}	NP	NP
Miscellaneous					
WECS (Non-Commercial Micro) (<i>Art. 18</i>)	P	P	P	P	P
WECS (Non-Commercial) (<i>Art. 18</i>)	P	P	C/I	NP	NP
WECS (Commercial) (<i>Art. 18</i>)	C/I	C/I	NP	NP	NP
WECS (Meteorological Tower) (<i>Art. 18</i>)	P	P	C/I	NP	NP
SES (Utility Scale) (<i>Art. 19</i>)	C/I	C/I	C/I	NP	NP
SES (Commercial Scale) (<i>Art. 19</i>)	P	P	P	P	P
SES (Residential Scale) (<i>Art. 19</i>)	P	P	P	P	P
Aircraft Landing Fields & Facilities	C/I	C/I	NP	NP	NP
Sanitary Landfills/Sewage Disposal Works	C/I	NP	NP	NP	NP
Non-agricultural Lagoons (In accordance w/ MPCA regulations)	C/I	NP	NP	NP	NP
Migratory Labor Camp	C/I	C/I	NP	NP	NP
Commercial Radio Towers/TV Towers/Transmitters	C/I	C/I	C/I	NP	C/I

KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT

Goodhue County B1 B2 and Industrial Zoning

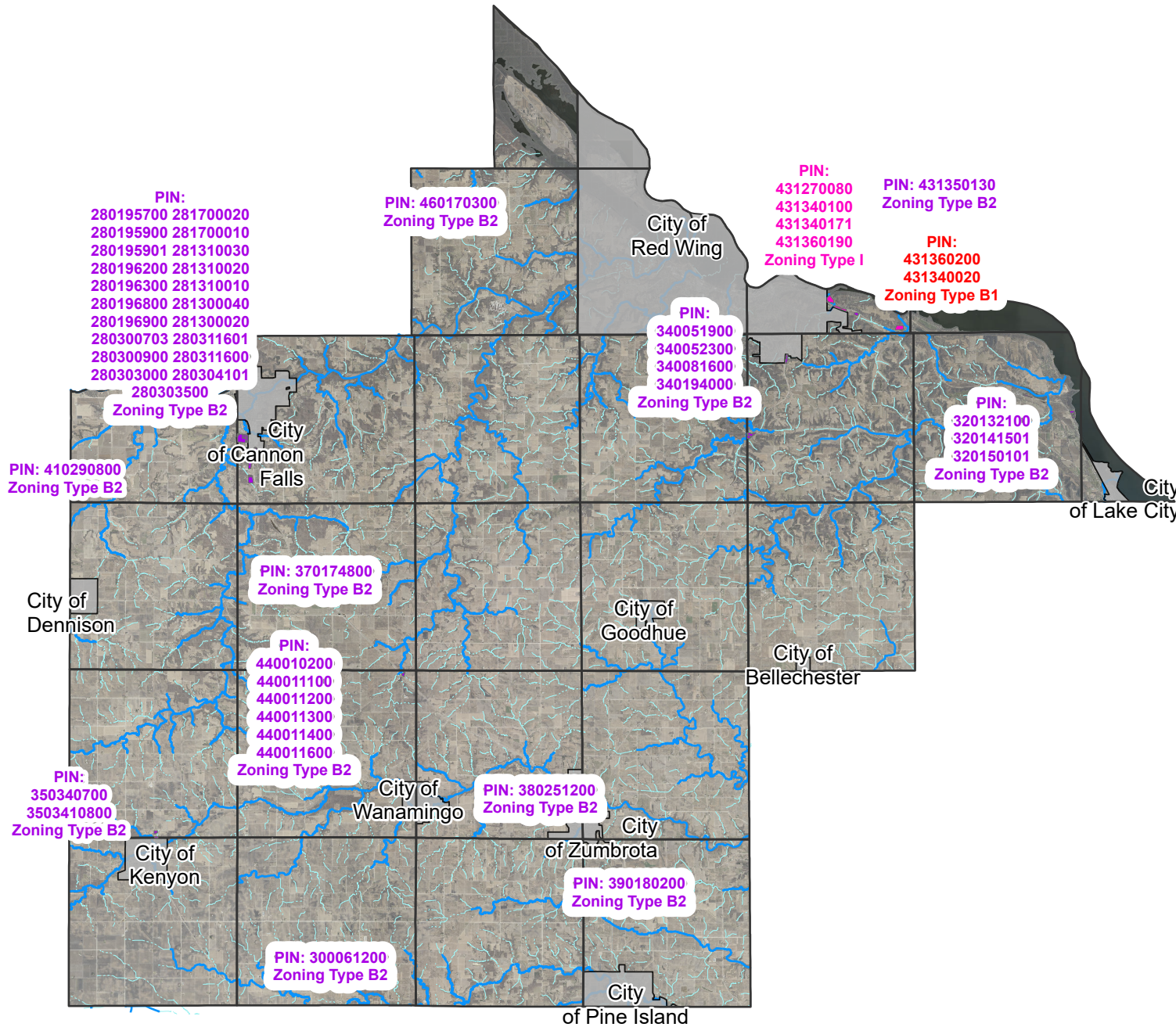
Zoning

- B1 - General Business
- B2 - Highway Business
- I - Industry

B-1: 2 Parcels
 B-2: 45 Parcels
 I: 4 Parcels

Total Acreage:
 +/- 400 acres

0.8 % of acreage
 in County



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2018 Aerial Imagery
 Map Created July, 2020 by Alan Laumeier and Bryan Byholm

**PLANNING COMMISSION
GOODHUE COUNTY, MN
May 18, 2020 MEETING MINUTES**

4It was moved by Chair Gale and seconded by Commissioner Drazkowski 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 Northern States Power Company (Applicant), High-Power Farms LLC (Owner) and Mon Cheval Training Center LLC (Owner) for Preliminary and Final Plat review of the proposed “DL BTF Addition”.

Motion carried 8:0.

PUBLIC HEARING: Request for Map Amendment (Rezone) – High-Power Farms LLC/Mon Cheval Training Center LLC

Request submitted by Northern States Power Company (Applicant), High-Power Farms LLC (Owner), and Mon Cheval Training Center LLC (Owner) to rezone two “slivers” of property totaling less than 1-acre from A3 (Urban Fringe District) to B2 (Highway Business District) and one “sliver” of property totaling less than 1-acre from B2 to A3 in conjunction with a multi-party common property line adjustment request. Parcels 28.019.5901, 28.019.6001, 28.019.6300, and 28.019.6900. 31734 and 31924 Willow Trail, Cannon Falls, MN 55009. Part of the W ½ of the SW ¼ of Sect 19 TWP 112 R17 in Cannon Falls Township. B2 and A3 Zoned District.

Bechel presented the staff report and attachments.

Chair Gale opened the Public Hearing

No one spoke for or against the request.

5After Chair Gale called three times for comments it was moved by Commissioner Huneke and seconded by Commissioner Nystuen to close the Public Hearing.

Motion carried 8:0

6It was moved by Chair Gale and seconded by Commissioner Miller to:

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

Recommend the County Board of Commissioners **APPROVE** the map amendment request submitted by Northern States Power Company (Applicant), High-Power Farms LLC (Owner) and Mon Cheval Training Center LLC (Owner) to rezone two “slivers” of property totaling less than 1-acre from A-3 (Urban Fringe District) to B-2 (Highway Business District) and one “sliver” of property totaling less than 1-acre from B2 to A3 as indicated on the proposed “DL BTF Addition” plat.

Subject to the following condition:

1. The proposed “DL BTF Addition” plat shall be recorded prior to the zoning changes.

Motion Carried 8:0

PUBLIC HEARING: Request for Text Amendments to Articles 10 (Definitions), 11 (Performance Standards), 20 (Table of Uses), 22 (A2 Zoning District), 25 (B1 Zoning District), 27 (B2 Zoning District) and 28 (Industrial Zoning District)

**PLANNING COMMISSION
GOODHUE COUNTY, MN
May 18, 2020 MEETING MINUTES**

Request submitted by Kevin Simanski (Applicant), to consider proposed text amendments to Goodhue County Zoning Ordinance to allow “outdoor storage” as a permitted use in the B2 (Highway Business) and A2 (General Agriculture) Districts. Land Use Management staff have prepared a definition and associated performance standards for “Exterior Storage Yards” for the Planning Commission to alternatively consider.

Bechel presented the staff report and attachments.

Hanni noted that the amendments submitted by the Simanskis for consideration must be decided on at this meeting while staff’s recommended language may be tabled at this meeting for further consideration.

Commissioner Drazkowski questioned whether the provided Article 11 Section 33 was a new addition to the Ordinance.

Bechel confirmed, stating that Article 11 Section 33 was prepared by staff for the Planning Commission’s consideration.

Commissioner Miller noted that the use was not permitted in the A-1 and A-3 zoning districts in the provided packet. He questioned whether this was the direction the Commission wanted to go.

Bechel stated that staff prepared this language for the Commission’s consideration. He noted that staff could see benefits to permitting/allowing the use in the agricultural zones however staff could also see challenges of allowing the use in these zones. He added that there are storage uses currently in existence in the agricultural zones. Bechel said that additional performance standards could be added or the use could only be allowed via Conditional/Interim Use Permit if the Commission preferred. Bechel clarified that current uses in the Business and Industrial Districts are just as impactful, if not more so than the proposed storage use which was the reason Exterior Storage Yards were proposed to be permitted in these districts and the Commercial Recreation District.

Commissioner Miller questioned whether the exterior storage if allowed in agricultural districts, would need to be “ag-related storage”.

Hanni stated that staff is looking to get away from classifying uses as “ag-related” because that is a vague term that puts staff in a bind when property owners propose specific uses on their land.

Discussion continued regarding other commercial uses in the agricultural districts that are already in existence.

Chair Gale commented on the oversight that would be needed for storage facilities in the agricultural zones, particularly if the business were being conducted far back from the public road. He stated that allowing these uses in zones close to highways would be a better idea.

Discussion continued regarding businesses in the agricultural districts that serve the ag community that are already in existence and whether storage could continue on these sites.

Chair Gale opened the Public Hearing.

Pierret read comments received by staff via email from the public prior to the Planning Commission meeting.

Scott & Sue Reed (30971 Hay Creek Hills Drive, Red Wing comments received via email by Ryan Bechel May 14, 2020) The Reeds stated that the proposal by the Applicant appeared to be a way to create a junk salvage yard or contractors yard on their property. They noted that there would be impacts to the environment and property values if this use was allowed. They added that the term outdoor storage is vague and could be interpreted to include junk or

**PLANNING COMMISSION
GOODHUE COUNTY, MN
May 18, 2020 MEETING MINUTES**

hazardous items and that this needs to be identified as not allowed in the definition to prevent misunderstanding of a facility's use.

Marilyn Schilling (Hay Creek Township Clerk, comments received via email by Ryan Bechel May 18, 2020) Ms. Schilling stated that the Hay Creek Township Board of Supervisors discussed the proposed text amendment and noted that they are opposed to the wording proposed by the Applicant. She added that the Township Board is in agreement with staff's proposed language.

Brad Johnson (29126 HWY 58 BLVD, Red Wing comments received via email by Ryan Bechel May 18, 2020) Mr. Johnson stated he agreed with the recommendation to deny the Applicant's proposed text amendment. He added that additional language should be added to staff's proposal to restrict noise and traffic potentially created by exterior storage yards.

Tom & Teresa Gadiant (29407 HWY 58 BLVD, Red Wing comments received via email by Ryan Bechel May 18, 2020) The Gadiants stated they agree with the recommendation to deny the Applicant's proposed text amendment. They added that a more descriptive definition of items allowed to be stored in an exterior storage yard should be crafted to ensure non-industrial items are stored on agricultural or business zoned parcels.

(Attachment 1)

Commissioner Pettit relayed comments from Mary Veiseth (Minneola Town Board) who was concerned with the proposed definition of exterior storage and the fact that A2 zoned properties are typically in farmland areas in Minneola Township.

After Chair Gale asked three times for additional comments it was moved by Commissioner Nesseth and seconded by Commissioner Huneke to close the Public Hearing.

Motion carried 8:0.

It was moved by Commissioner Miller and seconded by Commissioner Nesseth to:

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

Recommend the County Board of Commissioners **DENY** the Applicant's text amendment request for "outdoor storage" in the A2 and B2 zoning districts to the extent it is undefined and does not provide adequate detail for the County to interpret the proposed use.

Motion carried 8:0

Commissioner Gale questioned types of vehicles that could be stored at an Exterior Storage Facility.

Hanni stated that staff is aware there are existing storage yards in the County and clarified that staff can send additional information to the Commission before they made a decision on staff's prepared Exterior Storage Yards use.

Commissioner Pettit commented that she would like to have more time to review staff's proposal. She noted that the use fits into the Business zones and less into the agricultural zones.

Commissioner Nesseth questioned how this use would affect small farmers storing a few campers etc. in existing sheds and how staff would administer these regulations. He questioned whether this language was going to be an enforcement opportunity.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
May 18, 2020 MEETING MINUTES**

Hanni clarified that the new language would allow property owners to establish an exterior storage business with adherence to proposed performance standards.

Commissioner Nesseth questioned whether outdoor storage was allowed in Business Districts.

Bechel stated that outdoor storage is not an allowed as a primary use in any district. He added that storage is allowed if it is accessory to an already established business.

Commissioner Nesseth questioned whether approving of staff's language would allow outdoor storage with a permit.

Bechel noted that staff's recommendation is to permit exterior storage yards in Business, Industrial, and Commercial Recreational Districts.

Commissioner Gale questioned whether an owner storing a few items for friends or family would be required to obtain a permit from the County.

Bechel stated that storing items in accessory buildings have been allowed in the County in agricultural districts as a home business use.

Commissioner Nesseth questioned what the effect would be if the Planning Commission did not adopt this language.

Bechel stated that if the proposed language was not adopted, outdoor storage would not be allowed as a primary use in any district unless it is accessory to an established business.

Hanni stated that the language is intended to allow business zoned property owners to have an exterior storage yard business but the intention was not to start enforcing this language on individual residential property owners in the County.

Commissioner Miller clarified whether the proposed language was in reference only to exterior storage, not indoor storage. He commented that storing a few campers etc. on private property in an agricultural district may be okay if they were stored inside a building.

Chair Gale noted that there are two types of uses being discussed. The first is someone who wants to start a business on a property and the primary business is storing items like boats, RVs, or campers. The other scenario is when a property owner stores a few items for friends and family as a favor, not as a business. He discussed different scenarios if exterior storage was allowed in agriculture districts. Chair Gale stated he would prefer to table the item until the next meeting.

Commissioner Pettit questioned whether a public hearing would need to be held on the proposed staff language.

Bechel clarified that the public hearing was already held earlier for the Simanski's proposed amendment and staff's proposed amendment therefore another hearing would not be required if the item were on a future agenda. He also noted that a public hearing will be required at the County Board meeting.

Commissioner Nesseth stated that this proposal may have unintended consequences in the future and he could not support this amendment at this time. He added that he doesn't see a need for the amendment.

Hanni added that the staff proposal was only to allow exterior storage in the business zones and to have a discussion on allowing it in the agricultural zones.

Commissioner Nesseth questioned the zoning of the Simanski's property.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
May 18, 2020 MEETING MINUTES**

Bechel stated that the Simanski property is half B-2 and half A-2.

Commissioner Nesseth proposed that the item be tabled for more discussion. He questioned whether there could be a specific number of items that can be stored on a property before they must register as an exterior storage yard.

Bechel stated that staff currently cannot allow someone to store items on their property as a business because the ordinance does not allow that type of use.

Commissioner Drazkowski questioned whether other counties had exterior storage as a non-permitted use in agricultural districts.

Bechel stated that other counties typically did not allow storage in their agricultural districts however staff recognized that this was an existing use in Goodhue County agricultural districts. He added that in the end staff decided to recommend to not permit storage in the agricultural districts due to impacts on traffic, roads and neighbors. He noted that staff was not against allowing the use in the agricultural districts, however staff wanted the Commission to discuss the proposal.

Commissioner Drazkowski noted that there may be several property owners in agricultural districts who store items they do not own on their property. He didn't want to see a regulation put in place that would have future consequences.

Bechel re-iterated that staff currently does not have the option to allow exterior storage as a use in any zoning district. He stated that a separate set of rules, permit processes and scale may be necessary for exterior storage in the agricultural districts.

Chair Gale stated he would like to see a specific number of items put into the language where property owners can have a few campers on their property without registering as a storage yard.

Bechel noted that the proposed ordinance is not intended to regulate personal storage, the ordinance is proposed to allow exterior storage in Business and Industrial Districts and maybe where appropriate in agricultural districts.

⁹It was moved by Commissioner Nystuen and seconded by Commissioner Fox to:

TABLE staff's recommended Ordinance revision for Exterior Storage Yards to allow staff time to research and prepare additional information on allowing storage in Agricultural Zoning Districts. No additional public hearing will be held.

Motion carried 8:0

Other-Discussion

There was no additional discussion.

¹⁰ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Fox to adjourn the Planning Commission Meeting at 7:06 PM.

Motion carried 8:0

Respectfully Submitted,

Samantha Pierret; Zoning Assistant

¹ APPROVE the PAC meeting agenda.

To Planning Advisory Commission:

We agree with the Land Use Management staff on their recommendation to Deny the Applicant's text amendment. 'Any open air/outdoor storage' is undefined and risks overlap with existing definitions of Contractors Yard and Junk/Salvage Yards.

If PAC considers the Exterior Storage Yard text amendments that the Staff has recommended, we feel a more descriptive definition is needed to ensure clarity and understanding of appropriate storage. Allowing for 'similar items' is a vague term that should be removed (or if kept, more fully defined). It's important this text amendment does not create unintended consequences for the County, such as an Industrial business attempting to use other zoned parcels (like A2 or B2) for storage of items that are intended and suited for Industrial parcels.

Thank you.

Tom & Teresa Gadiant

29407 Hwy 58 Blvd
Red Wing, MN 55066

Bechel, Ryan

From: Teresa Gadiant <ttgadiant@gmail.com>
Sent: Monday, May 18, 2020 7:12 AM
To: Bechel, Ryan
Subject: Comments for PAC
Attachments: Comments for PAC.docx; ATT00001.txt

External Email - Use caution opening links or attachments!

Good Morning Ryan,
Attached are comments for tonights PAC meeting in regards to the Simanski Text amendments request.

Please just let me know that you received it.
Thanks Ryan and have a great day!

Teresa Gadiant

Bechel, Ryan

From: Sue Reed <gopher7895@hotmail.com>
Sent: Thursday, May 14, 2020 4:26 PM
To: Bechel, Ryan
Subject: 5/18/2020 Planning Advisory Commission Public Hearing Agenda Item-Kevin Simanski

Follow Up Flag: Follow up
Flag Status: Flagged

To Members of the Goodhue County Planning Advisory Commission:

Knowing that Kevin Simanski 's request for a junk salvage yard and contractors yard at Highway 58 and Hay Creek Hills Drive was previously declined, this appears to be another way to create such a business on this site. As residents of Hay Creek Hills Drive we have been opposed to these proposals due to damage to the environment and our property values. We continue to have concerns about hazardous materials, drainage from the site, noise, traffic, offensive odors and the area becoming an eyesore.

"Outdoor storage" is a vague term and could loosely be interpreted to include junk and hazardous materials. The proposed definition: "An outdoor facility designed and used for the orderly storage of operable recreational vehicles, boats, vehicles or similar items," sounds acceptable but continues to raise questions of future intentions. Storage of construction debris, hazardous materials, trash, etc. needs to be specifically identified as not allowed in any definition to prevent misunderstanding of a facility's use per the code.

Scott and Sue Reed
30971 Hay Creek Hills Drive
Red Wing, MN 55066
(315) 382-2230

Brad Johnson
29126 Highway 58 Blvd.
Red Wing, MN. 55066

May 18, 2020

I agree with the LUM staff recommendation to deny the Application For Text Amendment #Z20-0009 dated 3-13-2020 and to accept the LUM staff's proposed alternative language with one exception.

This language must be very specific, as not to allow any loose interpretation of the intended meaning of the ordinance.

Please refer to the LUM staff proposal Article 11, Section 33, Subdivision 1E. "Use of Exterior Storage Yards for equipment servicing or repair, retail sales, processing, or manufacturing is prohibited."

I respectfully suggest additional language be added to Article 11, Section 33, Subdivision 1E that would further define the intent of the ordinance. "Temporary staging (drop off) of equipment for day to day business related activities is prohibited"

My concern is without this language, there is a potential for additional activity, noise and traffic above and beyond what is associated with existing outdoor storage yards that contain boats, campers and other seasonal items.

Respectfully submitted,

Brad Johnson
29126 Highway 58 Blvd.
Red Wing, MN 55066

Bechel, Ryan

From: Brad Johnson <needmorekeys35@gmail.com>
Sent: Monday, May 18, 2020 10:45 AM
To: Bechel, Ryan
Subject: Response to Application for Text Amendment #Z20-0009
Attachments: Request For Text Amendment Response.docx; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

External Email - Use caution opening links or attachments!

Good morning Ryan,

I have attached my comments for the Application fo Text Amendment #Z20-0009 dated 3-13-2020.

Please include this document into the record for this matter.

Cheers,

Brad Johnson
29126 Highway 58 Blvd.
Red Wing, MN 55066

Bechel, Ryan

From: Marilyn Schilling <mkschill6@gmail.com>
Sent: Sunday, May 17, 2020 11:46 AM
To: Bechel, Ryan
Subject: Public Comments - Planning Advisory Commission Meeting - 05/18/2020

Follow Up Flag: Follow up
Flag Status: Completed

Regarding Agenda Item 3 – Public Hearing Request for Text Amendments to Articles 10

The Hay Creek Township Board of Supervisors met on May 13, 2020. The proposed text amendment was reviewed and discussed by the supervisors. They asked that I contact you to inform you that the Hay Creek Township Board wishes to go on record that they are opposed to the request for text amendment for “outdoor storage” as submitted by Kevin Simanski because it is too vague as written. They are in agreement with your staff’s definition and associated performance standards for “Exterior Storage Yards” and ask that you approve the staff’s proposed “exterior storage yard” text amendments.

Marilyn Schilling
Clerk, Hay Creek Township
651-764-4860
mkschill6@gmail.com

NOTICE: This e-mail and any files transmitted with it are intended only for the use and viewing of the individual or entity to which they are addressed. If you are not the intended recipient, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system. Please be advised that e-mail correspondence to and from Goodhue County may be public data subject to the Minnesota Data Practices Act and may be disclosed to third parties.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
June 15, 2020 MEETING MINUTES**

(Applicant) and Aaron Witmer (Owner) for a CUP to establish a business primarily serving the ag. community. 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. Primary hours of operation for the retail store shall be year-round, Monday through Friday, 8:00 AM to 5:00 PM;
3. On-street parking shall be prohibited;
4. On-street loading or off-loading shall be prohibited;
5. Compliance with all necessary State and Federal registrations, permits, licensing and regulations;
6. Compliance with Goodhue County Zoning Ordinance including, but not limited to Article 23 A-3, Urban Fringe District; and
7. The Applicant should obtain a Building Permit approval from the Goodhue County Building Permits department prior to establishing the use.

Motion Carried 6:0

TABLED: Text Amendments to Articles 10 (Definitions), 11 (Performance Standards), 20 (Table of Uses), 22 (A2 Zoning District), 25 (B1 Zoning District), 27 (B2 Zoning District) and 28 (Industrial Zoning District)

Consider proposed text amendments to Goodhue County Zoning Ordinance to allow “Exterior Storage Yards” as a permitted use in the B-1 (General Business District), B-2 (Highway Business), and Industrial Districts and to consider the use in the A-1 (Agriculture Protection), A-2 (General Agriculture), and A-3 (Urban Fringe) Districts.

Bechel presented the staff report and attachments.

Commissioner Nesseth questioned why exterior storage yards are needed as a use in Goodhue County.

Bechel stated that this request was initially brought to the Planning Commission by a property owner requesting the use in Commercial and the A-2 District. Staff has prepared an alternative proposal for the Commission to consider. He noted that the proposed use is similar to other permitted uses in the Business and Industrial Districts.

Commissioner Pettit stated that she is against the proposed use in the Agricultural Districts.

Commissioner Stenerson questioned about storing agricultural equipment on private property and whether that would be considered exterior storage.

Staff noted that storage of agricultural equipment would not require an Exterior Storage Yard permit in an Agricultural Zone.

Hanni noted that the previous text amendment request by a property owner was denied at the last meeting and staff has proposed two options for a definition for Exterior Storage Yards.

Commissioner Stenerson stated that he agrees that the proposed Exterior Storage Yards use is not good for agricultural districts.

Commissioner Miller stated that he does not want this use permitted in agricultural districts.

Hanni clarified that the commissioners do not want to allow exterior storage yards in agricultural districts and that this would be outdoor storage, not stored in a barn or structure.

Commissioner Stenerson questioned whether additional screening or setbacks should be required from residences in Business Districts. He questioned how staff would ensure the property did not become a junkyard.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
June 15, 2020 MEETING MINUTES**

Hanni stated that the definition of Exterior Storage Yard states only operable vehicles should be stored and if someone starts storing inoperable or junk vehicles then staff would be in contact with that property owner.

Bechel noted that Business Districts have setbacks from residences built into the existing ordinance.

Commissioner Nesseth questioned whether the use is allowed in Business Districts.

Bechel stated the use is not permitted currently in Business Districts and it does not fit under existing permitted uses such as car dealerships therefore a text amendment has been proposed.

Hanni discussed definition options for the use.

Commissioner Nesseth questioned whether the use could be allowed via CUP if the Planning Commission didn't adopt the language.

Bechel clarified that if the definition was not adopted by the Planning Commission the use would not be allowed in any district. Uses listed as Conditional would require a public hearing at the Planning Commission and County Board approval whereas all uses not listed in the Ordinance are considered not-permitted.

Commissioner Miller stated he supported the option 1 definition proposed by staff and Exterior Storage Yards Subdivision 1 but not Subdivision 2.

Commissioner Stenerson stated he prefers definition option 2. He questioned the use of Conditional Use Permits versus Home Occupations, for example, a repair facility at a residence in an Agricultural District.

Bechel confirmed that Tier 3 Home Occupations requiring an Interim Use Permit may be allowed to store items outside as a condition of their permit.

Hanni noted that the proposed number of units allowed before an Exterior Storage Yard permit is required came about because without a minimum number of units to be classified as an Exterior Storage Yard, any parcel which stores just one camper would be subject to all of the conditions required in the Ordinance. She added that the proposed minimum number was mostly for agricultural districts where neighbors may be farther away and that in Business or Industrial Zones it may be preferable to have property owners adhere to the performance standards right away instead of waiting for them to get 10 stored items.

Commissioner Pettit agreed stating that performance standards should begin right away for Business Districts and the use should be conditionally permitted for a review of the site and neighboring properties.

Commissioner Nesseth would like to see the use allowed with a conditional use permit. He noted that the definition should clarify what "similar items" are.

Bechel stated that the Commission can decide to make the use a conditional use instead of a permitted use.

Commissioner Stenerson noted that some existing businesses may park items on a small scale and he questioned whether the use could be Permitted under 10 units and then a conditional use over 10 units.

Commissioner Nesseth questioned whether this proposal was to open business opportunities for landowners.

Hanni confirmed this.

Commissioners Nesseth stated that he is not interested in adding this use into the Zoning Ordinance.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
June 15, 2020 MEETING MINUTES**

Commissioner Pettit stated that she agreed with Commissioner Nesseth.

Commissioner Miller questioned whether more clarification on the use was needed.

Commissioner Pettit stated that Exterior Storage Yards are not a current need in the County.

Commissioner Stenerson disagreed stating that this use is becoming more popular and it makes sense in business zones and he is supportive of the inclusion of the use in the Zoning Ordinance if proper parameters are set.

Hanni questioned whether commissioners would like to see a map of all Business and Industrial zoned properties in the County.

Commissioner Miller stated he would like to see more clarification and detail for the use.

Commissioner Stenerson stated that the standards could be improved.

It was moved by Commissioner Stenerson and seconded by Commissioner Miller to:

TABLE consideration of Exterior Storage Yards until staff can provide a map of properties and additional clarification on the proposed definition and performance standards.

Commissioner Nesseth stated he would prefer to see this use be conditionally permitted and that the map of business districts in the County would be helpful.

Commissioner Pettit stated she would like to see additional performance standards for the use.

Motion carried 6:0

Other-Discussion

Commissioner Nesseth questioned whether staff was satisfied with the Siems Solar project construction in Pine Island Township, he noted that fencing was changed from chain link proposed in the Conditional Use Permit to rope wire which has been placed on site.

Commissioner Miller stated that Pine Island Township is not satisfied with the rope wire fencing and that the project has changed hands from the CUP Applicants to the construction company. He stated that the Township should have been notified when the ownership changed.

Hanni stated that it is common for ownership of solar projects to change hands several times. She added that the change in fencing was seen as a "minor" change that the previous Zoning Administrator was okay with.

Commissioner Miller stated the Township would like to know when staff makes administrative changes to projects.

Commissioner Pettit agreed that Townships should be informed when changes are made to CUPs that the Township has approved.

Hanni stated that any new solar project construction permits will be considered in this manner.

Commissioner Stenerson stated that the PAC could be more specific at what major or minor changes to a project require approval from the PAC or County Board.

Bechel questioned whether Townships would want to be informed if projects change from fixed to tracker systems.

Commissioner Pettit stated that changes regarding screening, layout, and fencing should be forwarded to the Township.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
July 20, 2020 MEETING MINUTES**

- 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 CUP request submitted by Barbara Haroldson to amend CUP 93-C007 to elevate a proposed dwelling addition above the base flood elevation of a Floodplain area by means of piers. 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 work with the Goodhue County Environmental Health Department to achieve compliance with the SSTS Ordinance;
3. 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 feet mean sea level;
4. 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 6:0.

TABLED: Text Amendments to Articles 10 (Definitions), 11 (Performance Standards), 20 (Table of Uses), 22 (A2 Zoning District), 25 (B1 Zoning District), 27 (B2 Zoning District) and 28 (Industrial Zoning District)

Consider proposed text amendments to Goodhue County Zoning Ordinance to allow “Exterior Storage Yards” as a permitted use in the B-1 (General Business District), B-2 (Highway Business), and Industrial Districts and to consider the use in the A-1 (Agriculture Protection), A-2 (General Agriculture), and A-3 (Urban Fringe) Districts.

Bechel presented the staff report and attachments.

Commissioner Pettit asked for clarification that the Commission was only considering Exterior Storage Yards in Business and Industrial Districts and not Agricultural Districts.

Staff confirmed that the proposed language does not permit Exterior Storage Yards in Agricultural Districts.

Commissioner Nesseth questioned why this use is being considered in the County.

Bechel stated that a text amendment request was brought forward by a property owner in May. Staff prepared a definition and performance standards for the Planning Commission to consider as an alternative. Bechel noted that the Commission recommended the County Board deny the applicant’s proposal at the May Planning Commission meeting.

Hanni noted that Exterior Storage Yards are proposed as a conditional use in Business and Industrial Zones therefore, any requests would have to come back through the Planning Commission for their recommendation and review.

Commissioner Nesseth questioned whether a property owner in an A-1 District could store personal motor homes on their property.

Bechel stated that staff would not regulate that use of property. He noted that if the property were used as a commercial storage operation staff would have to enforce the ordinance

**PLANNING COMMISSION
GOODHUE COUNTY, MN
July 20, 2020 MEETING MINUTES**

accordingly which at this time does not allow commercial exterior storage yards. He added that staff does not regulate personal storage of items unless it is considered "junk".

Commissioner Nesseth stated he was not comfortable supporting the ordinance language at this time.

Commissioner Fox questioned how temporary storage of commercial equipment would be regulated on private property during a project.

Hanni commented that other counties do allow commercial storage of recreational vehicles. She reiterated that this is only proposed to be allowed in Business and Industrial Districts and this would be a commercial operation for storing recreational vehicles.

Commissioner Miller questioned if this ordinance were not adopted, what is preventing a property owner from storing several motor homes on their property.

Hanni stated that if a property owner were storing motor homes commercially on their property, staff would have to regulate that using the existing ordinance which does not allow for commercial outdoor storage.

Commissioner Miller questioned whether there was an ordinance that explicitly prevented exterior storage yards in the Ordinance.

Bechel stated that any uses not explicitly stated in the Zoning Ordinance are prohibited uses in the County. He added that personal property would not be regulated in the same way as storing items for other individuals commercially. He stated staff would investigate any complaints they received to determine whether this was a commercial business or private property owner storing their items on their personal property.

Commissioner Miller questioned whether a family member wanted to store a motor home on another family member's property and they were charged to store their item there, would that be allowed.

Hanni stated that this Ordinance would only be for commercial storage of recreational equipment, not to regulate storing items for family members.

Bechel noted that there was a request from a property owner for a Text Amendment and that the Planning Commission voted to recommend the County Board deny the item. Staff prepared this language as an alternative to that Applicant's proposal. He noted that the property owner's request has to go before the County Board for final approval or denial however staff's proposal could be withdrawn by staff if the Planning Commission was not comfortable approving the language.

Hanni noted that the Applicant for the text amendment is waiting for the Planning Commission's decision on the Exterior Storage Yard language before bringing their text amendment to the County Board.

Commissioner Pettit stated that the language is confusing and that other than the one applicant, no one else in the County has come forward to request Exterior Storage Yards as a use. She stated that this is not something worth pursuing at this point.

It was moved by Commissioner Pettit and seconded by Commissioner Nesseth for the Planning Advisory Commission to:

Recommend that the County Board of Commissioners **DENY** staff's proposed Exterior Storage Yard Zoning Ordinance Amendment.

Commissioner Miller stated that he would like to see a clearer idea of what is and is not permitted for storage. He added that he does not support the proposed language as presented

**PLANNING COMMISSION
GOODHUE COUNTY, MN
July 20, 2020 MEETING MINUTES**

but questioned whether an ordinance that clearly spells out the alternatives would be needed in the future.

Bechel questioned whether the Planning Commission would be interested in having the Zoning Subcommittee meet on this proposal.

Commissioner Fox stated that he would like to have a Zoning Subcommittee meeting regarding this proposal. He noted that he does not support the language as proposed.

Commissioner Nystuen commented that he would also recommend this be forwarded to the Zoning Subcommittee.

‘Commissioner Pettit amended the motion and Commissioner Nesseth seconded for the Planning Advisory Commission to:

Direct staff to convene a Zoning Subcommittee meeting to discuss the proposed Exterior Storage Yard Text Amendment prior to bringing the request back to the Commission.

Motion carried 6:0

Other-Discussion

Hanni referenced an email sent to the Commissioners regarding the Conservation Easement in the Conservation Subdivision. She stated that an Applicant has come forward wanting to pursue a Conservation Subdivision however they have been finding it difficult to find an entity to take on the easement. Staff has done research on other counties’ policies, specifically Dakota County. Staff is questioning whether the Planning Commission would be comfortable with Land Use staff preparing a Conservation Easement agreement that would be held by the County and presented to the Planning Commission as a possibility for potential Conservation Subdivision Applicants.

Commissioner Drazkowski noted that State Statutes allow for a charitable trust to hold the Easement. He questioned whether an attorney could prepare a charitable trust for this landowner to hold the Easement.

Hanni stated that the landowner investigated several organizations to take on the Easement. She noted that this situation is different in that the landowner is only proposing one dwelling and would be “policing” their own Easement. Staff was not comfortable with a property owner overseeing their own Easement. She noted that the Soil and Water Conservation District is not interested in being the easement holder.

Commissioner Pettit stated that she was not comfortable having Conservation Easements become a burden on taxpayers and staff and that the Easement should not be overseen by the County.

Hanni noted that the landowner’s application has been deemed incomplete by staff until a proper Easement holder can be found and a legal document drawn up for the Easement.

Paul Novak (Landowner/Conservation Subdivision Applicant) stated that he reached out to a group of 501(c)3’s in Minnesota. He added that the Nature Conservancy was not interested in taking on the Easement and that the Minnesota Land Trust has a 6 month waiting period with a limited chance of being eligible for the program. There were additional restrictions and fees involved with the Land Trust. Mr. Novak gave his history with Goodhue County, the Conservation Subdivision and his proposal.

Hanni noted that the section of Leon Township Mr. Novak is in is full for dwelling density and the County will not pursue a variance for dwelling density. She asked for clarification from the

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

PUBLIC HEARING: Consider Goodhue County Ordinance Amendments

Proposed amendments to Article 10 (Definitions), Article 11 (Performance Standards), Article 20 (Table of Uses), Article 25 (B-1 General Business District), Article 27 (B-2 Highway Business District), Article 28 (Industry District) and Article 30 (CR Commercial Recreational District) to add Exterior Storage Yards as a Conditional Use with associated Performance Standards.

Bechel presented the staff report and attachments.

Chair Gale opened the Public Hearing.

Pierret read public comment received prior to the Planning Commission meeting by email:

Teresa Gadiant (29407 HWY 58 BLVD, Red Wing) questioned why the performance standards for screening had changed from a list of required performance standards to stating screening may be required.

Staff noted that the Zoning Subcommittee determined that each Exterior Storage Yard request should be looked at individually based on potential visual effects to neighbors rather than require every project to meet stricter standards.

Denny Tebbe (664 23rd Street, Red Wing) questioned whether municipalities in Goodhue County were notified about the Ordinance amendment.

Bechel stated that a Public Hearing Notice is published in the newspaper and is sent to all Township Board members and each City in the County.

¹¹After Chair Gale asked three times for additional comments it was moved by Commissioner Fox and seconded by Chair Gale to close the Public Hearing.

Motion carried 6:0

Bechel noted that this was brought forward as an alternative to a citizen's request for Outdoor Storage in May 2020. He stated the Commission could either approve the proposed language as presented, approve the ordinance amendment with some changes or not take action on the matter.

¹²It was moved by Commissioner Nystuen and seconded by Commissioner Miller 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 proposed "Exterior Storage Yards" text amendments.

Motion carried 5:1 (Commissioner Nesseth against)

Other-Discussion

Bechel discussed the Businesses Serving the Ag Community packet provided to the Commissioners noting that the Zoning Subcommittee determined at their October meeting to pause conversation on this matter until the Planning Commission can meet in person.

¹³ADJOURN: Motion by Commissioner Fox and seconded by Chair Gale to adjourn the Planning Commission Meeting at 7:36 PM.

Motion carried 6:0

Respectfully Submitted,

Pierret, Samantha

From: Teresa Gadiant <ttagadiant@gmail.com>
Sent: Monday, November 16, 2020 11:46 AM
To: Pierret, Samantha
Subject: Exterior Storage Yard concern

Hi Samantha,

I am writing with a concern for tonight's meeting regarding the Exterior Storage Yard for you to submit. Thank you!

I am concerned as to why the performance standards have now changed. It now states that Exterior Storage Yards may require screening from public view while in the previous proposals it was more defined with screening from public street, residence, adjoining residential districts, with landscaping, beaming, and or fencing to a minimum 6 feet. In previous meetings concerning the Exterior Storage Yards there was much concern from some of the PAC members about the negative visual effect that could come with the Exterior Storage Yards proposal.

Teresa Gadiant
29407 Hwy 58 Blvd
Red Wing, MN

Goodhue County Land Use Management

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



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: Honorable Board of County Commissioners
FROM: Lisa M. Hanni, LUM Director / County Surveyor / County Recorder
DATE: December 1, 2020

RE: 2021 Fee Schedule

Summary:

Request approval of 2021 Fee Schedule.

Background:

The Management Team encourages a yearly review and approval of fees to reduce the number of public hearings throughout the year for fee approvals.

Recommendation:

We recommend the County Board approve the attached 2021 Fee Schedule.

	A	B	C	D
1	DEPARTMENT	FEE Description	2020 Fees	Proposed 2021 Fees
2				
3	All Departments(unless noted)	Fax Fee-per page	\$1.00/page	\$1.00/page
4	All Departments(unless noted)	Copies (single side b/w <100sides, letter or legal)	\$0.25	\$0.25
5	All Departments(unless noted)	County Road Maps	\$3.00	\$3.00
6				
7	Attorney	Copies of CD, DVD, VHS	\$15.00 plus cost of shipping	\$15.00 plus cost of shipping
8				
9	Finance & Taxpayer Services	Auctioneers License (per Statute)	\$20.00	\$20.00
10	Finance & Taxpayer Services	Auditor's Affidavit for previously forfeited property	\$75.00	\$75.00
11	Finance & Taxpayer Services	Fireworks Permit	\$50.00	\$50.00
12	Finance & Taxpayer Services	Precious Metal Dealers License	\$50.00	\$50.00
13	Finance & Taxpayer Services	Transient Merchant License (per Statute)	\$150.00	\$150.00
14	Finance & Taxpayer Services	Beer license (3.2) off only	\$50.00	\$50.00
15	Finance & Taxpayer Services	Beer license (3.2), on & off	\$125.00	\$125.00
16	Finance & Taxpayer Services	Beer license (3.2), on only	\$75.00	\$75.00
17	Finance & Taxpayer Services	Beer License, temporary	\$25.00	\$25.00
18	Finance & Taxpayer Services	Bond Report	\$200.00	\$200.00
19	Finance & Taxpayer Services	Cemetery Report Fee	\$15.00	\$15.00
20	Finance & Taxpayer Services	Confession of Judgment Fee	\$100.00	\$100.00
21	Finance & Taxpayer Services	Copy of Election Filing Reports per page (per Statute)	\$1.00	\$1.00
22	Finance & Taxpayer Services	Escrow-Parcel Listing Fee, regular escrowing	\$5.00 per parcel	\$5.00 per parcel
23	Finance & Taxpayer Services	Escrow-Parcel Listing Fee, mass electronic escrowing	\$2.50 per parcel	\$2.50 per parcel
24	Finance & Taxpayer Services	Escrow-Parcel Listing Fee (duplicate), regular & mass escrowing	\$2.50 per parcel	\$2.50 per parcel
25	Finance & Taxpayer Services	Escrow-Full Data Files, mass escrowing (annual fee)	\$300.00	\$300.00
26	Finance & Taxpayer Services	Fax Fee-per page	See item under All Departments	See item under All Departments
27	Finance & Taxpayer Services	Filing Fee-County-Wide Elected Officials (per Statute)	\$50.00	\$50.00
28	Finance & Taxpayer Services	Filing Fee-Soil &Water Conservation District Supervisors (per Statute)	\$20.00	\$20.00
29	Finance & Taxpayer Services	Liquor license, on sale, annual	\$1,800.00	\$1,800.00
30	Finance & Taxpayer Services	Liquor License, off-sale, annual fee	\$500.00	\$500.00
31	Finance & Taxpayer Services	Liquor license, on sale, Sunday	\$200.00	\$200.00
32	Finance & Taxpayer Services	Liquor license, temporary	\$35.00	\$35.00
33	Finance & Taxpayer Services	Liquor License - Clubs	\$300.00	\$300.00
34	Finance & Taxpayer Services	Liquor License Training Verification	\$100.00	\$100.00
35	Finance & Taxpayer Services	Setup Permit (Consumption & Display)	\$300.00	\$300.00
36	Finance & Taxpayer Services	Wine License	\$500.00	\$500.00
37	Finance & Taxpayer Services	NSF Fee	\$30.00	\$30.00
39	Finance & Taxpayer Services	Duplicate Tax Statement	\$3.00	\$3.00
40	Finance & Taxpayer Services	Tax Estimate for other than property owner	\$5.00	\$5.00

	A	B	C	D
1	DEPARTMENT	FEE Description	2020 Fees	Proposed 2021 Fees
41	Finance & Taxpayer Services	Tax Estimate for other than property owner - Extensive	\$25/hour (\$25 minimum)	\$25/hour (\$25 minimum)
42	Finance & Taxpayer Services	Tax Estimate for property owner - Proposed change in Use	\$25/hour (\$25 minimum)	\$25/hour (\$25 minimum)
43	Finance & Taxpayer Services	Research Value and/or Ownership prior to 2001	\$25/hour (\$25 minimum)	\$25/hour (\$25 minimum)
44	Finance & Taxpayer Services	Service Fee-Delinquent Tax List	\$50.00	\$50.00
45	Finance & Taxpayer Services	Real Estate-Delinquency Fee, 1st year delinquents	\$40.00	\$40.00
46	Finance & Taxpayer Services	Personal Property-Delinquency Fee, annual fee	\$40.00	\$40.00
47	Finance & Taxpayer Services	Private Activity Financing (Conduit Bonds) Pre-application Fee	\$1,000.00	\$1,000.00
48	Finance & Taxpayer Services	Private Activity Financing (Conduit Bonds) Application Fee	\$3,000.00	\$3,000.00
49	Finance & Taxpayer Services	Private Activity Financing (Conduit Bonds) Administrative Fee	amt of bonds	amt of bonds
50	Finance & Taxpayer Services	Special Assessment Search/Certification	\$6.00	\$6.00
51	Finance & Taxpayer Services	Special Assessments Setup Fee-per assessment roll	\$25.00	\$25.00
52	Finance & Taxpayer Services	Special Assessments Setup Fee-per parcel	\$1.00	\$1.00
53	Finance & Taxpayer Services	Tax Certifications	\$6.00	\$6.00
54	Finance & Taxpayer Services	Tax Increment Financing Setup Fee-per TIF District	\$100.00	\$100.00
55	Finance & Taxpayer Services	Tax Increment Financing Annual Maintenance-per TIF District	\$100.00	\$100.00
56	Finance & Taxpayer Services	Tobacco License	\$200.00	\$200.00
57				
58	Public Works	Fax Fee	See item under All Departments	See item under All Departments
59	Public Works	Copies	See item under All Departments	See item under All Departments
60	Public Works	Over Width/Length - 1 Time	\$25.00	\$25.00
61	Public Works	Over Width/Length - Annual	\$120.00	\$120.00
62	Public Works	Over Weight - 1 Time	\$50 + Load Analysis	\$50 + Load Analysis
63	Public Works	Access - Regular Driveway	\$135.00	\$135.00
64	Public Works	Access - Sub Division	\$400.00	\$400.00
65	Public Works	Access - Sub Division Resubmit	\$200.00	\$200.00
66	Public Works	Events Permit	\$40.00	\$40.00
67	Public Works	Dock Registration-Byllesby	\$40.00	\$40.00
68	Public Works	Utilities in Right of Way:		
69	Public Works	Annual Registration	\$30.00	\$30.00
70	Public Works	Excavation/Obstruction Fee	\$110.00	\$110.00
71	Public Works	Insp Fee - Major Sites	Time & Mileage	Time & Mileage
72	Public Works	Permit Extension	\$25.00	\$25.00
73	Public Works	Penalties:		
74	Public Works	Working w/o Permit	\$180.00	\$180.00
75	Public Works	Delay to Co Contractors	Case by Case	Case by Case
76	Public Works	Degradation Fee	Case by Case	Case by Case
77	Public Works	Project Plans & Proposals	By # of Pages	By # of Pages
78				
79	Recycling Center	Bulb Disposal	\$0.50 each/\$0.75 pound	\$0.50 each/\$0.75 pound

	A	B	C	D
1	DEPARTMENT	FEE Description	2020 Fees	Proposed 2021 Fees
80				
81	Landfill/Solid Waste	Transporter License-Recyclables:1 Matl and/or <5T per wk	\$60 + \$500 Bond or Cert of Ins	\$60 + \$500 Bond or Cert of Ins
82	Landfill/Solid Waste	Transporter License-Recyclables:1+ Matl and/or >5T per wk	\$100 + \$1000 Bond or Cert of Ins	\$100 + \$1000 Bond or Cert of Ins
83	Landfill/Solid Waste	Transporter License-Refuse: <10 Ton per day	\$75 + \$1000 Bond or Cert of Ins	\$75 + \$1000 Bond or Cert of Ins
84	Landfill/Solid Waste	Transporter License-Refuse: 10-25 Tons per day	\$90 + \$2000 Bond or Cert of Ins	\$90 + \$2000 Bond or Cert of Ins
85	Landfill/Solid Waste	Transporter License-Refuse: 25-75 Tons per day	\$150 + \$3000 Bond or Cert of Ins	\$150 + \$3000 Bond or Cert of Ins
86	Landfill/Solid Waste	Transporter License-Refuse: 75-150 Tons per day	\$225 + \$5000 Bond or Cert of Ins	\$225 + \$5000 Bond or Cert of Ins
87	Landfill/Solid Waste	Transporter License-Refuse: > 150 Tons per day	\$300 + \$7500 Bond or Cert of Ins	\$300 + \$7500 Bond or Cert of Ins
88	Landfill/Solid Waste	Facility Owner/Operator: <25 Tons per week	\$200 + \$10000 Bond or Cert of Ins	\$200 + \$10000 Bond or Cert of Ins
89	Landfill/Solid Waste	Facility Owner/Operator: 25 - 200 Tons per week	\$500 + \$15000 Bond or Cert of Ins	\$500 + \$15000 Bond or Cert of Ins
90	Landfill/Solid Waste	Facility Owner/Operator: >200 Tons per week	Cert of Ins	Cert of Ins
91	Landfill/Solid Waste	Incinerator/Waste-to-Energy/Compost/RDF Facilities	\$700 per 100Ton per Day+ \$2000 Bond per 1000 Tons per Yr or Cert of Ins	\$700 per 100Ton per Day+ \$2000 Bond per 1000 Tons per Yr or Cert of Ins
92	Landfill	Bypass	\$20/CY	\$20/CY
93	Landfill	Air Conditioner/Water Softner	\$20.00	\$20.00
94	Landfill	Appliance(Washer,Dryer,Stove, Microwave, Water Heater)	\$10.00	\$10.00
95	Landfill	Freezer/Refrigerator	\$15.00	\$15.00
96	Landfill	Furniture (except couches)	\$10.00	\$10.00
97	Landfill	Mattress/Box Spring	\$15.00	\$15.00
98	Landfill	Monitor/TV <19"	\$15.00	\$15.00
99	Landfill	Monitor/TV 20"- 27"	\$25.00	\$25.00
100	Landfill	Monitor/TV >28"	\$45.00	\$45.00
101	Landfill	Over-Stuffed Chairs	\$15.00	\$15.00
102	Landfill	Sofa/Loveseats/Hide Away	\$25.00	\$25.00
103	Landfill	Tire - Car & Light Truck	\$5-\$10	\$5-\$10
104	Landfill	Tire - Large Truck	\$12-\$17	\$12-\$17
105	Landfill	Tire - Tractor	\$30-\$50	\$30-\$50
106	Landfill	Tire - Motorcycle	\$3-10	\$3-10
107	Landfill	Tire - Bicycle	\$3-5	\$3-5
108	Landfill	Tire - Other sizes	Based on current disposal costs	Based on current disposal costs
109	Landfill	Demolition	\$15/CY	\$15/CY
110				
111	Land Use Management	Assembly Controls License	\$1,000	\$1,000

	A	B	C	D
1	DEPARTMENT	FEE Description	2020 Fees	Proposed 2021 Fees
112	Land Use Management	Conditional Use Permit	\$350(includes Recording Fee)	\$350(includes Recording Fee)
113	Land Use Management	Variance	\$350(includes Recording Fee)	\$350(includes Recording Fee)
114	Land Use Management	Appeal	\$350(includes Recording Fee)	\$350(includes Recording Fee)
115	Land Use Management	Special Meeting	\$500 + application fee	\$500 + application fee
116	Land Use Management	Change of Zone	\$500.00	\$500.00
117	Land Use Management	Zoning Text Amendment	\$500.00	\$500.00
118	Land Use Management	Re-Notice Fee (Applicant request)	\$500.00	\$200.00
119	Land Use Management	Zoning Amendment Request of an Article that has been considered within the previous 24 months	\$2,000.00	\$2,000.00
120	Land Use Management	Zoning Plat Review	\$350.00	\$350.00
121	Land Use Management	Land Use Permit	\$50.00	\$50.00
122	Land Use Management	Timber Harvest Fee	\$50	\$50
123	Land Use Management	Timber Harvest Fee Penalty	\$1,000	\$1,000
124	Land Use Management	Grading/Erosion Control Permit	\$50.00	\$50.00
125	Land Use Management	Annual Mining Registration	\$100 annual base fee + \$200 Non-Aggregate; + \$500 Aggregate; + \$3000 SilicaSand	\$100 annual base fee + \$200 Non-Aggregate; + \$500 Aggregate; + \$3000 SilicaSand
126	Land Use Management	Mining - Temporary Borrow Pits, Mix plants	\$100	\$100
127	Land Use Management	New Mining CUP/IUP	\$1,000	\$1,000
128	Land Use Management	Site Visit	\$50.00	\$50.00
129	Land Use Management	Copies of Ordinances	Available on-line; staff copies See Item under All Departments	Available on-line; staff copies See Item under All Departments
130	Land Use Management	Solar Permit - Commercial (excludes CUP/IUP if applicable)	\$200.00	\$200.00
131	Land Use Management	Solar Permit - Utility (includes CUP/IUP)	\$1,000.00	\$1,000.00
132	Land Use Management	Working without a Zoning permit	\$150.00	\$150.00
133	Land Use Management	Initial Buffer Violation Penalty		
134	Land Use Management	0-11 months after issuance of Corrective Action Notice	\$0.00	\$0.00
135	Land Use Management	0-6 months following the time period specified in the Corrective Action Notice	\$50 per parcel per month	\$50 per parcel per month
136	Land Use Management	7+ months following the time period specified in the Corrective Action Notice. This penalty shall continue until the corrective action has been satisfied	\$200 per parcel per month	\$200 per parcel per month
137	Land Use Management	Repeat Buffer Violation Penalty		
138	Land Use Management	0-6 months following the time period specified in the Corrective Action Notice	\$50 per parcel per day	\$50 per parcel per day
139	Land Use Management	7+ months following the time period specified in the Corrective Action Notice. This penalty shall continue until the corrective action has been satisfied	\$200 per parcel per day	\$200 per parcel per day
140		Building Fees		

	A	B	C	D
1	DEPARTMENT	FEE Description	2020 Fees	Proposed 2021 Fees
141	Land Use Management	Bldg Permit fees:Building value \$0-\$2000	\$69.25	\$69.25
142	Land Use Management	Bldg Permit fees:Building value \$2001-\$25,000	\$69.25 for the first \$2K plus \$14.00 for each additional \$1000 or fraction thereof	\$69.25 for the first \$2K plus \$14.00 for each additional \$1000 or fraction thereof
143	Land Use Management	Bldg Permit fees:Building value \$25001-\$50,000	\$391.25 for the first \$25K plus \$10.10 for each additional \$1000 or fraction thereof	\$391.25 for the first \$25K plus \$10.10 for each additional \$1000 or fraction thereof
144	Land Use Management	Bldg Permit fees:Building valued \$50,001-\$100,000	\$643.75 for the first \$50k plus \$7.00 for each additional \$1000 or fraction thereof	\$643.75 for the first \$50k plus \$7.00 for each additional \$1000 or fraction thereof
145	Land Use Management	Bldg Permit fees:Building valued \$100,001-\$500,000	\$993.75 for the first \$100K plus \$5.60 for each additional \$1000 or fraction thereof	\$993.75 for the first \$100K plus \$5.60 for each additional \$1000 or fraction thereof
146	Land Use Management	Bldg Permit fees:Building value \$500,001-\$1,000,000	\$3233.75 for the first \$500K plus \$4.75 for each additional \$1000 or fraction thereof	\$3233.75 for the first \$500K plus \$4.75 for each additional \$1000 or fraction thereof
147	Land Use Management	Bldg Permit fees:Building value \$1,000,000+	\$5608.75 for the first \$1M plus \$3.15 for each additional \$1000 or fraction thereof	\$5608.75 for the first \$1M plus \$3.15 for each additional \$1000 or fraction thereof
148	Land Use Management	Code exemption Projects Review	\$50	\$50
149	Land Use Management	Inspections outside normal hours	\$100/hr (min \$200)	\$100/hr (min \$200)
150	Land Use Management	Inspections for which no fee is specified	\$100/hr (min \$50)	\$100/hr (min \$50)
151	Land Use Management	Additional plan review required by changes etc	\$100/hr (min \$50)	\$100/hr (min \$50)
152	Land Use Management	Investigation fee	As determined by the Building Official, not to exceed the Permit Fee	As determined by the Building Official, not to exceed the Permit Fee
153	Land Use Management	Reinspection fee	\$100 per hour	\$100 per hour
154	Land Use Management	Demolition permits	\$69.25/permit	\$69.25/permit
155	Land Use Management	Residential re-shingle (one permit per structure)	\$69.25/permit	\$69.25/permit
156	Land Use Management	Plan Review Fee	65% of Permit Fee	65% of Permit Fee
157	Land Use Management	Residential Plan Review	40% of Permit Fee	40% of Permit Fee
158	Land Use Management	State Surcharge (State revenue)	Per MNSS 326B.148	Per MNSS 326B.148
159				
160		Data is prepared and distributed in Goodhue County Coordinates		
161	Survey & GIS	Surveyor Plat/RLS/CIC check	\$150 + 20 per lot, min \$250 linework free; \$0.05 per parcel for value added data	\$150 + 20 per lot, min \$250 linework free; \$0.05 per parcel for value added data
162	Survey & GIS	Parcel data/digital data (government agency request)		
163	Survey & GIS	Parcel data/digital data (public request)	\$0.05 per parcel	\$0.05 per parcel
164	Survey & GIS	Other county data in GIS format/digital data	\$20 per dataset	\$20 per dataset

	A	B	C	D
1	DEPARTMENT	FEE Description	2020 Fees	Proposed 2021 Fees
165	Survey & GIS	Centerline data/digital data	\$1,200 for dataset	\$1,200 for dataset
166	Survey & GIS	Aerial photos /digital data	\$65 per section	\$65 per section
167	Survey & GIS	Compilation fee /Digital data	\$50 per request	\$50 per request
168	Survey & GIS	Special request/Digital data	\$50 per hour	\$50 per hour
169	Survey & GIS	County data in GIS format/hard copy	\$5 per GIS data layer	\$5 per GIS data layer
170	Survey & GIS	Compilation fee/hard copy	\$50 per request	\$50 per request
171	Survey & GIS	Special request/hard copy	\$50 per hour	\$50 per hour
172	Survey & GIS	8.5 x 11 hard copy / PDF	\$5 per map	\$5 per map
173	Survey & GIS	11 x 17 hard copy / PDF	\$5 per map	\$5 per map
174	Survey & GIS	17 x 22 hard copy / PDF	\$15 per map	\$15 per map
175	Survey & GIS	22 x 34 hard copy / PDF	\$15 per map	\$15 per map
176	Survey & GIS	Plots larger than 22 x 34 up to 34 x 44 hard copy / PDF	\$20 per map	\$20 per map
177	Survey & GIS	Remote Filed Survey Access		\$300/annual
178				
179	Environmental Health	Septic - Permits		
180	Environmental Health	New Construction	\$400.00	\$400.00
181	Environmental Health	New Construction - add'l	\$125.00	\$125.00
182	Environmental Health	(per each add'l 750 gpd)	\$75.00	\$75.00
183	Environmental Health	Partial/Repair	\$190.00	\$190.00
184	Environmental Health	Septic - Operating Permits		
185	Environmental Health	Holding Tank Annual Fee (per Tank)	\$100.00	\$100.00
186	Environmental Health	SSTS <2500gpd Initial fee	\$300.00	\$300.00
187	Environmental Health	SSTS <2500gpd annual fee	\$100.00	\$100.00
188	Environmental Health	ISTS >2500gpd, <5000gpd initial fee	\$500.00	\$500.00
189	Environmental Health	ISTS >2500gpd, <5000gpd annual fee	\$150.00	\$150.00
190	Environmental Health	MSTS >5000gpd initial fee	\$800.00	\$800.00
191	Environmental Health	MSTS >5000gpd annual fee	\$400.00	\$400.00
192	Environmental Health	Wells		
193	Environmental Health	Construction	\$325.00	\$325.00
194	Environmental Health	Sealing	\$225.00	\$225.00
195	Environmental Health	Maintenance Permit	\$200.00	\$200.00
196	Environmental Health	Water Testing		
197	Environmental Health	Kits	\$60.00	\$60.00
198	Environmental Health	Certified Test	\$125.00	\$125.00
199	Environmental Health	Trip Charge	\$65.00	\$65.00
200	Environmental Health	Other Fees		
201	Environmental Health	Add'l Inspection	\$105.00	\$105.00
202	Environmental Health	Document Charge	\$5.00	\$5.00
203	Environmental Health	File Search Fee	\$5.00	\$5.00
204	Environmental Health	Changing Contractors	20% of permit fee	20% of permit fee
205	Environmental Health	One time permit renewal	20% of permit fee	20% of permit fee
206	Environmental Health	Staff Charges for Abatement	\$100/hour	\$100/hour
207	Environmental Health	Administrative Setback Application	\$350	\$350
208	Environmental Health	Soil Interpretation Discrepancy Application	\$200	\$200

	A	B	C	D
1	DEPARTMENT	FEE Description	2020 Fees	Proposed 2021 Fees
209	Environmental Health	Contractor Violation Fee	\$175	\$175
210				
211	Recorder	Plat Recording (per Statute)	\$56.00	\$56.00
212	Recorder	Document recording (per Statute)	\$46.00	\$46.00
213	Recorder	Copies (public prepared)	See item under All Departments	See item under All Departments
214	Recorder	Copies (staff prepared)	\$1.00 per page	\$1.00 per page
215	Recorder	Certified copies Certificates of Title (Torrens)	\$50 per doc	\$50 per doc
217	Recorder	Passports (per U.S. State Dept.)	\$25.00	\$25.00
218	Recorder	Passport pictures	\$15/2 pics; \$20/4 pics	\$15/2 pics; \$20/4 pics
219	Recorder	Birth Certificate (per Statute)	\$26.00	\$26.00
220	Recorder	Additional copy Birth Certificate (per Statute)	\$19.00	\$19.00
221	Recorder	Death Certificate (per Statute)	\$13.00	\$13.00
222	Recorder	Additional copy Death Certificate (per Statute)	\$6.00	\$6.00
223	Recorder	Marriage License (per Statute)	\$115.00	\$115.00
224	Recorder	Marriage License Reduced (per Statute)	\$40.00	\$40.00
225	Recorder	Marriage license Copy (per Statute)	\$9.00	\$9.00
226	Recorder	Notary (County filing - State imposes a additional fee)	\$20	\$20
227				
228	Sheriff	Service Fees (papers)	\$75	\$75
229	Sheriff	Service Fee (diligent search & return)	\$75	\$75
230	Sheriff	Duplicate affidavit of service	\$30	\$30
231	Sheriff	Post 3 notices of sale	\$50	\$50
232	Sheriff	Conduct sale	\$75	\$75
233	Sheriff	Quiet title action, per affidavit	\$75	\$75
234	Sheriff	Seizure of Property on Replevin, order for seizure, writ of attachment, executions, or any other court ordered papers	\$75 + \$55/hr/per deputy/per paper	\$75 + \$55/hr/per deputy/per paper
235	Sheriff	Receive and pay over money paid on redemption of property	\$250	\$250
236	Sheriff	Handle real estate sales in judgments	\$250	\$250
237	Sheriff	Handle property sales in judgments	\$75	\$75
238	Sheriff	Stand by on property exchange on writ of restitutions (evictions)	change to \$55.00 per hour/deputy	change to \$55.00 per hour/deputy
239	Sheriff	Writ of execution, per, paid in advance	\$75 + \$15 Employer/bank	\$75 + \$15 Employer/bank
240	Sheriff	Writ of execution, property requested to be seized and sold, minimum deposit	\$500	\$500
241	Sheriff	For services not herein enumerated, the sheriff shall be entitled to same fees as for similar duties		
242	Sheriff	All Sheriff's office fess for civil processing require prepayment		
243	Sheriff	Per diem for boarding detainees from other agencies	\$55	\$55
244	Sheriff	Per diem for boarding detainees from other agencies: Dakota County	\$60	\$60
245	Sheriff	Per diem for boarding detainees from all other agents, non-contract	\$55	\$55

	A	B	C	D
1	DEPARTMENT	FEE Description	2020 Fees	Proposed 2021 Fees
246	Sheriff	Work Release per diem: Goodhue County conviction	\$25	\$25
247	Sheriff	Work Release per diem: other jurisdiction conviction	\$60	\$60
248	Sheriff	Work Release per diem: county resident but other conviction	\$35	\$35
249	Sheriff	Weekender Fee - Per Day	\$25	\$25
250	Sheriff	Pay To Stay - Per Day	\$25	\$25
251	Sheriff	Booking Fee	\$10	\$10
252	Sheriff	Medical Co-Pay	\$5	\$5
253	Sheriff	Medication Prescription (monthly per drug)	\$5	\$5
254	Sheriff	Public Fingerprints	\$10	\$20
255	Sheriff	Initial Report, first copy, victim or complainant	no charge	no charge
			MN Law Requires a request from State of MN, this service no longer performed by sheriff	MN Law Requires a request from State of MN, this service no longer performed by sheriff
256	Sheriff	Driver's License Print-out		
257	Sheriff	Permit to carry a pistol: new application (MN residents)	\$75	\$75
258	Sheriff	Permit to carry a pistol: new application (non-MN residents)	\$100	\$100
259	Sheriff	Permit to carry a pistol: renewal application	\$75	\$75
260	Sheriff	Permit to carry a pistol: late fee on renewal	\$10	\$10
261	Sheriff	Permit to carry a pistol: data change on permit	\$10	\$10
262	Sheriff	Permit to carry a pistol: reissue lost or destroyed permit	\$10	\$10
263	Sheriff	Law Enforcement Active & Retired Permit to Carry	\$25.00, \$10.00 (\$5.00 for renewal) goes to the state MS624.714	\$25.00, \$10.00 (\$5.00 for renewal) goes to the state MS624.714
264	Sheriff	Photo Reprints (Non-Digital)	Actual Cost of Developing	Actual Cost of Developing
265	Sheriff	Photos /Video/Audio Recordings (Digital)	\$5 copying fee per disc	\$5 copying fee per disc
266	Sheriff	Tapes (audio/VHS)	\$5.00 per tape	\$5.00 per tape
267	Sheriff	Copy of report transmitted electronically or in person, 100 pages or less of black and white, letter or legal sized paper	\$0.25 per page copied (Per MN Law)	\$0.25 per page copied (Per MN Law)
268	Sheriff	Copy of report transmitted electronically, US Mail or in person, 100 pages or less of black and white, letter or legal sized paper	\$0.25 per page copied plus \$10.00 handling fee (Per MN Law)	\$0.25 per page copied plus \$10.00 handling fee (Per MN Law)
269				
270	Health & Human Services	Adult Corporate Foster Care Licensing Fee	\$500	\$500
271	Health & Human Services	Daycare Initial Licensing fee	\$50.00	\$50.00
272	Health & Human Services	Daycare Two Year Relicensure Fee	\$100.00	\$100.00
273	Health & Human Services	Electronic Home Monitoring (EHM)	Pass through Billing	Pass through Billing
274	Health & Human Services	Emergency Foster Care Fee to Parents	\$35/day	\$35/day
275	Health & Human Services	Family Health Nursing	\$200.00 per visit	\$200.00 per visit
276	Health & Human Services	Nurse Consultation	\$62/Hour	\$62/Hour
277	Health & Human Services	Immunization-All Vaccines for Un/Under-Insured Adults and Children	\$15.00 *No one will be refused for inability to pay	\$15.00 *No one will be refused for inability to pay
278	Health & Human Services	Immunization Family Maximum for un/Under-Insured (for family of 4 or mor	\$55.00	\$55.00
279	Health & Human Services	Immunization-HBV B-adult (19 years and older)	\$50.00	\$50.00

	A	B	C	D
1	DEPARTMENT	FEE Description	2020 Fees	Proposed 2021 Fees
280	Health & Human Services	Flu shots - Private Pay	\$30.00	\$30.00
282	Health & Human Services	PHN Clinic	\$50.00 per visit	\$50.00 per visit
			Children age 13 - 17:	Children age 13 - 17:
			\$15.00	\$15.00
283	Health & Human Services	Step-Parent Adoption Background Study	Adults: \$35.00	Adults: \$35.00
284	Health & Human Services	Presentations	\$140.00 per visit	\$140.00 per visit
285				

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: December 01, 2020
Report date: November 24, 2020

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

Request, submitted by ReneSola Power (Applicant) and Shirley Thomforde (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres.

Application Information:

Applicant: ReneSola Power (Applicant) and Shirley Thomforde (Owner)
Address of zoning request: TBD County 9 BLVD, Goodhue, MN 55027
Parcel(s): 33.026.0302
Abbreviated Legal: Part of the NE ¼ and part of the NW ¼ of Section 26 TWP 111 Range 15 in Goodhue Township
Zoning District: A1 (Agricultural Protection District)

Attachments and links:

Applications and submitted project summary (excerpt of materials; full submittal available upon request)
November 16, 2020 DRAFT Planning Commission meeting minutes
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 1 Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 8.0-acres of leased land located in Goodhue Township that is owned by Shirley Thomforde. 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 and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The 8.0-acre (approximate) area to be leased by the Applicant is situated on a 110.71-acre parcel owned by Shirley Thomforde. The proposed lease area and the remainder of the property is currently used for row-crop agriculture. There are no existing structures on the property.
- Adjacent land uses include primarily row-crop and animal agriculture (feedlots). The nearest residences are located approximately 500 feet from the proposed array to the north (Bradley Voth), east (Phillip Evers), and West (Norris Thomforde). The City of Goodhue is approximately 2 miles west of the proposed facility.
- The property and all adjacent lands are zoned A-1 zoned (Agriculture Protection).

Solar Array:

- The solar array is proposed to include 3,432 (405W; poly-crystalline) single-axis tracker panels installed in 22 rows spaced 21-feet apart. Steel and aluminum racks will hold up the solar panels, reaching 14 feet above grade at the maximum tilt configuration.

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

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

- A 20-foot-wide crushed aggregate access road will be constructed to interconnect with the CTY 9 BLVD in the northeast corner of the property.
- The Applicant has consulted with Goodhue County Public Works Director Greg Isakson regarding the proposed access location. Mr. Isakson noted Public Works does not have any concerns with the proposed access drive location however an access permit must be acquired from the Department prior to performing the work within the CTY 9 BLVD R-O-W.

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. Emergency vehicle access appears adequate to service the facility.

- Ample space exists within the project area to provide off-street parking, turnaround, unloading, and storage space for workers and materials during the construction phase.
- Once constructed, traffic to the site would be limited to periodic visits by maintenance and landscaping personnel to perform routine maintenance, in addition to any unplanned maintenance.
- The solar garden is sited to comply with all GCZO setback requirements for Solar Energy Systems.

Landscaping/Drainage:

- The site is relatively flat with slopes ranging from 0-2%. Runoff is directed north to the drainage ditch along CTY 9 BLVD and then flows east along the roadway.
- A preliminary grading and erosion control plan has been provided for this project. The plan notes that stormwater management will include the use of best management practices and perimeter control devices (silt fencing) to prevent erosion until the site is re-vegetated. No wetland or Bluffland features have been identified on this site.

Beau Kennedy (Goodhue SWCD Water Planner) reviewed the proposal and offered the following comments:

The erosion control plan looks good, but no stormwater storage was identified unlike most of the other solar installations. There was no formal wetland review for this site, however, wetland impacts are unlikely here.

LUM Staff discussed the stormwater retention issue with the ReneSola Power Project Manager (Cindy Larson O'Neil). She noted a stormwater retention basin would likely be part of the final

stormwater plan which is generally prepared with the civil design package prior to Building Permit submittal.

Staff encouraged the Applicant to evaluate the future stormwater retention component to ensure it will not affect the proposed array layout and advised the Applicant that any future changes to the array layout would require consideration as an amendment through the formal CUP process.

- An erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application. An NPDES (National Pollutant Discharge Elimination System) and SWPPP will be required for this project and will need to be submitted by the Applicant prior to Building Permit approvals.
- No vegetative screening is proposed. The area surrounding the array is unwooded providing minimal cover, however, there are very few residential uses in the immediate vicinity that would be impacted by the project. The Board should consider whether any screening of the proposed SES is warranted.
- Apart from the meter pad (less than 500 square feet), the entire area within the project boundary will be seeded with a “MnDOT pollinator blend” of grasses.
- A 6-foot tall chain-link fence will be constructed around the perimeter of the project area for security.
- Construction is expected to last approximately 2-3 months and is anticipated to begin in late fall or early winter of 2021.

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.
- The Applicant has prepared a Decommissioning Agreement between MN Goodhue 9-1 LLC and Shirley Thomforde. The plan includes the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing, roads, and other ancillary facilities owned by the solar garden within one hundred eighty (180) days of the end of the project useful life.
- 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 should consider if the County should require financial assurance to cover anticipated decommissioning costs.

Goodhue Township:

- Goodhue Township received the application materials from the applicant and signed the CUP Application acknowledgment on 10/19/20 without comment.
- A Township Zoning Approval permit will need to be acquired by the Applicant as part of the Building Permit submittal package.

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 Solar Garden is located within a primarily agricultural area with very few adjacent residences. 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 Applicant’s submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be provided 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.

PAC Recommendation:

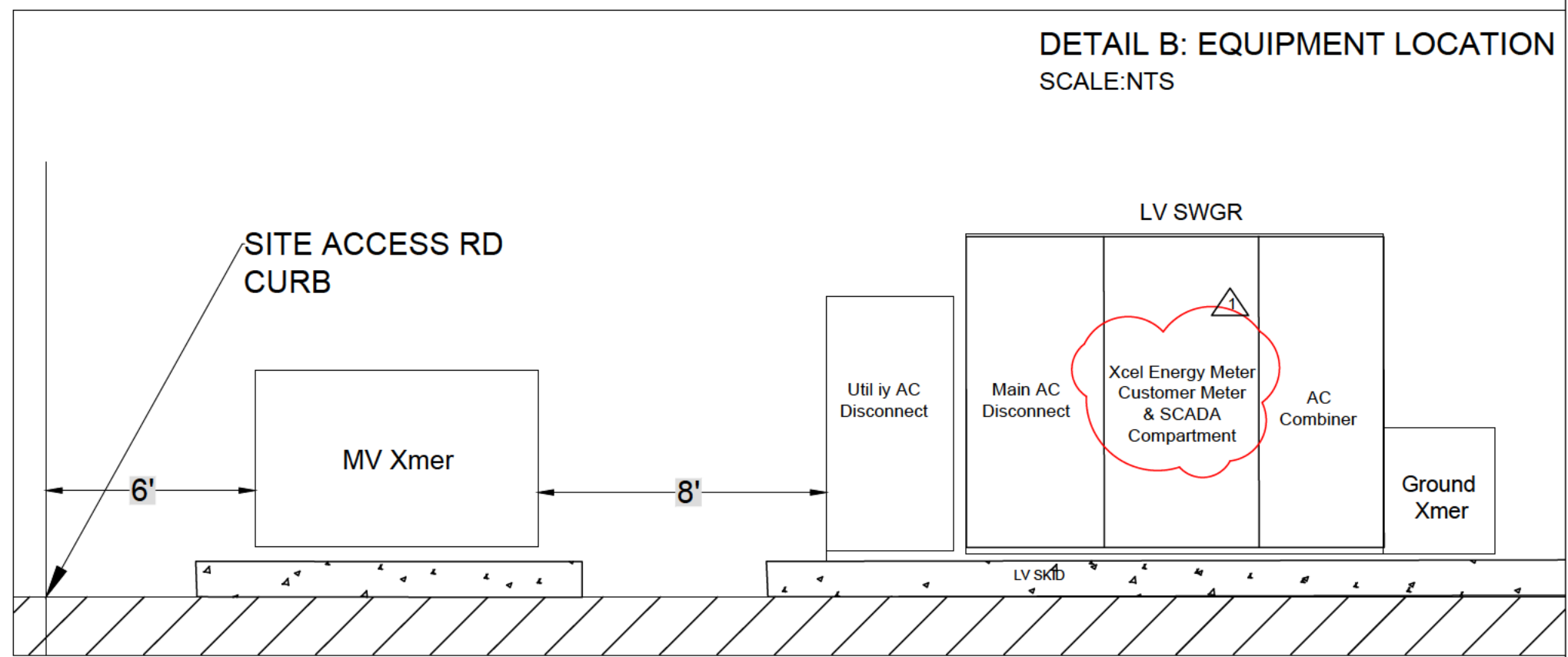
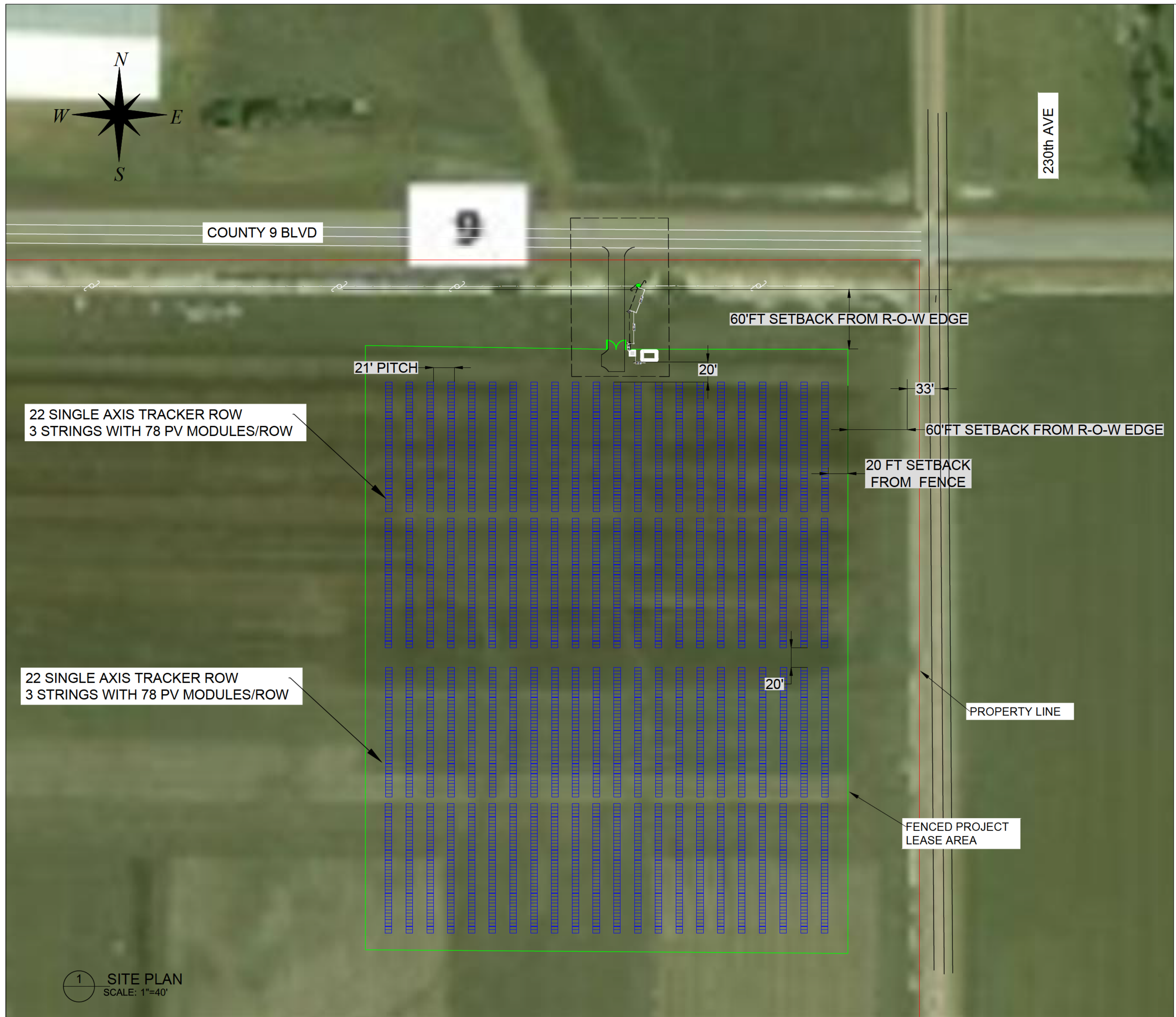
The Planning Advisory Commission recommends the County Board

- 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 ReneSola Power (Applicant) and Shirley Thomforde (Owner) for the MN Goodhue 9-1 LLC Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 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 Goodhue 9-1 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. Applicant shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit "seed tags" to the Land Use Management Department prior to final inspection;
7. Applicant shall obtain an Access Permit from the Goodhue County Public Works Department prior to performing work within the CTY 9 BLVD Right-Of-Way;
8. Applicant 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 (Agricultural 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.



LEGEND:

- PROPERTY LINE
- SOLAR MODULE(3,432)
- TRANSFORMER
- EQUIPMENT SKID (1):
LV SWITCHGEAR, LOCUS METERING AND WEATHER STATION WITH SITE CAMERA, GROUNDING TRANSFORMER, AND XCEL BILLING AND PRODUCTION METER
- PROPOSED SITE ROAD (20')
- EXISTING OVERHEAD LINES
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- PERIMETER FENCE

NOTES:

PV SYSTEM:

SYSTEM SIZE: 1.4MW DC/ 1.0MW AC
DC/AC RATIO: 1.4

PITCH (ROW-TO-ROW SPACING): 21'

PV MODULES:TRINA TSM-DE15M(II)
405W, MONO

TOTAL NUMBER OF STRINGS: 132
MODULES PER STRING: 26

EST PV ARRAY ACREAGE: 5.72
EST PV ARRAY FENCED AREA ACREAGE: 6.83

RACK CONFIGURATION:

NEXTRACKER NX HORIZON
SINGLE AXIS RACKING
EACH RACK/ROW CONSISTS OF MAX [78] MODULES IN PORTRAIT

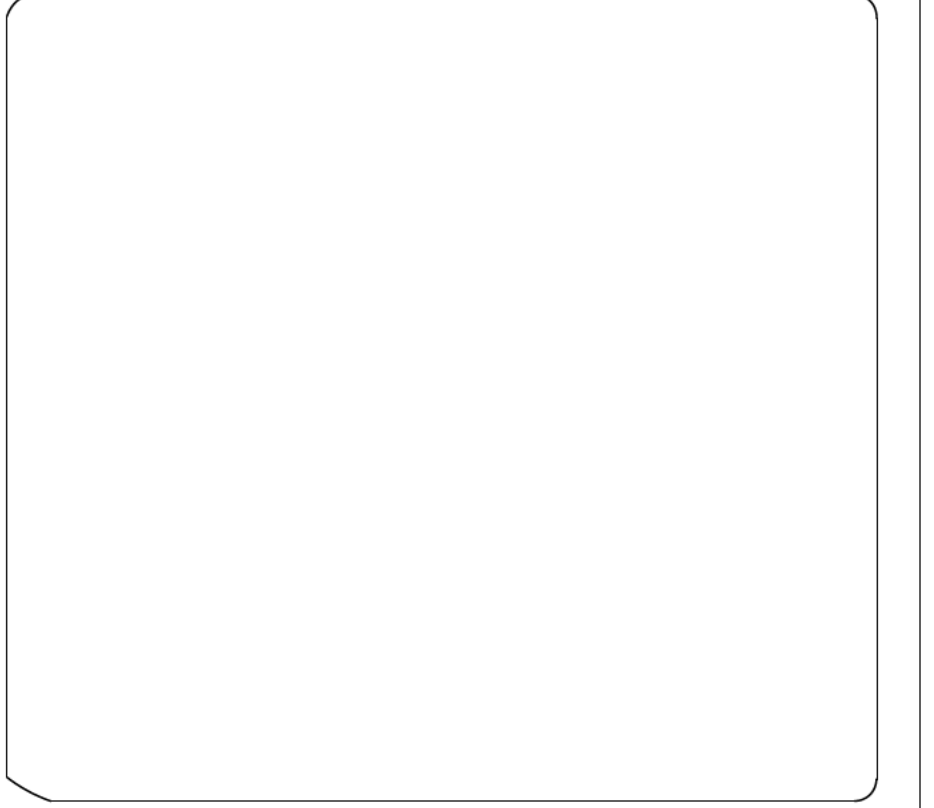
INVERTER INFORMATION:

8 SMA HIGHPOWER PEAKS-125KW US
STRINGS PER INVERTER: 16/17



RENESOLA POWER HOLDINGS LLC

43 SE Main St. Suite 504. Expo Hall
Minneapolis, MN 55414



PROJECT NAME AND LOCATION

MN GOODHUE 9-1 LLC

44.3970, -92.5723
44°23'49"N 92°34'20"W
Goodhue, Minnesota
Goodhue County

EPS OPERATOR: XCEL ENERGY
CASE #: 03815567

4			
3			
2			
1	ENGINEER COMPLETE REVIEW	RY	08/28/20
0	INTERCONNECTION SUBMITTAL	RY/MZ	06/22/20
REV	DESCRIPTION	BY	DATE

SHEET TITLE

GENERAL SITE PLAN

PROJECT NUMBER: XXXXXX

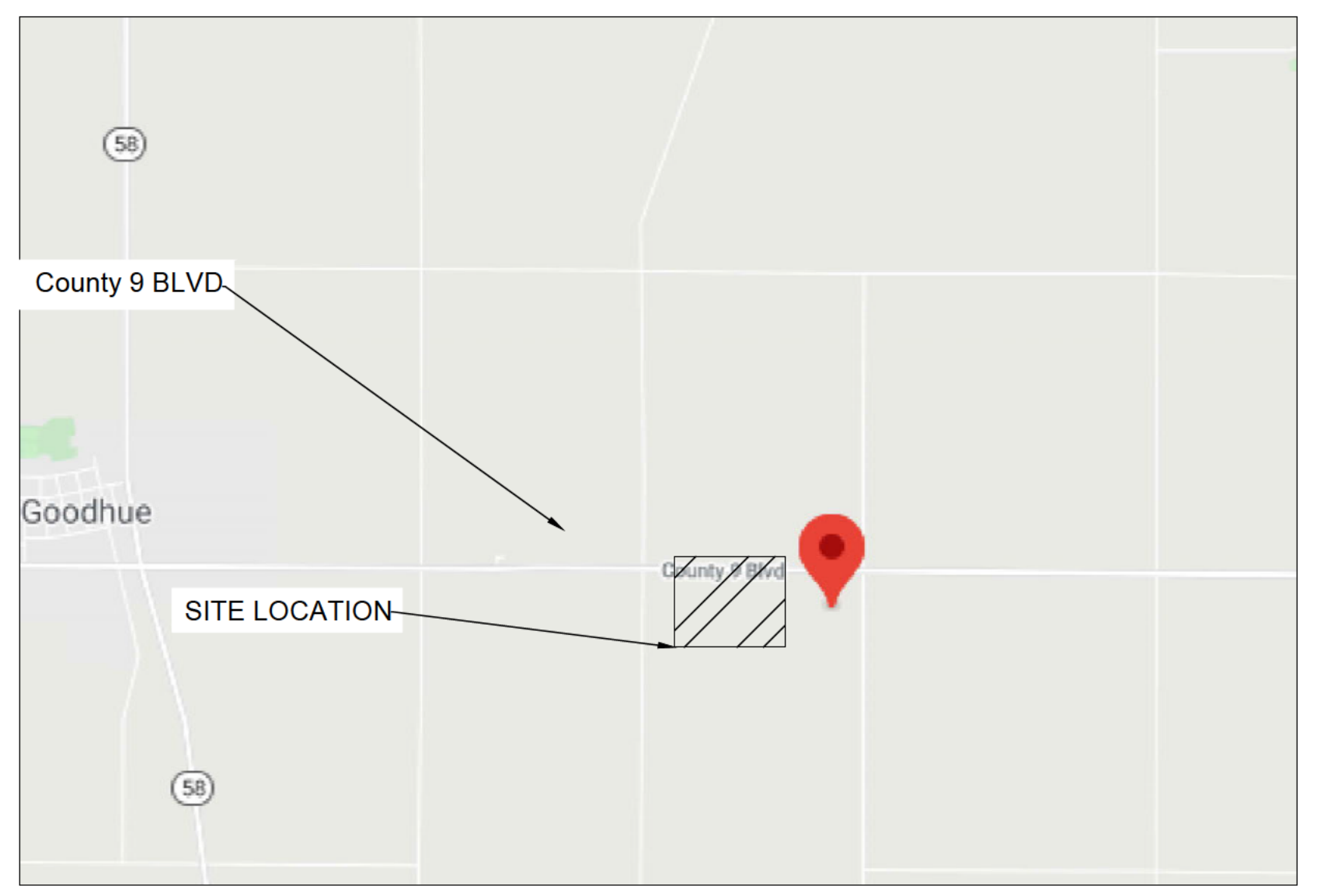
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SCALE: 1"=30'

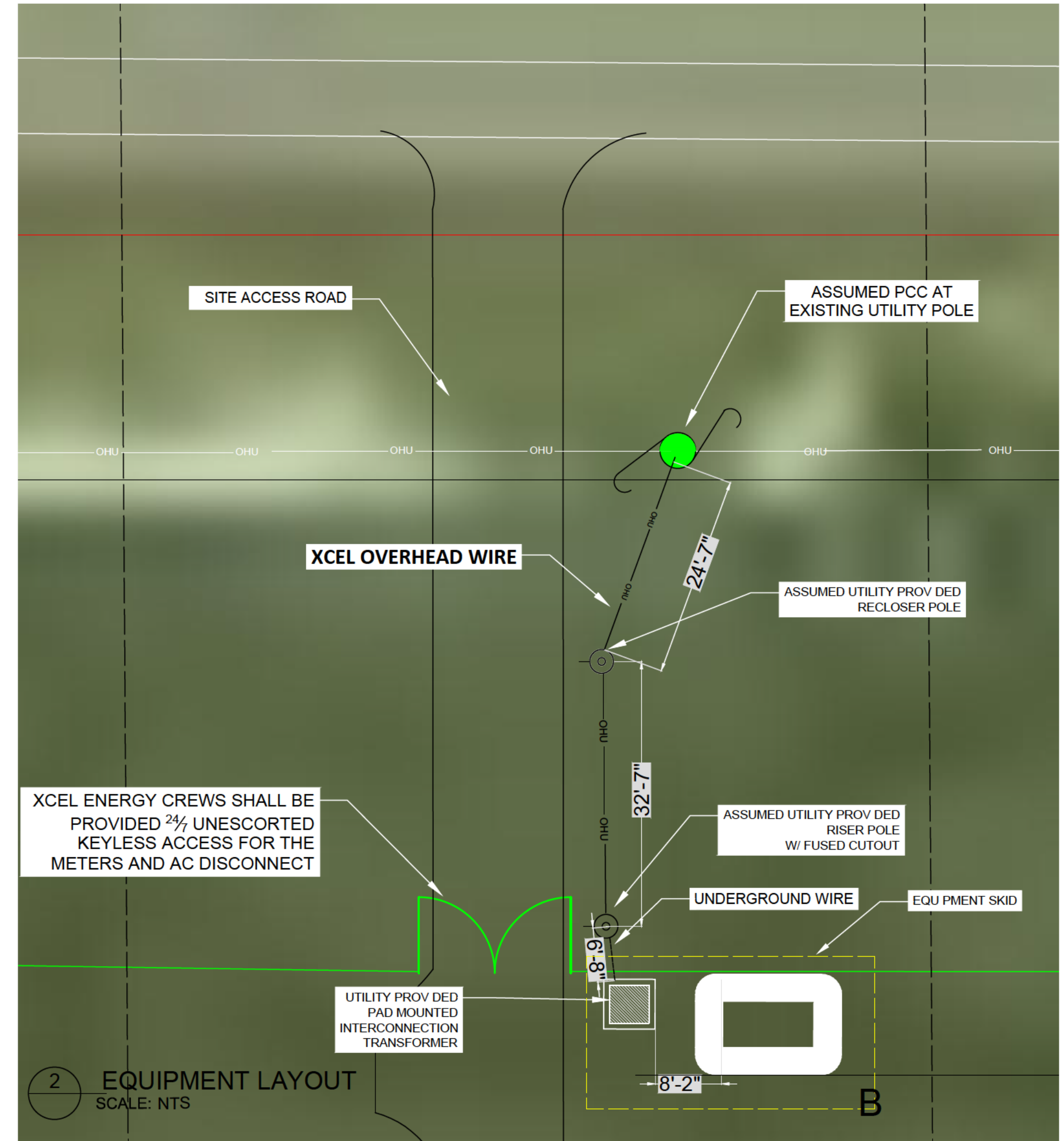
DATE: 06/22/20

DRAWING NO.:

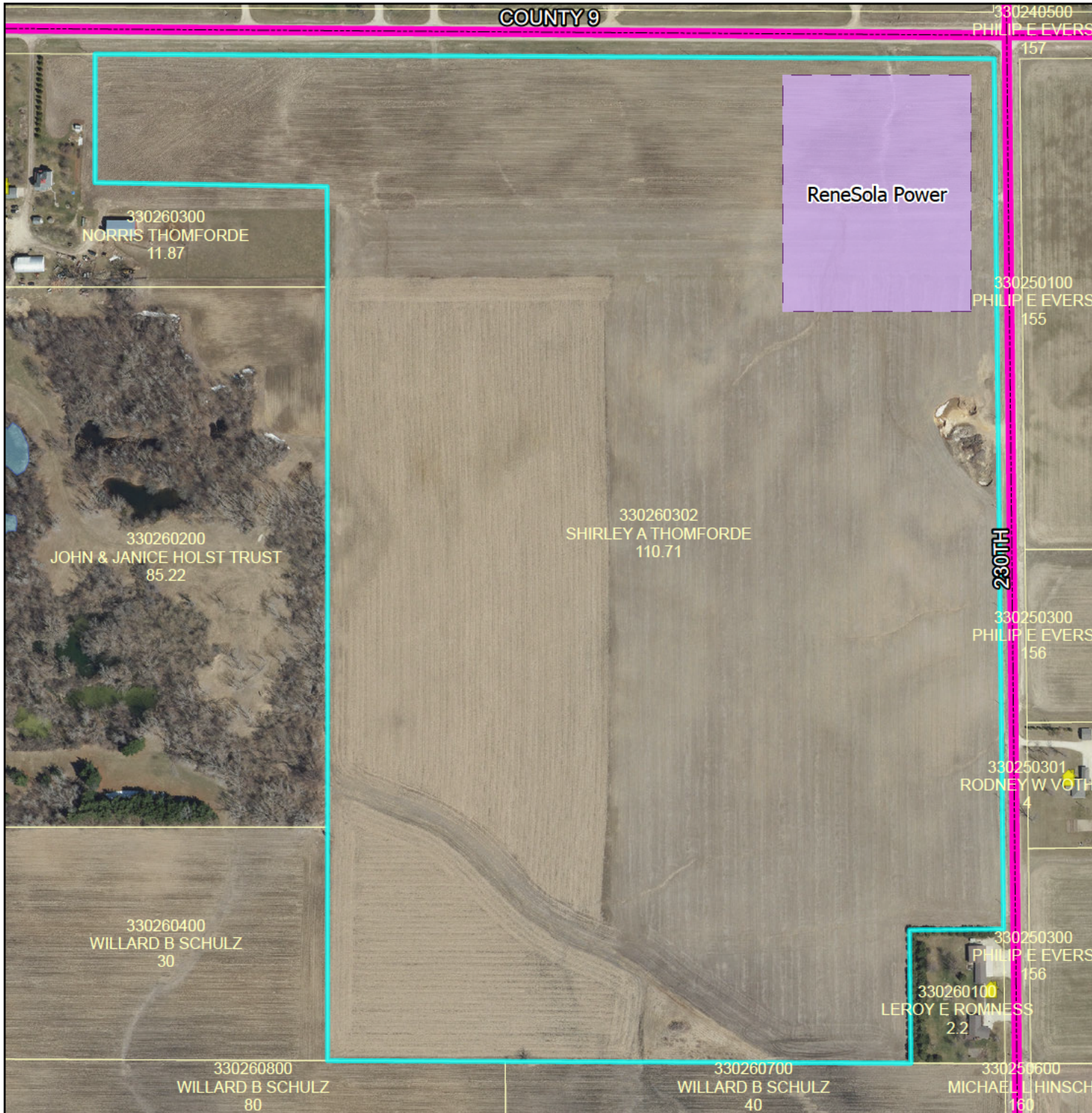
1 of 5



PROJECT NAME	GARDEN OPERATOR NAME
MN GOODHUE 9-1 LLC	MN GOODHUE 9-1 LLC
APPLICATION MANAGER - PHONE	APPLICATION MANAGER - EMAIL
(952)-486-1538	cindy.larsononeil@renesolapower.com
CASE #	SRC ADDRESS
03815567	Goodhue, Minnesota
SRC CAPACITY DC kW	SRC CAPACITY AC kW
1400	1000
SRC PVSYST LOCATION	ARRAY-TILT
Minneapolis-St Paul Int'l Arp NREL NSRDB : TMY3 - TMY	±60°
ARRAY-AZIMUTH	ARRAY-TRACKER TYP
90°/270°	N-S SINGLE AXIS TRACKER
ARRAY - MOUNT LOCATION	WILL SELL REC'S
44.396000, -92.573000	NO
SRC EST COMPLETION DATE	SRC MWh/yr
	2192



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
November 16th, 2020

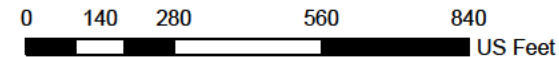
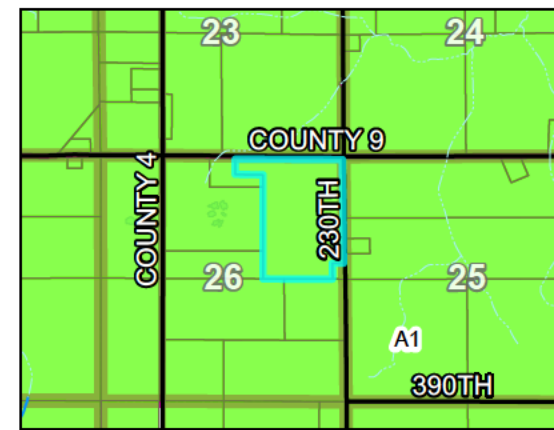
ReneSola Power(Applicant) and
Shirley Thomforde (Owner)
A-1 Zoned District

Part of the NE 1/4 and part of the NW 1/4
of Section 26 TWP 111 Range 15
in Goodhue Township

Request for Utility Scale Photovoltaic
Ground 1-Megawatt Solar Energy System
occupying approximately 8.0 acres

Legend

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

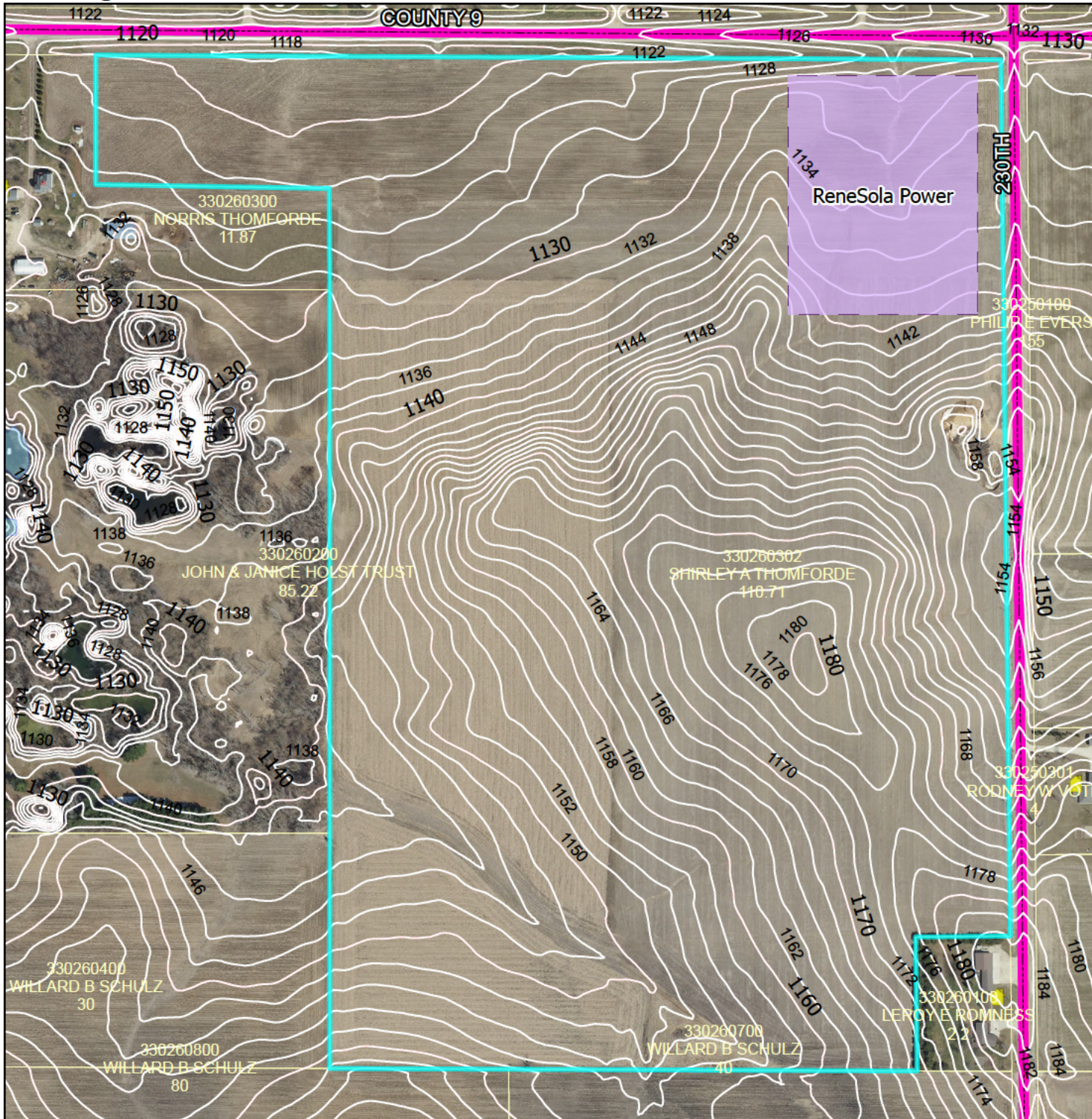


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2018 Aerial Imagery
Map Created November, 2020 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
November 16th, 2020

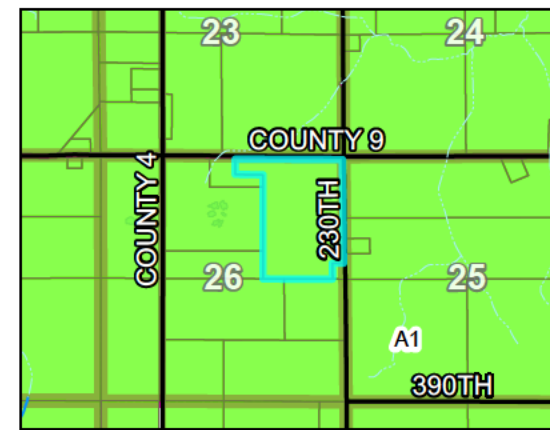
ReneSola Power(Applicant) and
Shirley Thomforde (Owner)
A-1 Zoned District

Part of the NE 1/4 and part of the NW 1/4
of Section 26 TWP 111 Range 15
in Goodhue Township

Request for Utility Scale Photovoltaic
Ground 1-Megawatt Solar Energy System
occupying approximately 8.0 acres

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 | |



0 140 280 560 840 US Feet

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MAP 02: VICINITY MAP

PLANNING COMMISSION

Public Hearing
November 16th, 2020

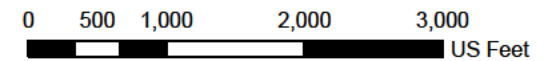
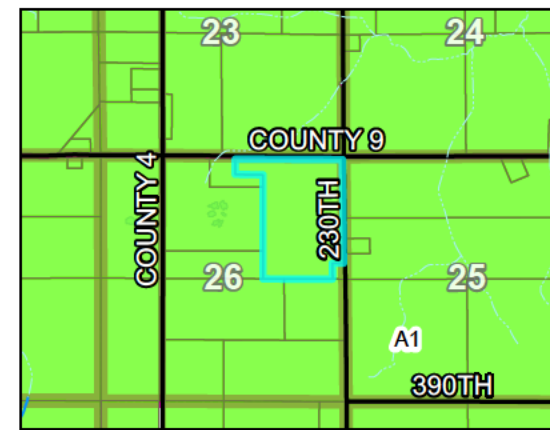
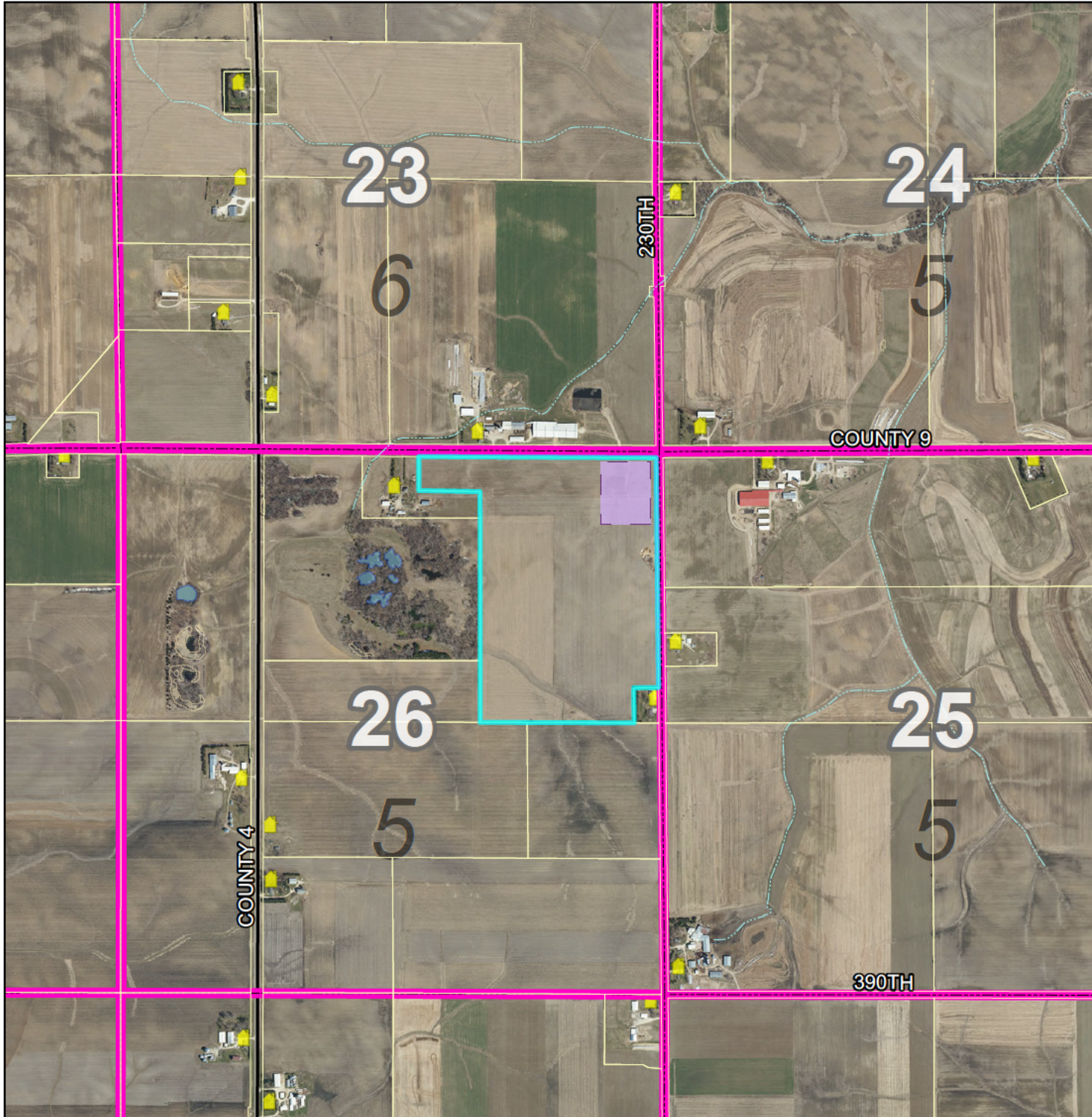
ReneSola Power(Applicant) and
Shirley Thomforde (Owner)
A-1 Zoned District

Part of the NE 1/4 and part of the NW 1/4
of Section 26 TWP 111 Range 15
in Goodhue Township

Request for Utility Scale Photovoltaic
Ground 1-Megawatt Solar Energy System
occupying approximately 8.0 acres

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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2018 Aerial Imagery
Map Created November, 2020 by LUM



GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 330260302

Permit# _____

PROPERTY OWNER INFORMATION

Last Name Thomforde

First Shirley

Email: [REDACTED]

Street Address 22520 County 9 Blvd

Phone [REDACTED]

City Goodhue

State MN Zip 55027

Attach Legal Description as Exhibit "A"

Authorized Agent MN Goodhue 9-1 LLC

Phone 347-577-9055

Mailing Address of Landowner: 22520 County Blvd 9 Goodhue MN 55027

Mailing Address of Agent: 43 SE Main Street Suite 504EH Minneapolis MN 55414

PROJECT INFORMATION

Site Address (if different than above): 44°23'50.7"N 92°34'19.1"W

Lot Size 110.71 acres

Structure Dimensions (if applicable) 7-8 acres for community solar garden

What is the conditional/interim use permit request for? Xcel energy community solar garden

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

There will be no conflicts with the existing nearby land uses. Solar gardens are allowed on Ag land per county ordinance. Community solar gardens are a safe means of producing clean energy. There are no emissions or byproducts and solar projects in general have a long history of safe operations.

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: [Signature]

Date 10/19/20

Signature of Agent Authorized by Agent: [Signature]

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 Dale Dike

Title Supervisor

Date Oct 19, 20

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).
Minnesota Goodhue 9-1 LLC is applying for a conditional use permit to construct and operate a 1MW AC community solar garden on the property which is currently zoned Agriculture (A).

2. Planned use of existing buildings and proposed new structures associated with the proposal.
No planned use of existing buildings, only structure will be a community solar garden.

3. Proposed number of non-resident employees.
There will be 5-7 construction workers during construction which will last 2-3 months.

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.
During the 2-3 months of construction, construction crew will follow Goodhue County work hour regulations.

5. Planned maximum capacity/occupancy.
N/A

6. Traffic generation and congestion, loading and unloading areas, and site access.
There will be truck traffic and a construction team on site during the 2-3 month construction period. The construction teams will adhere to the location construction ordinances.

7. Off-street parking provisions (number of spaces, location, and surface materials).
The project will coordinate with the county highway department to permit the installation of a new driveway.

8. Proposed solid waste disposal provisions.
The construction contractor chosen to build the site will follow a waste management plan by having a dumpster on site during construction.

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.
The project will not generate any sewage.

10. Existing and proposed exterior lighting.
N/A
-
-

11. Existing and proposed exterior signage.
An emergency contact sign will be on the front gate according to Goodhue County regulations.
-
-

12. Existing and proposed exterior storage.
N/A
-
-

13. Proposed safety and security measures.
A peripheral 6 foot chain link fence will be around the project for security.
-
-

14. Adequacy of accessibility for emergency services to the site.
There will be an access driveway, 9-1-1 address assigned to the property, and full emergency contact information on the front sign of the solar garden.
-
-

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.
The project will not generate noise, odor, dust or waste.
-
-

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.
This parcel is flat so we do not expect any grading, excavation, filling or removal of vegetation on this project.
-
-

17. Existing and proposed surface-water drainage provisions.
A full stormwater management plan will be prepared and provided to Goodhue County prior to applying for the project's building permit.
-
-

18. Description of food and liquor preparation, serving, and handling provisions.
There will be no food or liquor preparation, serving and handling on this site.
-
-

19. Provide any other such information you feel is essential to the review of your proposal.
We plan to plant MnDOT pollinator blend grasses inside the solar facility. This will enhance the native habitat, soil and ground water.
-
-



43 SE Main Street, Suite 504 - EH, Minneapolis, MN 55414

MN Goodhue 9-1 LLC

Conditional Use Permit Application

1MW AC Community Solar Garden

October 14, 2020

MN Goodhue 9-1 LLC is applying for a conditional use permit to construct and operate a 1MW AC community solar garden on approximately 8.0 acres in Goodhue County parcel number 330260302. The property is owned by Shirley Thomforde and leased by the project under a long-term solar site lease agreement.

The 1MW AC community solar garden will be comprised of solar panels, racking equipment, electrical equipment, an overhead electric line, a driveway, and a six-foot chain link perimeter fence. The project is shown on the attached site plan. The project will comply with all required setbacks and will plant screening around the project perimeter if required by the planning commission. The project's road access will be off County 9 Blvd. The project will connect to Xcel Energy's distribution line running along County 9 Blvd.

The project will utilize single-axis trackers which will track the sun across the sky from east to west throughout the day. The project is expected to generate over 2.2 million kWh of clean energy each year.

Sincerely,

Cindy Larson O'Neil
Project Manager



ReneSola PV Solar Generator Facility Decommissioning & Reclamation Plan

**MN Goodhue 9-1 LLC
44°23'50.7"N 92°34'19.1"W**

Goodhue County Parcel Number 330260302



Contact Information

ReneSola Power Holdings, LLC. 43 SE Main St, Suite 504EH

Minneapolis, MN 55414

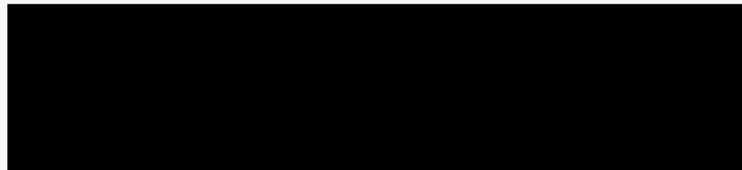


Table of Contents

1. Introduction.....	3
2. Procedures for Decommissioning after Ceasing Operation.....	5
2.1. PV Module Collection & Recycling.....	5
2.2. Facility Dismantling & Site Restoration.....	6
2.3. Decommissioning & Reclamation Methodology.....	6

1. INTRODUCTION

The purpose of this document is to outline the operation, maintenance, and the decommissioning plan for ReneSola's proposed 1 MW photovoltaic solar electric generating facility MN Goodhue 9-1 LLC. This plan covers the initial commissioning, long-term operation, and outlines decommissioning the facility at the end of its service. The PVSGF will be built on private land owned by Shirley Thomforde. ReneSola has entered into an agreement to lease the land for 25 years with two 5 year extension options.

The 1 MW photovoltaic solar electric generating system will be a facility that participates in Xcel Energy's Community Solar Garden Program.

The facility generates electricity by harvesting the sun's energy through 3432 anti-reflective with 405W direct current (DC) photovoltaic poly-crystalline panels. The PVSGF would generate clean renewable energy from solar power. The generated energy would be sold to various local off-takers through the Xcel Energy Community Solar Garden Project. The PVSGF project is in the application process for a Community Solar Garden Permit from Goodhue County under the project company name MN Goodhue 9-1 LLC.

SYSTEM DESCRIPTION

System Description 1 MW Solar photovoltaic power system

Location: 44°23'50.7"N 92°34'19.1"W

Utility Granting Operating Permission: Xcel Energy

Operator Representative: Cindy Larson O'Neil (952) 483-1538

Emergency Contacts for Site: To be determined once an O&M provider is chosen

The facility includes the following equipment to be installed above and below ground:

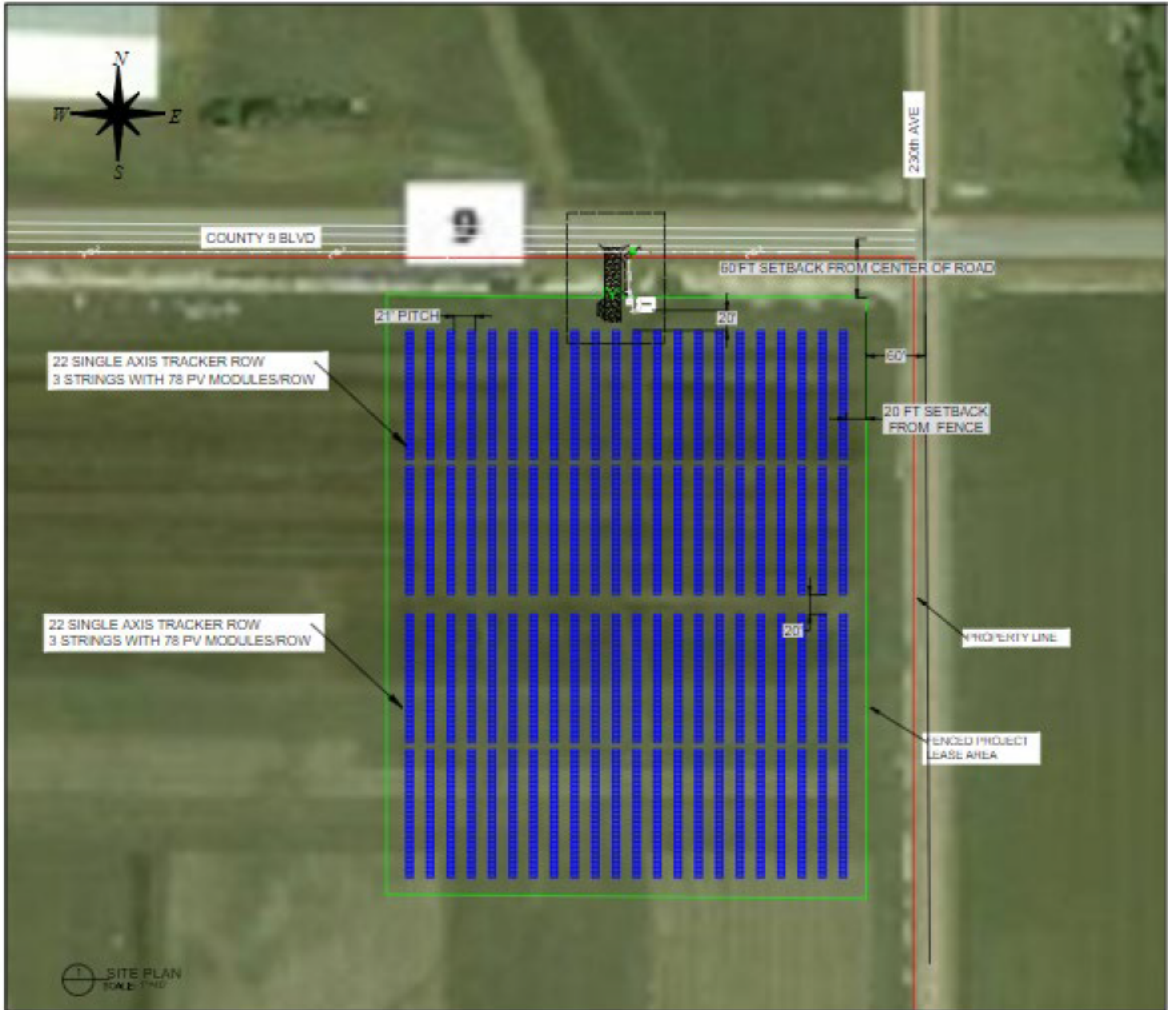
- 22 rows of mounting structures
- 3432 modules
- 8 inverters
- Combiner boxes, AC/DC wiring, MV poles
- 1 Transformer
- Main switchgear panel
- 6 foot chain link fence on the perimeter

- I-beams
- Gravel road

LOCATION

The project site is located on about 8 acres of rural agricultural land at an elevation of approximately 1,150 feet in Goodhue County. The site has been used for farming over the past few years. The PVSGF site is located along County 9 Blvd.





PROJECT NAME	GARDEN OPERATOR NAME
MN GOODHUE 9-1 LLC	MN GOODHUE 9-1 LLC
APPLICATION MANAGER - PHONE	APPLICATION MANAGER - EMAIL
(952)-488-1556	indy.larson@renewablepower.com
CASE #	SIC ADDRESS
03815667	Goodhue, Minnesota
SIC CAPACITY DC KW	SIC CAPACITY AC KW
1400	1000
SIC PV/SYST LOCATION	ARRAY-TILT
Minneapolis-St Paul Intl Ap. NREL NSRDB	26°
ARRAY-AC/VOLTS	ARRAY-TRACKER TYP
20° 270°	NS2 HOUR AXIS TRACKER
P-MOUNT ORIENTATION	NO. OF PV/SYST
180°	100
SIC EST COMPLETION DATE	2012 APPROX
	2012

26% 1/

2. Procedures for Decommissioning after Ceasing Operation

The Project has an estimated useful lifetime of 35 years or more, with an opportunity for a lifetime of 50 years or more with equipment replacement and repowering. This section, however, assumes that at the end of the 25 year power generation contract with the Xcel Energy, the system will be completely dismantled and the site restored to its preconstruction state unless the power purchase agreement is extended.

ReneSola is committed to improving the global environment. Therefore, as a renewable energy developer, ReneSola is dedicated to recycling as many of the products as possible throughout the project site. Along with the recycling of the used equipment on the project we will minimize waste throughout the decommissioning process.

The decommissioning and reclamation plan is intended to provide a secure mechanism for the removal of the solar energy equipment at the end of the life cycle of the system and restoring the land to its previous agricultural condition, estimated to take approximately 120-180 days.

It is not expected that any water courses, hazards or bodies will be impacted by the renewable energy project based on a review of the national wetlands inventory mapper. The required setbacks will be respected in the site layout. As a result, no specific restoration of the water courses, either during construction or decommissioning, is planned.

2.1 PV Module Collection and Recycling

ReneSola will be utilizing solar PV modules with recycling plans to promote the collection and recycling of modules and to minimize the potential for modules to be disposed of as municipal waste. Alternatively, solar panels with remaining useful life can be sold for other applications. The module recycling program includes the glass and the encapsulated semiconductor material, which will be collected by the manufacturer and recycled into new solar modules or other products.

Some key elements of recycling PV Modules include:

- **Collection:** ReneSola will manage the logistics of collecting the modules and provide packing and transportation to the recycling center. The module owner's only requirement is to dismantle and package the modules in accordance with the Mann Engineering's instructions;
- **Recycling:** The module manufacturer, or a comparable recycler, will recycle or reuse as much of the module as possible. All recycling processes are monitored to ensure compliance with applicable regulatory requirements regarding occupational health & safety, recycling, waste management, etc. Any elements that can't be recycled will be disposed of outside the project location's municipality and in an environmentally friendly way.

Managing the product life cycle, from raw material sourcing through end-of-life collection and recycling, enables ReneSola to create a sustainable product life cycle that strives to provide the most environmental benefits.

2.2 Facility Dismantling and Site Restoration

The Project consists of numerous recyclable materials, including glass, semiconductor material, steel, and wiring. When the Project reaches the end of its operational life, the component parts can be dismantled and recycled. The Project components will be dismantled and removed using minimal impact conventional construction equipment and recycled or disposed of safely. All components shall be removed from the site using experienced local subcontractors.

2.3 Decommission / Reclamation Methodology:

Please note that no hazardous materials will be stored onsite. The Decommissioning Plan shall consist of the following:

- 1) A timeline of 120-180 days, including weather delay, comprised of the following phases:
 - a) Phase 1: Decommission (35 days).
 - i) Removal of solar modules, racking and driven posts (15 days).
 - ii) Removal of the PowerStation electrical equipment (5 days).
 - iii) Removal of the below-grade conduits and associated cables (5 days).
 - iv) Removal of the concrete pad under the PowerStation or PowerStation ground screws, where applicable (5 days, concurrent with step (iii) above).
 - v) Removal of fences and any remaining equipment including but not limited to 3 power poles, security camera, weather station anemometer, rainfall catchment cup, irradiance meter(s), etc. (5 days, concurrent with step (iii) above).
 - vi) Removal and haul off of gravel contained in any roads added as part of the Project plus the underlying aggregate, unless the land adjacent to the Premises as defined in the site lease is used for livestock grazing or non-tilled farming such as alfalfa, hay, and/or other grasses in which case the gravel shall be removed to a level of 12" below the surface and the underlying aggregate beneath shall remain in place (10 days).
 - vii) No grading is necessary, since the Project construction plan does not require any grading other than possibly smoothing or knocking down any piles of debris, dirt, or aggregate that may already be on the Premises.
 - viii) Note: in the event that the landowner elects to keep the fence and/or the gravel road(s) installed as part of the Project in order to increase the agricultural output of the property (such as to contain sheep or other livestock for grazing and have use of the gravel road for servicing water or feed troughs for the livestock), and the landowners approve such request in writing either as a part of this permit application or at a later date, ReneSola and its assigns shall comply with that request and remove all other equipment pursuant to this Plan.
 - b) Phase 2: Reclamation (35 to 65 days).
 - i) Order the appropriate Crop seeds (30 days prior to the end of the Term).

- ii) Prepare the soil as needed to plant the Crop (15 days).
 - iii) Prepare any necessary temporary irrigation, such as a temporary water tank, hose, or rental of a watering truck to nurture the Crop seeds after planting (15 days, concurrent with step (iv) above).
 - iv) Plant the Crop seeds (5 days).
 - v) Water and fertilize as needed, using agricultural grade probiotics and if needed additional non-toxic fertilizers (15-45 days).
- c) Weather delay allowance, needed only for below grade removal as described in Phase 1, sections (iii), (iv), and (vi) (30 days).

EXHIBIT "A"

Commencing at the northwest corner of the Northeast Quarter (NE1/4) of Section 26, Township 111 North, Range 15 West; thence west 285 feet; thence south 651 1/2 feet; thence east 1150 feet; thence south 1988.5 feet to south quarter section line; thence east 1610 feet to west line of school property; thence north 264 feet; thence east 165 feet to east section line; thence north 2376 feet to NE section corner; thence west 2640 feet to place of beginning.

Except the following:

That part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 111 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Beginning at the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 26; thence North 00 degrees 37 minutes 43 seconds West, assumed bearing, along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 344.00 feet; thence North 89 degrees 44 minutes 37 seconds West; a distance of 275.00 feet; thence South 00 degrees 37 minutes 43 seconds East, a distance of 344.00 feet to the south line of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 44 minutes 37 seconds East, along said south line, a distance of 275.00 feet to the point of beginning.

EXCEPT (record description) part of the SE 1/4 of the NE 1/4 of section 26, in township 111 north, range 15 west of the fifth principal meridian in the County of Goodhue, State of Minnesota, described as follows:

Beginning at the southeast corner of the SE 1/4 of the NE 1/4 of said section 26, run thence north 16 rods, thence west parallel with the south line of said forty 10 rods, thence south parallel with the east line of said forty 16 rods, thence east on the south line of said forty 10 rods to the place of beginning.

Subject to a roadway easement over, under and across that part taken by the Township Road.

And Except the following:

That part of the Northeast Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter all in Section 26, Township 111, Range 15, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence North 89 degrees 30 minutes 37 seconds West: (assumed bearing) along the north line of said Northeast Quarter of the Northwest Quarter, a distance of 285.00 feet; thence South 0 degrees 21 minutes 05 seconds East, parallel with the north-south quarter line of said Section 26, a distance of 651.50 feet; thence South 89 degrees 44 minutes 31 seconds East, parallel with the east-west quarter line of said Section 26, a distance of 1150.00 feet; thence North 0 degrees 21 minutes 05 seconds West, parallel with said north-south quarter line, a distance of 258.41 feet; thence North 89 degrees 02 minutes 30 seconds

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West, a distance of 596.55 feet; thence on a bearing of North, a distance of 384.45 feet to the north line of said Northwest Quarter of the Northeast Quarter: thence North 89 degrees 42 minutes 20 seconds West, along said north line, a distance of 270.94 feet to the point of beginning.

Subject to easements of record.

(Abstract Property)

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RENESOLA

MN GOODHUE 9-1 LLC

GOODHUE, GOODHUE COUNTY, MN

FEATURE	EXISTING	PROPOSED
SILT FENCE		
DELINEATED WETLAND		
OVERHEAD ELECTRIC LINES		
BURIED ELECTRIC LINES		
FIBER OPTIC LINES		
BURIED TELEPHONE		
CHAIN LINK FENCE		
SANITARY SEWER LINE		
SANITARY SEWER FORCE MAIN		
SANITARY SEWER MANHOLE		
STORM PIPE LINE		
STORM MANHOLE		
DRAIN TILE		
WATERMAIN		
WATERMAIN MANHOLE		
HYDRANT		
GATE VALVE		
TREE PROTECTION		
MAJOR CONTOUR		
MINOR CONTOUR		
DRAINAGE FLOW ARROW		
TREE		



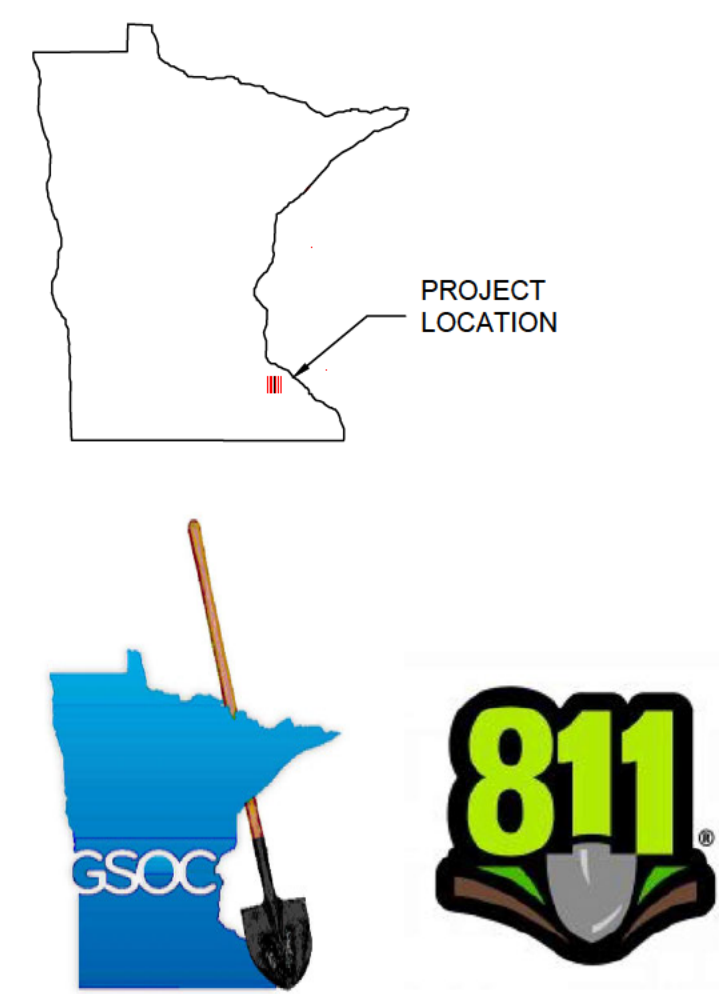
Sheet List Table	
Sheet Number	Sheet Title
01	TITLE
02	NOTES & SEQ
03	EROSION & SEDIMENT CONTROL PLAN
04	DETAILS

GOVERNING SPECIFICATIONS
 THE 2005 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN
 ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING FIELD MANUAL FOR TEMPORARY CONTROL ZONE LAYOUTS.

UTILITIES
 THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

CONSTRUCTION NOTE
 CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN OPERATION OF EXISTING UTILITIES THROUGHOUT THE DURATION OF THE PROJECT. IN THE EVENT THAT AN INTERRUPTION OF SERVICE IS UNAVOIDABLE IN ORDER TO COMPLETE THE WORK, CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION TO ALL AFFECTED BUSINESSES A MINIMUM OF 3 WORKING DAYS IN ADVANCE OF ANY INTERRUPTION.

GOPHER STATE ONE-CALL
 IT IS THE LAW THAT ANYONE EXCAVATING AT ANY SITE MUST NOTIFY GOPHER STATE ONE CALL (GSOC) SO THAT UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE OR OTHER UTILITY LINES CAN BE MARKED ON OR NEAR YOUR PROPERTY BEFORE ANY DIGGING BEGINS. A 48-HOUR NOTICE, NOT INCLUDING WEEKENDS, IS REQUIRED. CALLS CAN BE MADE TO GSOC AT 1-800-252-1166 OR (651)454-0002, MONDAY THROUGH FRIDAY (EXCEPT HOLIDAYS) FROM 7 A.M. TO 5 P.M.



CLIENT
RENESOLA
 43 SE MAIN STREET 504 EXPO HALL
 MINNEAPOLIS, MN 55414

ENGINEER
EMMONS & OLIVIER RESOURCES, INC.
 1919 UNIVERSITY AVE W, STE 300
 ST PAUL, MINNESOTA 55104
 TELEPHONE: (651) 770-8448
 FAX: (651) 770-2552
 eorinc.com

Plot Date: 10/21/2020
 Drawing Name: 8-12 MN GOODHUE 9-1 ESC Detail 09_GMS 5/11/20
 Project Path: P:\Projects\145_Renesola_Power\0909_Goodhue_Zum_ESC_Detail\09_GMS\5/11/20_Goodhue 9-1 ESC 8-12.dwg
 User: jgibbs

NO	DATE	BY	REVISION
6			
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4			
3			
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NOT FOR CONSTRUCTION

SUBMISSION DATE: XX-XX-XXXX	Emmons & Olivier Resources, Inc. 1919 University Ave W St Paul, MN 55104 Telephone: 651.770.8448 www.eorinc.com	
DESIGN BY CJL		DRAWN BY CJL
EOR PROJECT NO. ----		

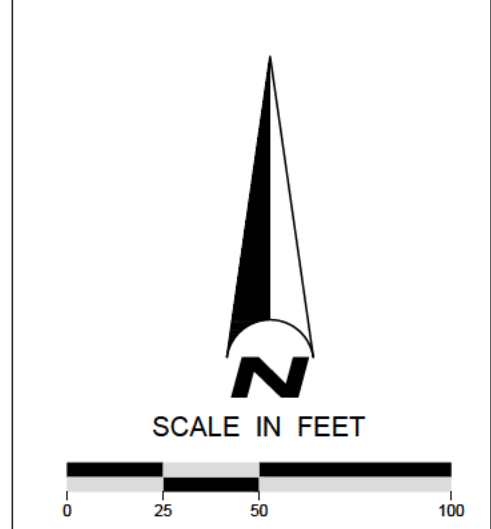
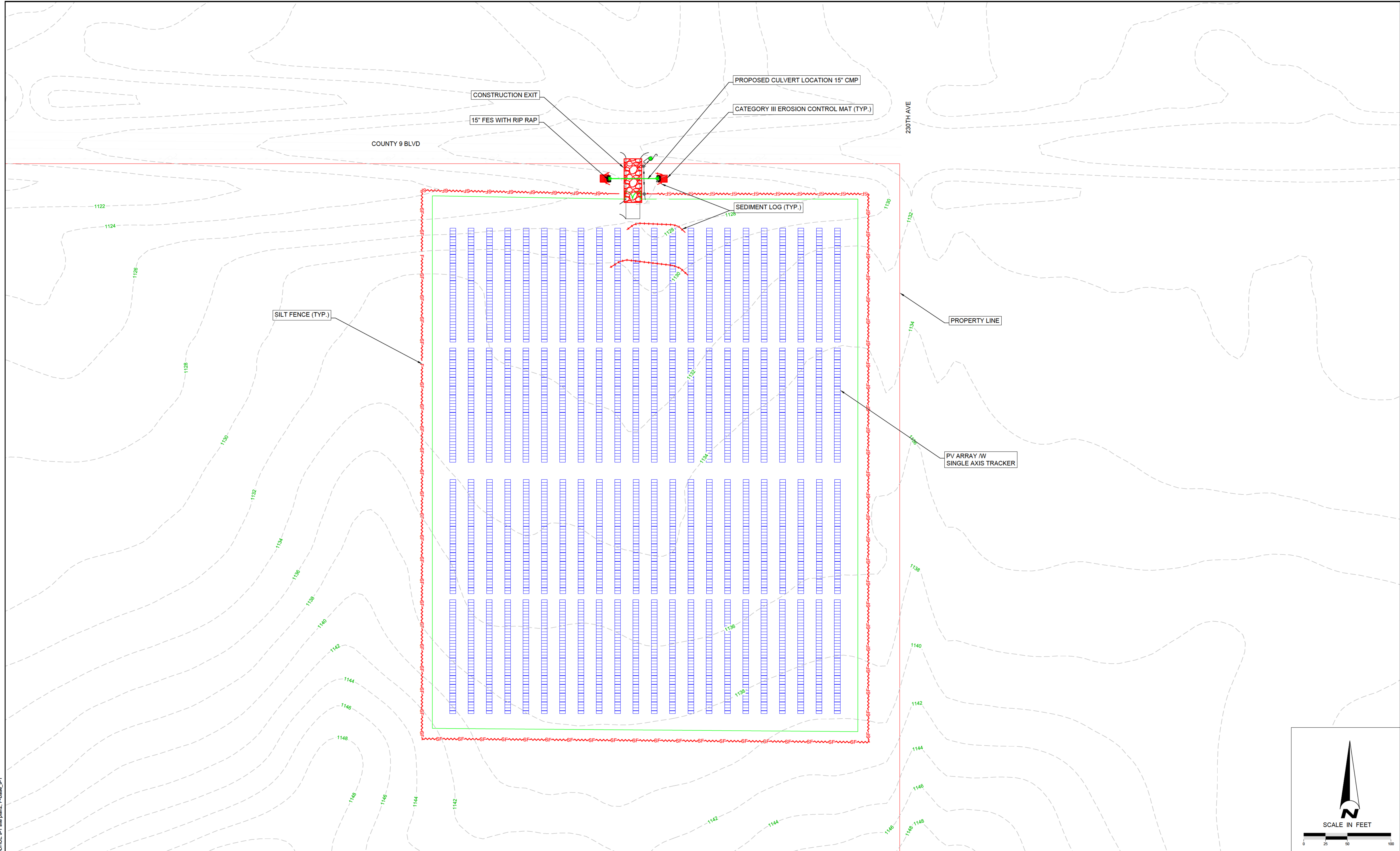


MN GOODHUE 9-1 LLC
 GOODHUE, GOODHUE COUNTY, MN

TITLE

SHEET 01 OF 04 SHEETS

Plot Date: 10/21/2020
 Drawing Name: 6-12_MN_GOODHUE 9-1
 File Path: \\P:\Projects\145_ReneSola_Power\145_GOODHUE 9-1\145_GOODHUE 9-1.dwg
 User: CJL
 Title: EROSION & SEDIMENT CONTROL PLAN



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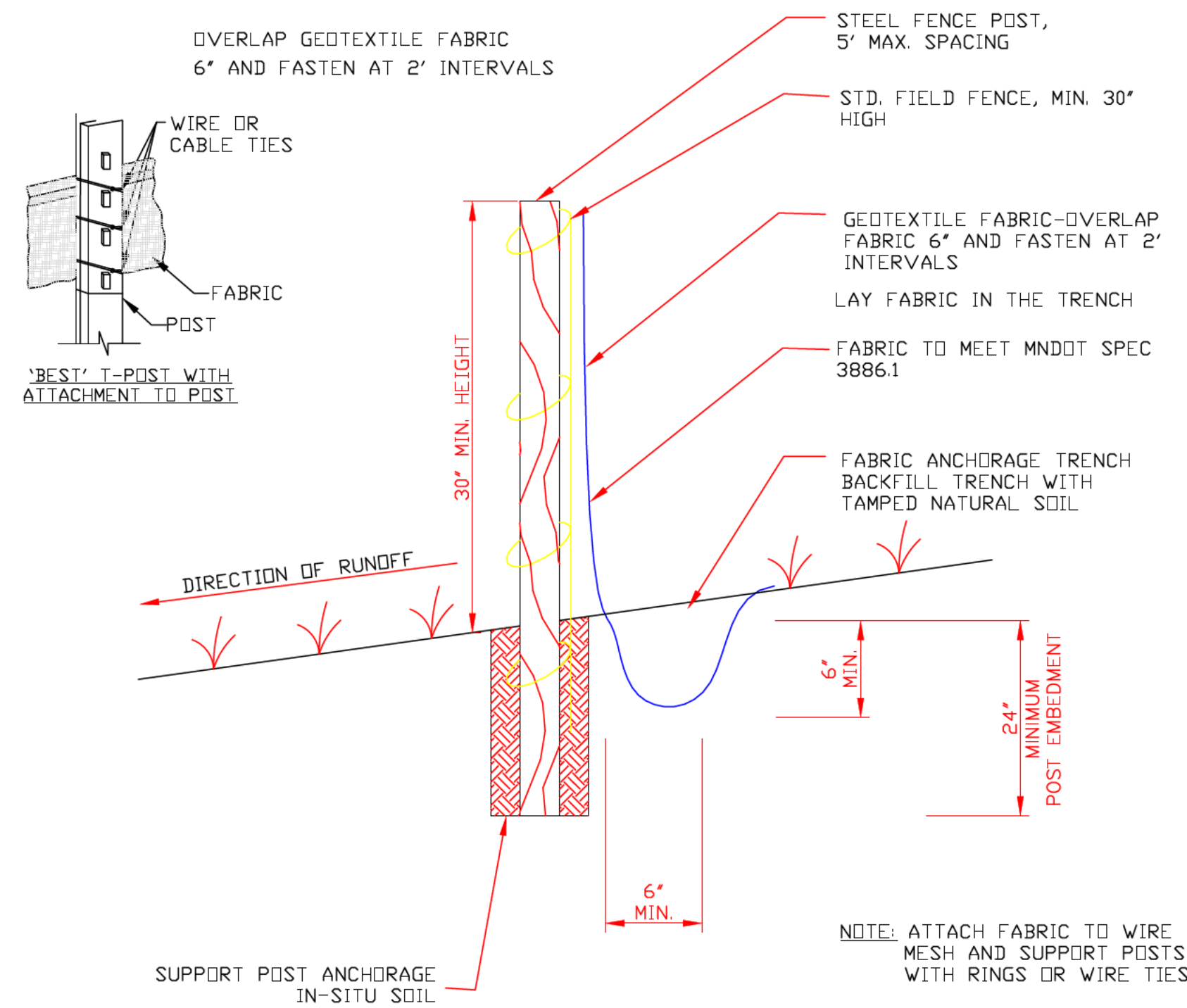
SUBMISSION DATE:
 XX-XX-XXXX
 DESIGN BY: CJL
 DRAWN BY: CJL
 EOR PROJECT NO.
 1405-0008-02

EOR Emmons & Olivier
 Resources, Inc.
 1919 University Ave W
 St Paul, MN 55104
 water ecology community
 Tele: 651.770.8448
 www.eorinc.com

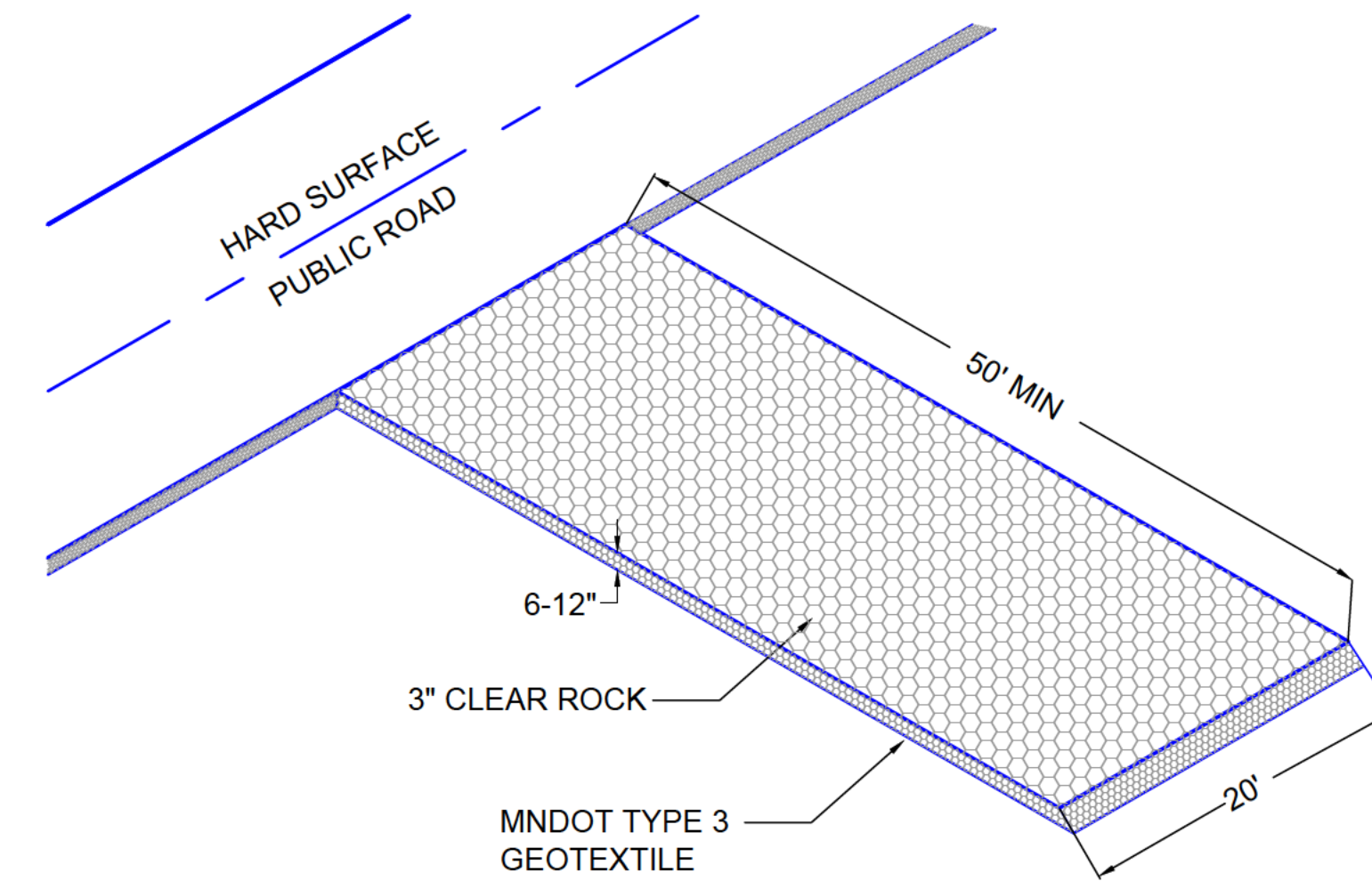


MN GOODHUE 9-1 LLC
 GOODHUE, GOODHUE COUNTY, MN
 STATE PROJECT NO. --- CITY PROJECT NO.

EROSION & SEDIMENT CONTROL PLAN
 SHEET 03 OF 04 SHEETS

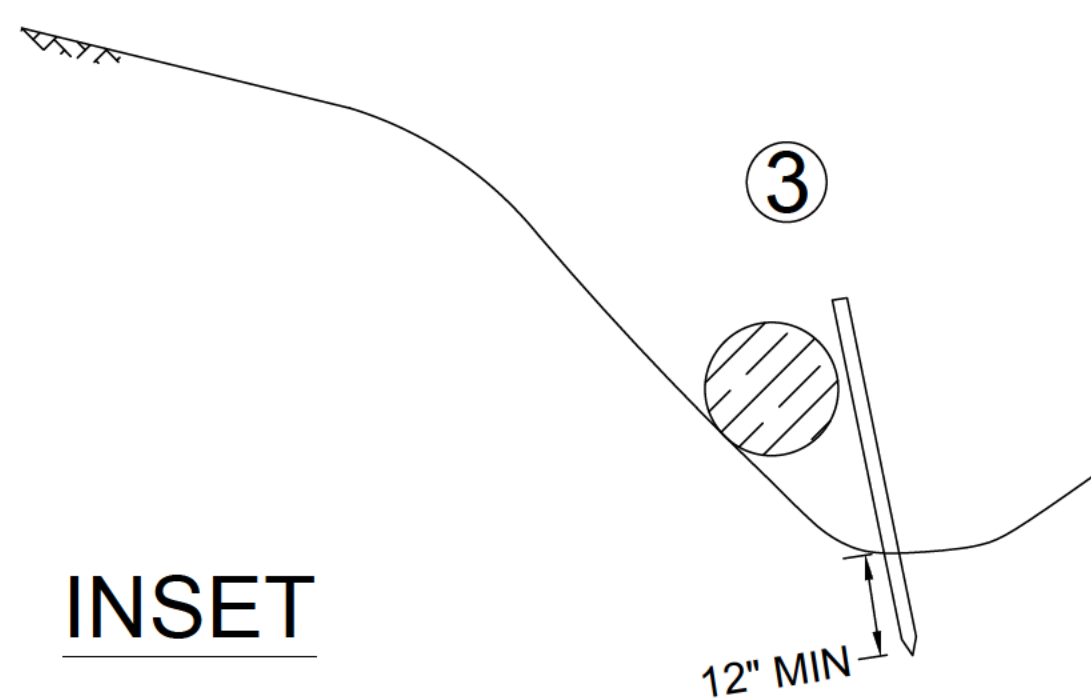
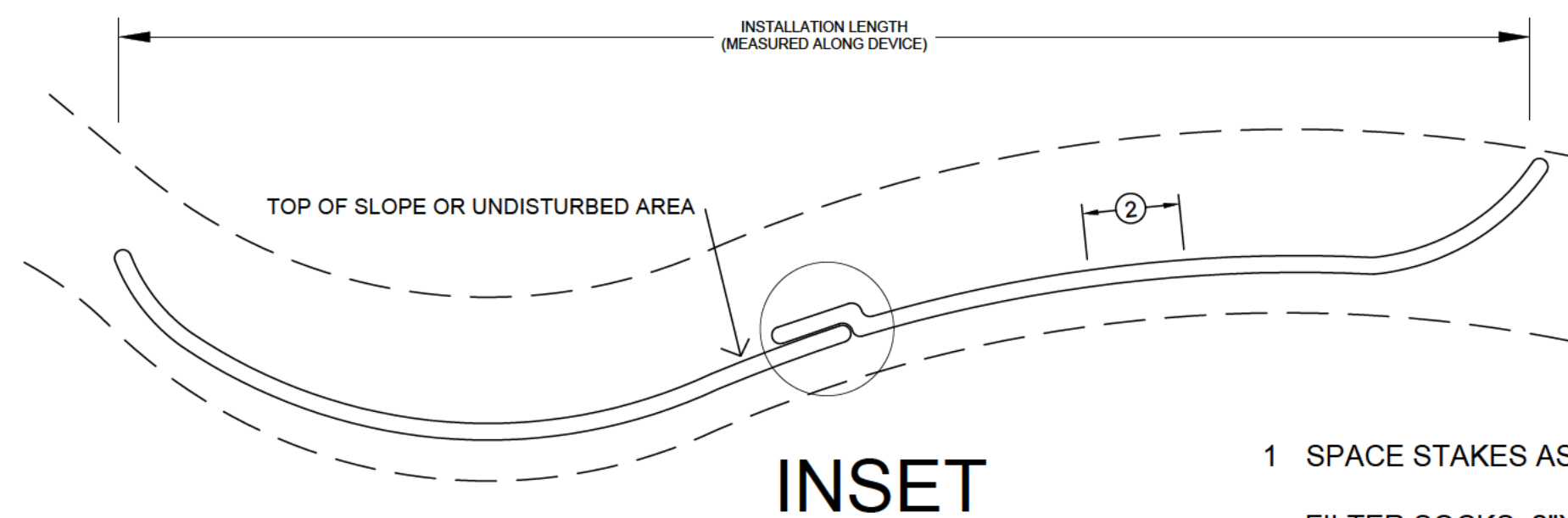


01 SILT FENCE
04



NOTE:
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROCESS.
- ROCK SHALL BE UNDERLINED WITH MNDOT TYPE 3 GEOTEXTILE FABRIC.

02 CONSTRUCTION EXIT
04



- SPACE STAKES AS FOLLOWS:
 FILTER SOCKS: 2"X2" NOMINAL WOOD STAKES AT 8 FOOT MAXIMUM STAKING.
 WOOD EXCELSIOR LOGS: 1"X1" NOMINAL WOOD STAKES AT 8 FOOT MAXIMUM SPACING.
- INSTALL SLOPE PROTECTION PERPENDICULAR TO SLOPE (PARALLEL TO CONTOURS). OVERLAP JOINTS PER DETAIL 'A'. RUN THE LAST 10 FEET OF EACH DEVICE UP THE SLOPE TO PREVENT FLOW RUNAROUND.
- STAKES ARE NOT TO PROTRUDE THROUGH LOGS, BUT RATHER PLACED ON THE DOWNSTREAM SIDE AT A 45 DEGREE ANGLE SO AS TO "PINCH" THE LOG TIGHT TO THE GROUND SURFACE
- WOOD EXCELSIOR LOGS 9" DIA. ROLL ENCLOSED IN PLASTIC OR POLYESTER NETTING W/ MAXIMUM OF 3/8" NET OPINING

03 SEDIMENT LOG
04

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF PIPE ARCH (IN.)	L (FT.)	CLASS II d ₅₀ = 6"				CLASS III d ₅₀ = 9"				CLASS IV d ₅₀ = 12"			
		GRANULAR FILTER UNDER APRON	12" RIPRAP	12" TEXTILE UNDER APRON	12" GRANULAR FILTER UNDER APRON	18" RIPRAP	18" TEXTILE UNDER APRON	18" GRANULAR FILTER UNDER APRON	24" RIPRAP	24" TEXTILE UNDER APRON	24" GRANULAR FILTER UNDER APRON		
12	8	16.9	0.2	3.0	19.6	0.3	4.4	25.5	0.5	5.9	31.4	0.7	8.4
15	8	18.0	0.2	3.2	20.8	0.3	4.8	28.9	0.4	6.4	35.4	0.7	9.4
18	10	22.4	0.4	4.3	25.6	0.4	6.4	35.4	0.7	8.4	43.3	1.0	12.3
21	10	24.1	0.4	4.7	27.4	0.6	7.1	39.0	0.7	9.4	47.3	1.0	13.3
24	12	29.7	0.5	6.2	33.4	0.8	9.2	47.3	1.0	12.3	57.3	1.3	16.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2	48.4	1.2	15.4
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.3	15.4	55.4	1.5	18.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1	65.4	2.3	24.9
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9	72.0	2.9	29.6
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	29.6	81.1	3.4	34.6

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d ₅₀ = 6"				CLASS III d ₅₀ = 9"				CLASS IV d ₅₀ = 12"			
		GRANULAR FILTER UNDER APRON	12" RIPRAP	12" TEXTILE UNDER APRON	12" GRANULAR FILTER UNDER APRON	18" RIPRAP	18" TEXTILE UNDER APRON	18" GRANULAR FILTER UNDER APRON	24" RIPRAP	24" TEXTILE UNDER APRON	24" GRANULAR FILTER UNDER APRON		
22	10	22.0	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1	33.0	0.7	9.1
28	12	28.5	0.6	5.7	33.0	0.7	8.5	37.1	0.8	11.3	41.9	1.0	12.3
36	14	37.3	0.8	7.5	41.5	1.1	11.5	45.8	1.5	14.9	50.3	2.1	15.0
45	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0	60.3	2.3	19.6
51	18	52.8	1.2	11.3	57.5	1.9	16.9	62.7	2.3	22.5	68.4	2.5	22.6
58	20	59.9	1.5	13.2	65.4	2.2	19.6	70.7	2.5	25.4	76.4	2.9	27.6

NOTES:
 REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.
 PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
 ① FOR PIPES GREATER THAN OR EQUAL TO 30", USE L51.
 ② GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
 ③ DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3101.
 ④ GRANULAR FILTER, SPEC. 3603, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC. 2511 THE CUSHION LAYER IS INCIDENTAL.
 ⑤ GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1/2" CRUSHED ROCK UNDER THE APRON TO 1/2" IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

APPROVED: DECEMBER 9, 2013
 STATE OF MINNESOTA
 DEPARTMENT OF TRANSPORTATION
 RIPRAP AT RCP OUTLETS
 SPECIFICATION REFERENCE: 3100, 3101, 3601, 3733, 2511
 STANDARD PLATE NO.: 3133D

04 RIP RAP
04

Plot Date: 10/21/2020
 Drawing: emms_9-12_MN_GOODHUE_S-1.dwg
 User: jgibbs_9-12_MN_GOODHUE_S-1.dwg
 Plot Date: 10/21/2020
 Drawing: emms_9-12_MN_GOODHUE_S-1.dwg
 User: jgibbs_9-12_MN_GOODHUE_S-1.dwg

6			
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1			
NO	DATE	BY	REVISION

NOT FOR CONSTRUCTION

SUBMISSION DATE:
XX-XX-XXXX
 DESIGN BY: CJL
 DRAWN BY: CJL
 EOR PROJECT NO.: ----

EOR Emmons & Olivier Resources, Inc.
 1919 University Ave W
 St Paul, MN 55104
 Tele: 651.770.8448
 www.eorinc.com

ReneSola

MN GOODHUE 9-1 LLC
 GOODHUE, GOODHUE COUNTY, MN
 STATE PROJECT NO. --- CITY PROJECT NO. ---

DETAILS

SHEET 04 OF 04 SHEETS

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: December 01, 2020
Report date: November 24, 2020

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

Request, submitted by ReneSola Power (Applicant) and Michael Stehr (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres.

Application Information:

Applicant: ReneSola Power (Applicant) and Michael Stehr (Owner)
Address of zoning request: TBD County 9 BLVD, Goodhue, MN 55027
Parcel(s): 33.028.0100
Abbreviated Legal: Part of the NE ¼ of Section 28 TWP 111 Range 15 in Goodhue Township
Zoning District: A3 (Urban Fringe District)

Attachments and links:

Applications and submitted project summary (excerpt of materials; full submittal available upon request)
Site Map(s)
November 16, 2020 Planning Commission DRAFT 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 1 Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 8.0-acres of leased land located in Goodhue Township that is owned by Michael Stehr. 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 A3 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 and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The 8.0-acre (approximate) area to be leased by the Applicant is situated on a 60-acre parcel owned by Michael Stehr (Stehr Farms Inc.). The proposed lease area and the remainder of the property is currently used for row-crop agriculture. There are two existing 1-megawatt utility-scale SES arrays located directly east of the site. There are no existing structures on the property.
- Adjacent land uses include primarily row-crop agriculture and low-density residential. The nearest residence is located approximately 1,250 feet northwest of the proposed array and is owned by the Applicant (Stehr Farms Inc). The City of Goodhue is approximately 0.4 miles west of the proposed facility.
- The property is Zoned A3 (Urban Fringe District). Bordering zoning districts include A-1 (Agriculture Protection) to the east, A-3 (Urban Fringe) to the south and west, and the City of Goodhue to the north.

Solar Array:

- The solar array is proposed to include 3,380 single-axis tracker panels installed in 22 rows spaced 21-feet apart. Steel and aluminum racks will hold up the solar panels, reaching 14 feet above grade at the maximum tilt configuration.

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

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

- A 20-foot-wide crushed aggregate access road will be constructed through parcel 64.460.0020 (Stehr Farms Inc.) to the north to provide access to CTY 9 BLVD. The approach is an existing field access road.

The Applicant has consulted with Goodhue County Public Works Director Greg Isakson regarding the proposed access location. Mr. Isakson noted Public Works does not have any concerns with the proposed access drive location however an access permit must be acquired from the Department prior to performing the work within the CTY 9 BLVD R-O-W.

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. *LUM Staff strongly recommends the Applicant records a minimum 33-foot wide easement to the solar facility in the proposed driveway location to ensure future site access across PID 64.460.0020 to the north.*

A separate fire number will be required for the site. Emergency vehicle access appears adequate to service the facility.

- Ample space exists within the project area to provide off-street parking, turnaround, unloading, and storage space for workers and materials during the construction phase.
- Once constructed, traffic to the site would be limited to periodic visits by maintenance and landscaping personnel to perform routine maintenance, in addition to any unplanned maintenance.
- The solar garden is sited to comply with all GCZO setback requirements for Solar Energy Systems.

Landscaping/Drainage:

- The site slopes generally from northwest to southeast with slopes ranging from 2-6%. Runoff drains generally northwest towards the drainage ditches along CTY 9 BLVD which then direct the flow east to an existing drainage channel adjacent to State HWY 58.
- A preliminary grading and erosion control plan has been provided for this project. The plan notes that stormwater management will include the use of best management practices and perimeter control devices (silt fencing) to prevent erosion until the site is re-vegetated. No wetland or Bluffland features have been identified on this site.

Beau Kennedy (Goodhue SWCD Water Planner) reviewed the proposal and offered the following comments:

This site is located immediately to the west of two existing 8-acre solar facilities that are already up. The erosion control plan looks good, but no stormwater storage was identified unlike most of the other solar installations. There was no formal wetland review for this site, however, wetland impacts are unlikely here.”

LUM Staff discussed the stormwater retention issue with ReneSola Power Project Manager (Cindy Larson O’Neil). She noted a stormwater retention basin would likely be part of the final stormwater plan which is generally prepared with the civil design package prior to Building Permit submittal.

Staff encouraged the Applicant to evaluate the future stormwater retention component to ensure it will not affect the proposed array layout and advised the Applicant that any future changes to the array layout would require consideration as an amendment through the formal CUP process.

An erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application. An NPDES (National Pollutant Discharge Elimination System) and SWPPP will be required for this project and will need to be submitted by the Applicant prior to Building Permit approvals.

- No vegetative screening is proposed. The area surrounding the array is unwooded providing minimal cover, however, the existing solar installations to the east, topography, and physical distance of the array from existing residences appear to adequately screen the area from nearest residences. The Board should consider whether any screening of the proposed SES is warranted.
- Apart from the meter pad (less than 500 square feet), the entire area within the project boundary will be seeded with a “MnDOT pollinator blend” of grasses.
- A 6-foot tall chain-link fence will be constructed around the perimeter of the project area for security.
- Construction is expected to last approximately 2-3 months and is anticipated to begin in late fall or early winter of 2021.

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.
- The Applicant has prepared a Decommissioning Agreement between MN Goodhue 9-2 LLC and Michael Stehr. The plan includes the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing, roads, and other ancillary facilities owned by the solar garden within one hundred eighty (180) days of the end of the project useful life.
- 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 should consider if the County should require financial assurance to cover anticipated decommissioning costs.

Goodhue Township:

- Goodhue Township received the application materials from the applicant and signed the CUP Application acknowledgment on 10/19/20 without comment.
- A Township Zoning Approval permit will need to be acquired by the Applicant as part of the Building Permit submittal package.

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 location of the Solar Garden provides adequate separation and screening from adjacent residential uses. 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 applicant’s submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be provided 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.

PAC Recommendation:

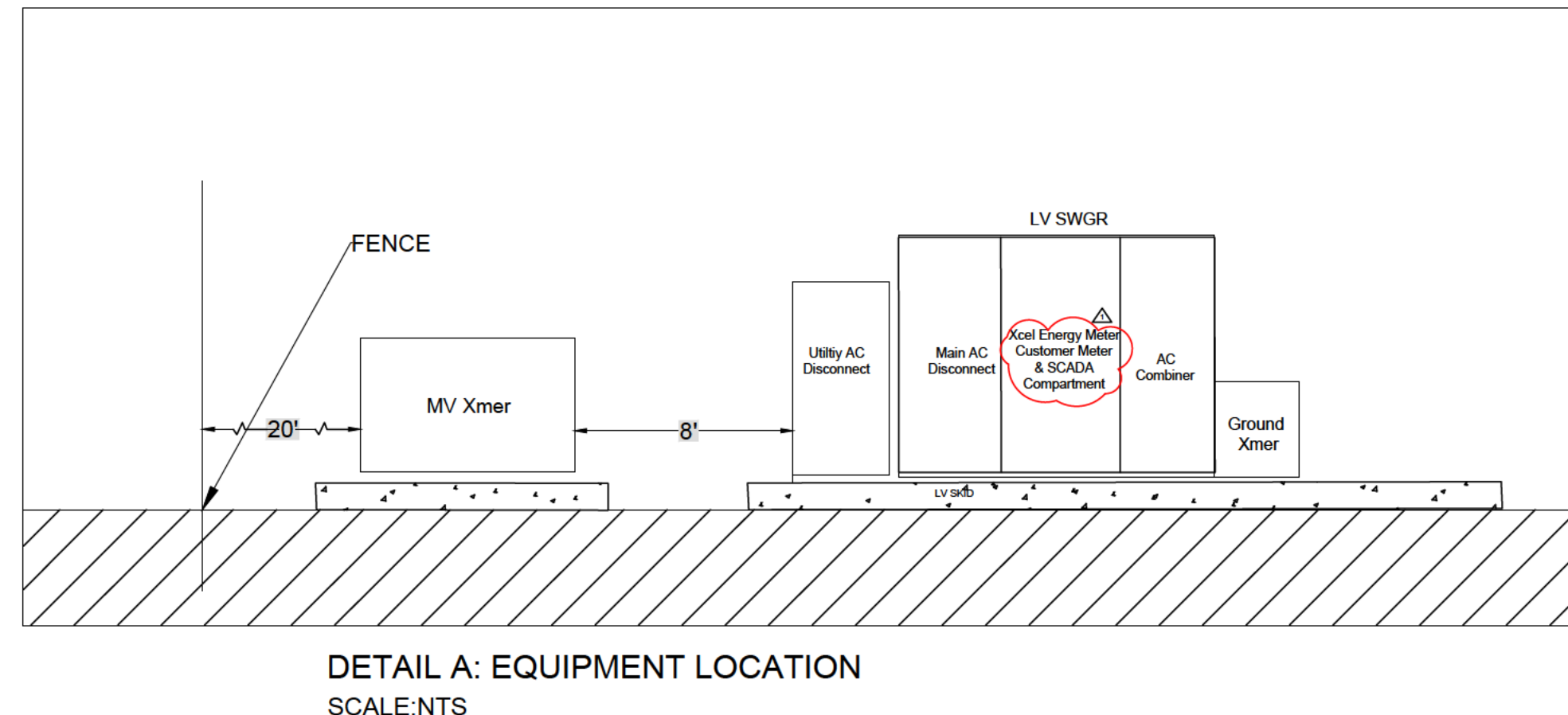
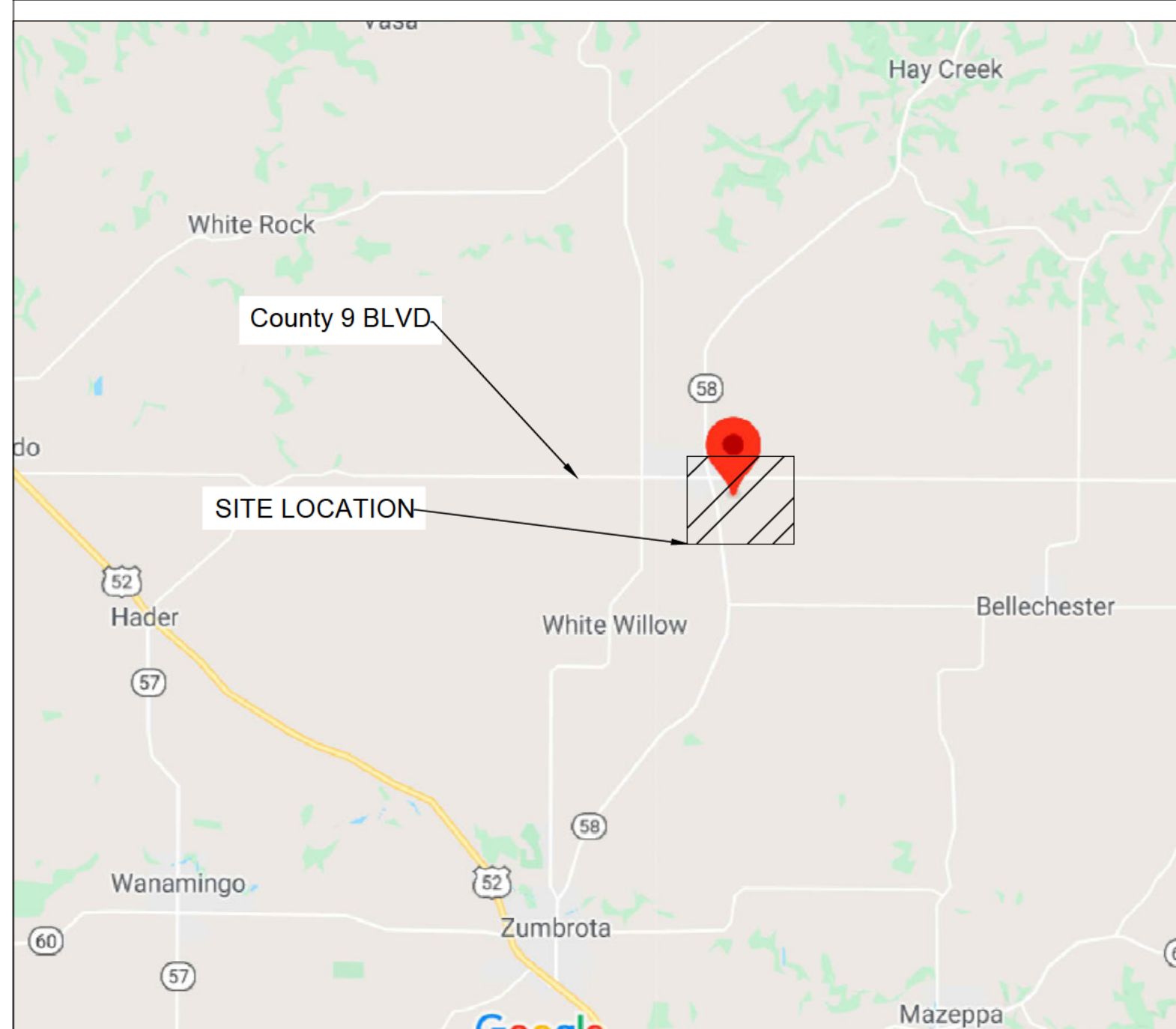
The Planning Advisory Commission recommends the County Board

- 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 CUP request, submitted by ReneSola Power (Applicant) and Michael Stehr (Owner) for the MN Goodhue 9-2 LLC Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 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 Goodhue 9-2 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. Applicant shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit “seed tags” to the Land Use Management Department prior to final inspection;
7. Applicant shall obtain an Access Permit from the Goodhue County Public Works Department prior to performing work within the CTY 9 BLVD Right-Of-Way;
8. Applicant 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 23 (Urban Fringe 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.



LEGEND:

- PROPERTY LINE
- SOLAR MODULE
- TRANSFORMER
- EQUIPMENT SKID (1): LV SWITCHGEAR, LOCUS METERING AND WEATHER STATION WITH SITE CAMERA, GROUNDING TRANSFORMER, AND XCEL BILLING AND PRODUCTION METER
- PROPOSED SITE ROAD (20')
- EXISTING OVERHEAD LINES
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- PERIMETER FENCE

NOTES:

PV SYSTEM:

SYSTEM SIZE: 1.386MW DC/ 1.0MW AC
DC/AC RATIO: 1.39
PITCH (ROW-TO-ROW SPACING): 21'
PV MODULES: TRINA TSM-DE15M(II) 410W, MONO
NUMBER OF MODULES: 3,380
NUMBER OF STRINGS: 130
MODULES PER STRING: 26

ARRAY AZIMUTH: 90°/270°

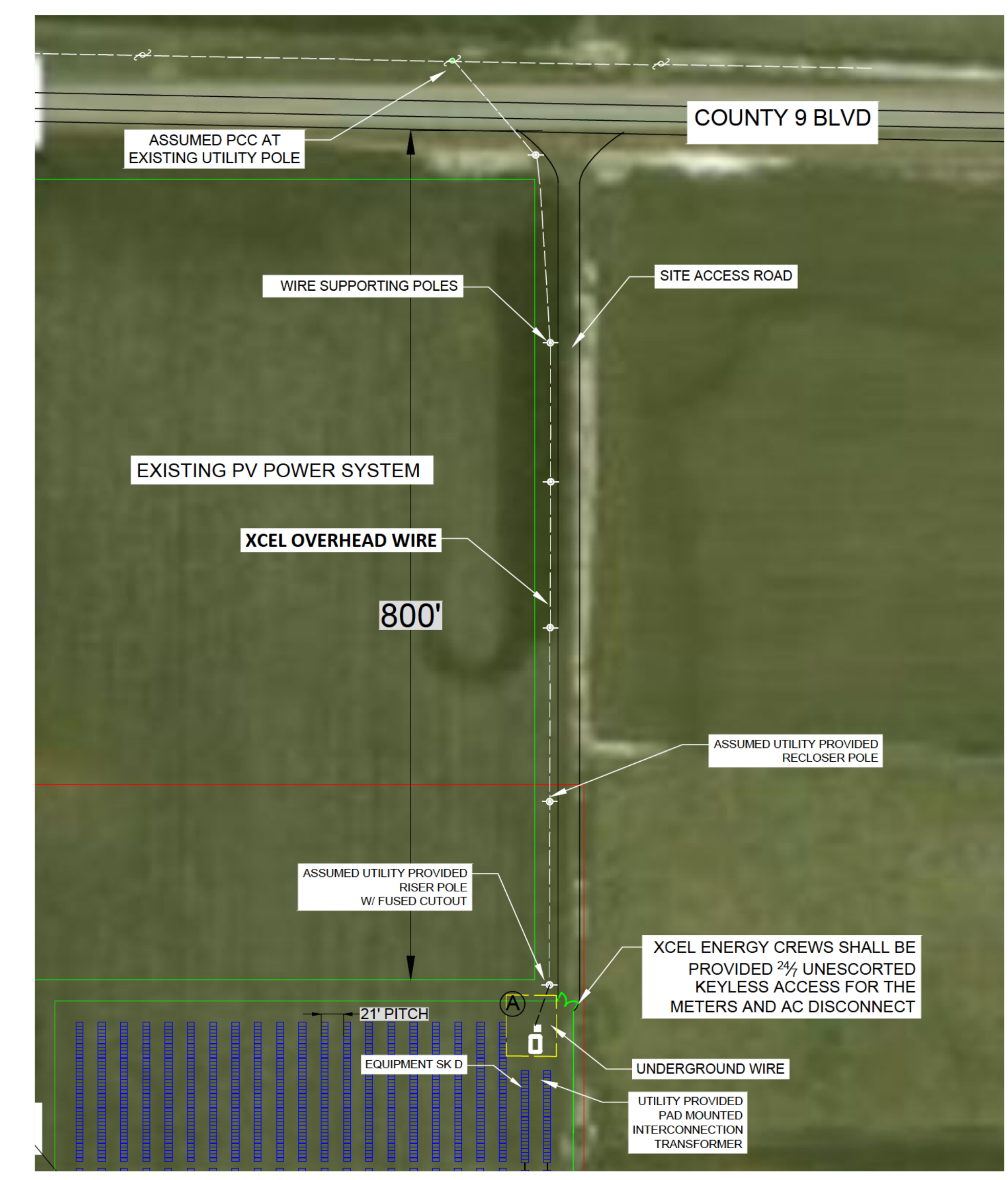
SYSTEM ESTIMATE PRODUCTION: 2162 Mwh/1st YEAR
PVSYST LOCATION: MN-ST PAUL INT ARP TMY3
EST PV ARRAY ACREAGE: 5.84
EST PV ARRAY FENCED AREA ACREAGE: 6.84

RACK CONFIGURATION:

NEXTRACKER NX HORIZON
SINGLE AXIS RACKING
EACH RACK/ROW CONSISTS OF MAX [78] MODULES IN PORTRAIT

INVERTER INFORMATION:

8 SMA HIGHPOWER PEAKS-125KW US
STRINGS PER INVERTER: 16/17



RENESOLA POWER HOLDINGS LLC

43 SE Main St. Suite 504. Expo Hall
Minneapolis, MN 55414

APPLICATION MANAGER CONTACT INFO:
(952)486-1538
cindy.larsononeil@renesolapower.com

PROJECT NAME AND LOCATION

MN GOODHUE 9-2 LLC

44.3942 -92.6123
44°23'39.1"N 92°36'44.3"W
Goodhue, Minnesota
Goodhue County

EPS OPERATOR: XCEL ENERGY
CASE # 3863274

REV	DESCRIPTION	BY	DATE
4			
3			
2			
1	ENGINEER COMPLETE REVIEW	RY	09/11/20
0	INTERCONNECTION SUBMITTAL	RY/MZ	06/30/20

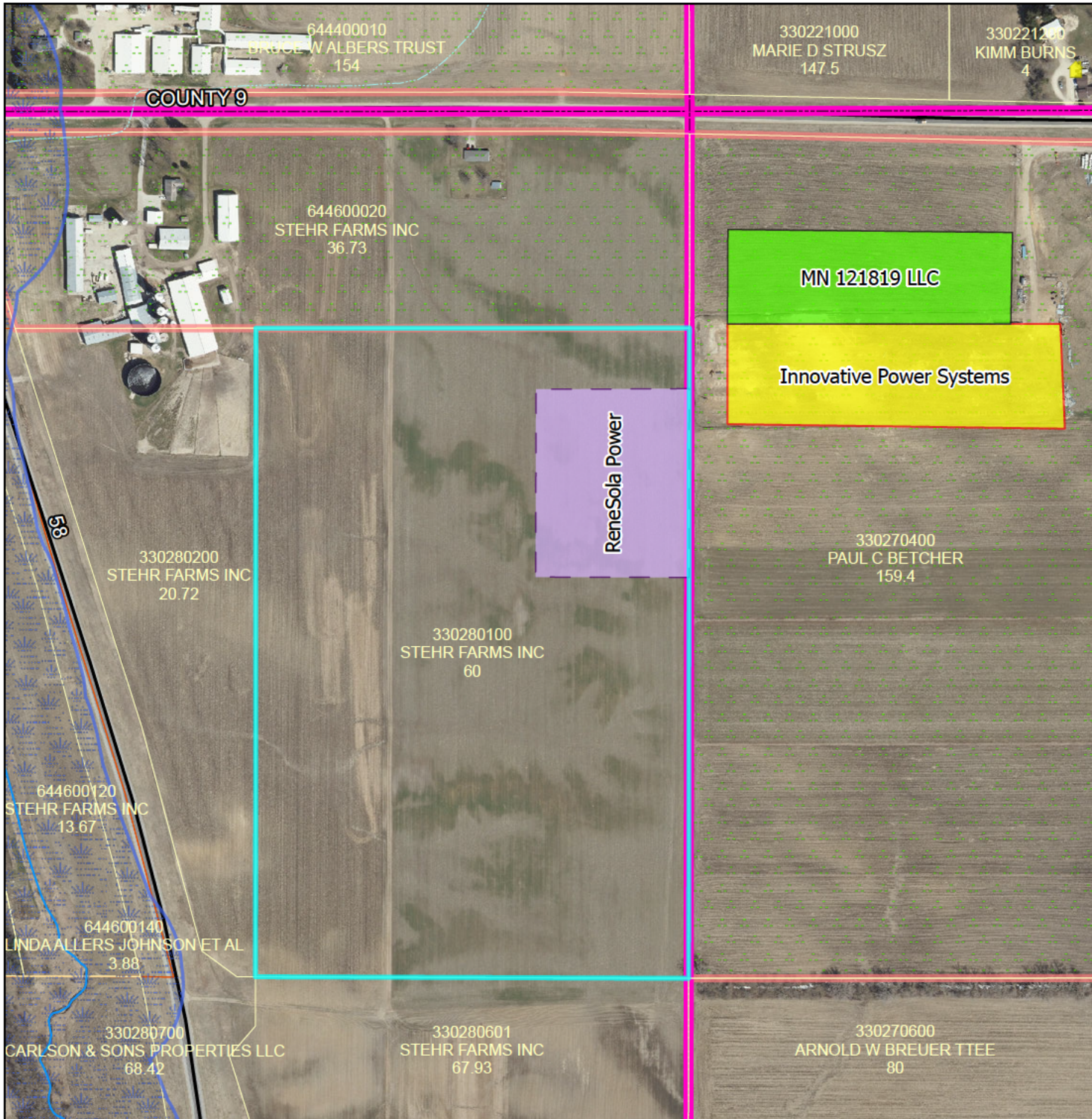
SHEET TITLE

GENERAL SITE PLAN

PROJECT NUMBER: XXXXXX
PAPER SIZE: PLOT 24"x36" FOR FULL SCALE
SCALE: 1"=30'
DATE: 06/30/20
DRAWING NO.

1 of 5

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
November 16th, 2020

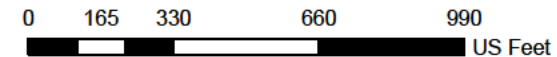
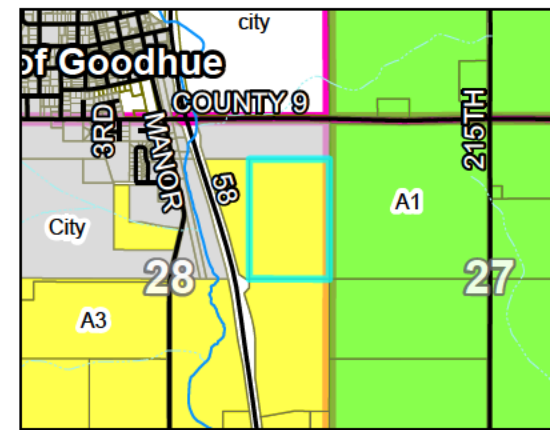
ReneSola Power (Applicant) and
Michael Stehr (Owner)
A-3 Zoned District

Part of the NE 1/4 of Section 28
TWP 111 Range 15 in Goodhue Township

Request for Utility Scale Photovoltaic
Ground 1-Megawatt Solar Energy System
occupying approximately 8.0 acres

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

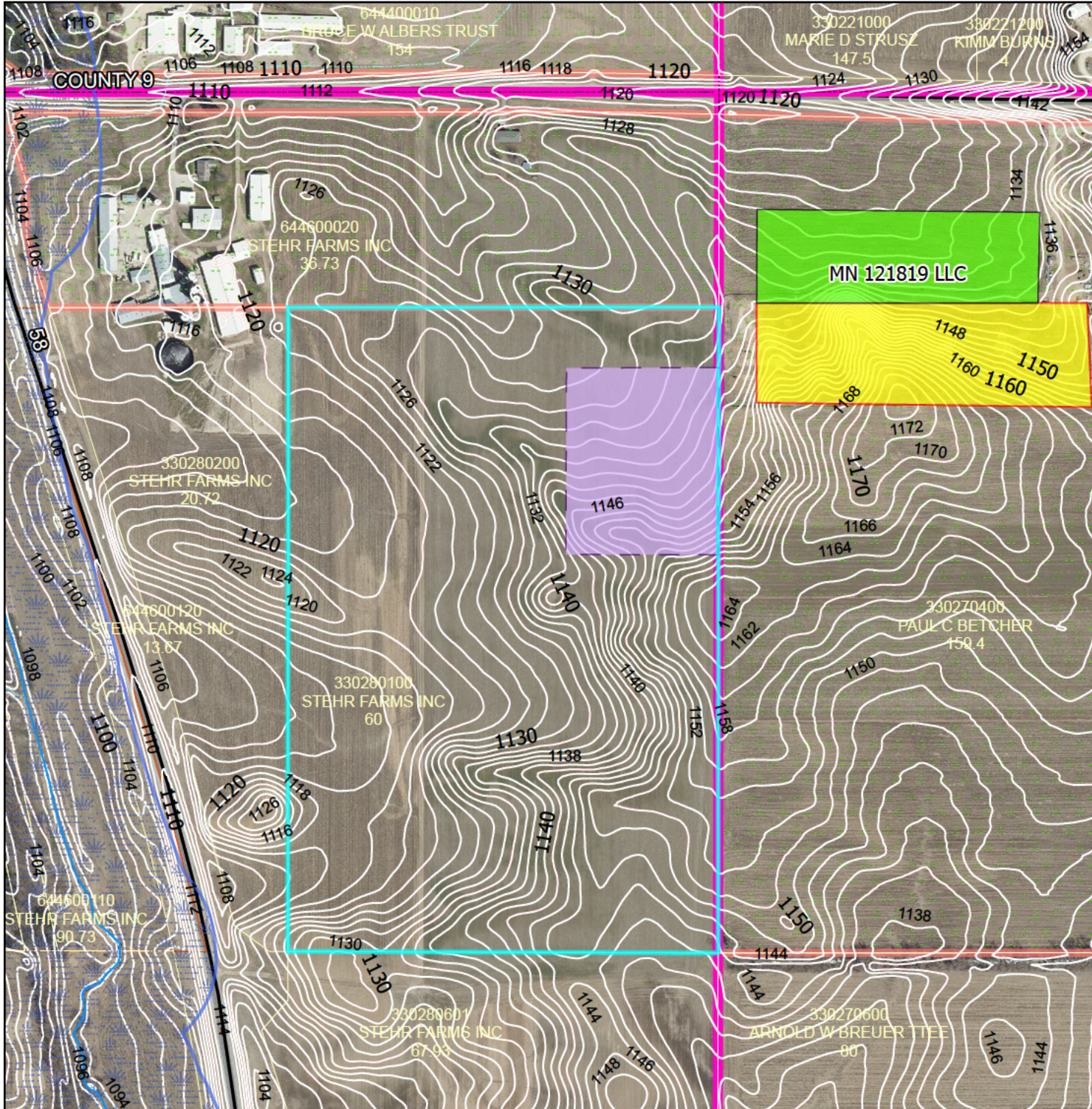


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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
November 16th, 2020

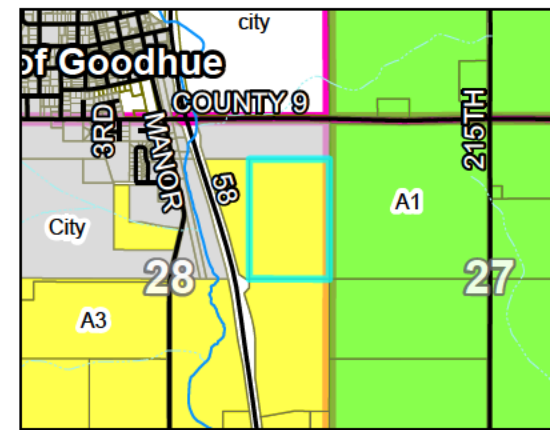
ReneSola Power(Applicant) and
Michael Stehr (Owner)
A-3 Zoned District

Part of the NE 1/4 of Section 28
TWP 111 Range 15 in Goodhue Township

Request for Utility Scale Photovoltaic
Ground 1-Megawatt Solar Energy System
occupying approximately 8.0 acres

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 |



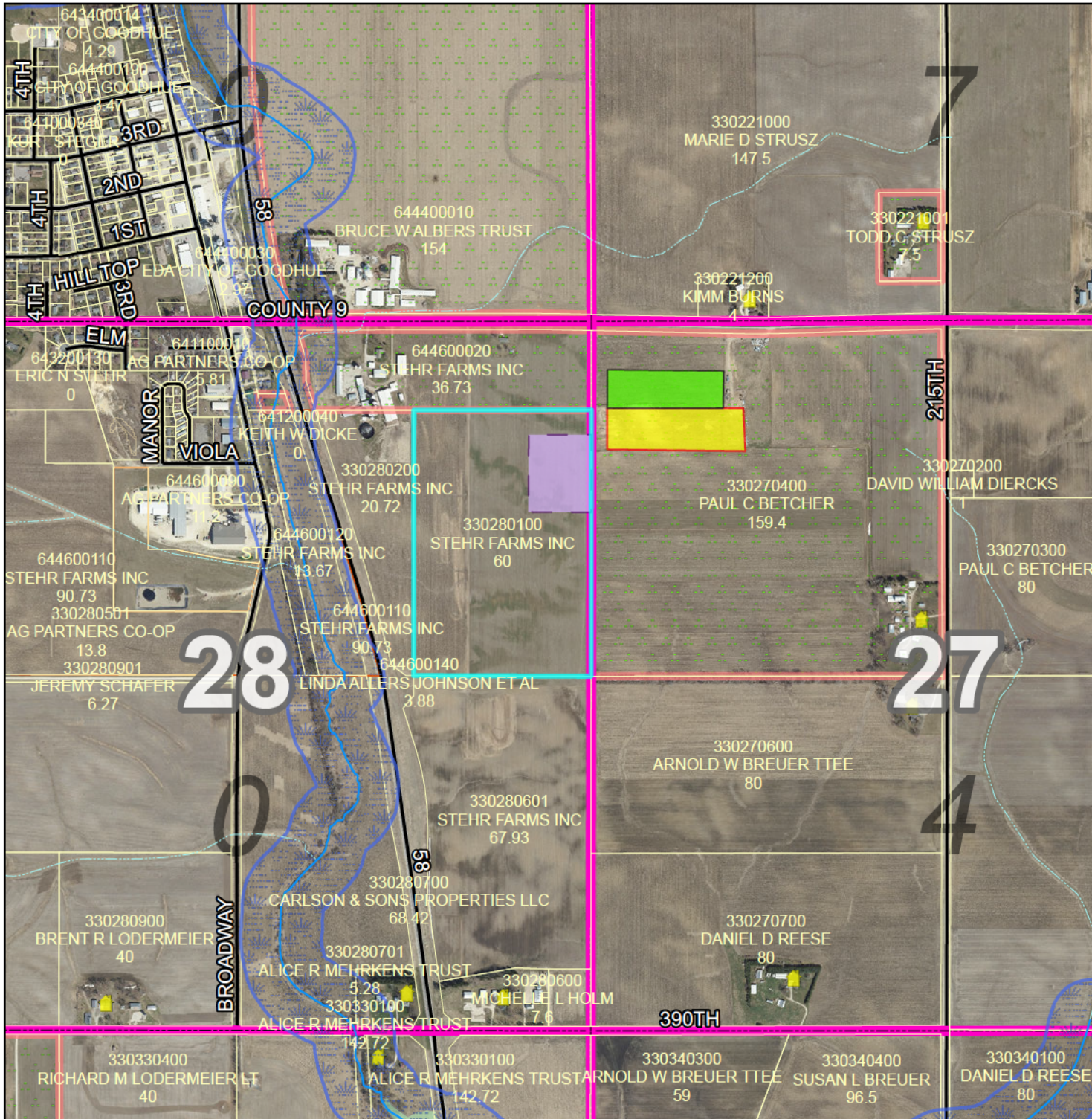
0 165 330 660 990 US Feet

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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
November 16th, 2020

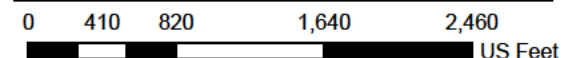
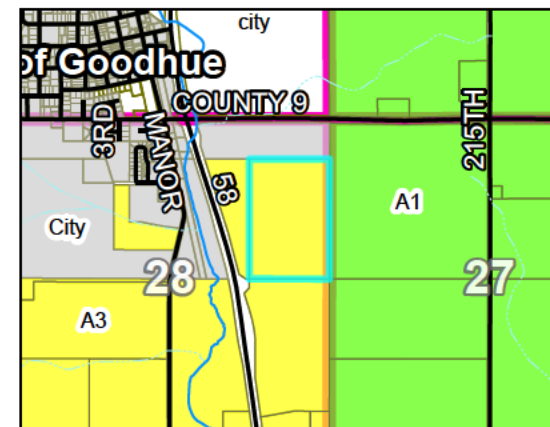
ReneSola Power (Applicant) and
Michael Stehr (Owner)
A-3 Zoned District

Part of the NE 1/4 of Section 28
TWP 111 Range 15 in Goodhue Township

Request for Utility Scale Photovoltaic
Ground 1-Megawatt Solar Energy System
occupying approximately 8.0 acres

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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GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 330280100

Permit# _____

PROPERTY OWNER INFORMATION

Last Name Stehr	First Michael	Email: [REDACTED]
Street Address 213 County 9 Blvd		Phone [REDACTED]
City Goodhue	State MN Zip 55027	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Authorized Agent MN Goodhue 9-2 LLC		Phone [REDACTED]
Mailing Address of Landowner: 213 County Blvd 9 Goodhue MN 55027		
Mailing Address of Agent: 43 SE Main Street Suite 504EH Minneapolis MN 55414		

PROJECT INFORMATION

Site Address (if different than above): 44°23'44.5"N 92°36'40.5"W

Lot Size 60 acres Structure Dimensions (if applicable) 7-8 acres for community solar garden

What is the conditional/interim use permit request for? Xcel energy community solar garden

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

There will be no conflicts with the existing nearby land uses. Solar gardens are allowed on Ag land per county ordinance. Community solar gardens are a safe means of producing clean energy. There are no emissions or byproducts and solar projects in general have a long history of safe operations.

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: Michael Stehr Date 10/19/20

Signature of Agent Authorized by Agent: [Signature]

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 Dale Dike Title Chairman Supervisor Date Oct 19, 20

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).
Minnesota Goodhue 9-2 LLC is applying for a conditional use permit to construct and operate a 1MW AC community solar garden on the property which is currently zoned Agriculture (A).

2. Planned use of existing buildings and proposed new structures associated with the proposal.
No planned use of existing buildings, only structure will be a community solar garden.

3. Proposed number of non-resident employees.
There will be 5-7 construction workers during construction which will last 2-3 months.

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.
During the 2-3 months of construction, construction crew will follow Goodhue County work hour regulations.

5. Planned maximum capacity/occupancy.
N/A

6. Traffic generation and congestion, loading and unloading areas, and site access.
There will be truck traffic and a construction team on site during the 2-3 month construction period. The construction teams will adhere to the location construction ordinances.

7. Off-street parking provisions (number of spaces, location, and surface materials).
The project will coordinate with the county highway department to permit the installation of a new driveway.

8. Proposed solid waste disposal provisions.
The construction contractor chosen to build the site will follow a waste management plan by having a dumpster on site during construction.

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.
The project will not generate any sewage.

10. Existing and proposed exterior lighting.
N/A
-
-

11. Existing and proposed exterior signage.
An emergency contact sign will be on the front gate according to Goodhue County regulations.
-
-

12. Existing and proposed exterior storage.
N/A
-
-

13. Proposed safety and security measures.
A peripheral 6 foot chain link fence will be around the project for security.
-
-

14. Adequacy of accessibility for emergency services to the site.
There will be an access driveway, 9-1-1 address assigned to the property, and full emergency contact information on the front sign of the solar garden.
-
-

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.
The project will not generate noise, odor, dust or waste.
-
-

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.
This parcel is flat so we do not expect any grading, excavation, filling or removal of vegetation on this project.
-
-

17. Existing and proposed surface-water drainage provisions.
A full stormwater management plan will be prepared and provided to Goodhue County prior to applying for the project's building permit.
-
-

18. Description of food and liquor preparation, serving, and handling provisions.
There will be no food or liquor preparation, serving and handling on this site.
-
-

19. Provide any other such information you feel is essential to the review of your proposal.
We plan to plant MnDOT pollinator blend grasses inside the solar facility. This will enhance the native habitat, soil and ground water.
-
-



43 SE Main Street, Suite 504 - EH, Minneapolis, MN 55414

MN Goodhue 9-2 LLC

Conditional Use Permit Application

1MW AC Community Solar Garden

October 14, 2020

MN Goodhue 9-2 LLC is applying for a conditional use permit to construct and operate a 1MW AC community solar garden on approximately 8.0 acres in Goodhue County parcel number 330280100. The property is owned by Michael Stehr and leased by the project under a long-term solar site lease agreement.

The 1MW AC community solar garden will be comprised of solar panels, racking equipment, electrical equipment, an overhead electric line, a driveway, and a six-foot chain link perimeter fence. The project is shown on the attached site plan. The project will comply with all required setbacks and will plant screening around the project perimeter if required by the planning commission. The project's road access will be on existing field approach from County 9 Blvd. The project will connect to Xcel Energy's distribution line running along County 9 Blvd.

The project will utilize single-axis trackers which will track the sun across the sky from east to west throughout the day. The project is expected to generate over 2.2 million kWh of clean energy each year.

Sincerely,

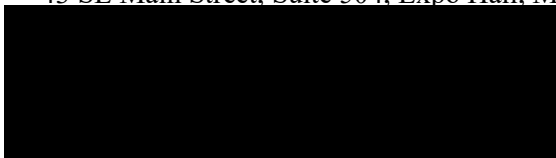
A handwritten signature in black ink, appearing to be "Cindy Larson O'Neil", written over a white background.

Cindy Larson O'Neil

Project Manager



43 SE Main Street, Suite 504, Expo Hall, Minneapolis, MN 55414



ReneSola PV Solar Generator Facility Decommissioning & Reclamation Plan

**MN Goodhue 9-2 LLC
44°23'44.5"N 92°36'40.5"W**

Goodhue County Parcel Number 330280100



Contact Information

ReneSola Power Holdings, LLC. 43 SE Main St, Suite 504EH

Minneapolis, MN 55414

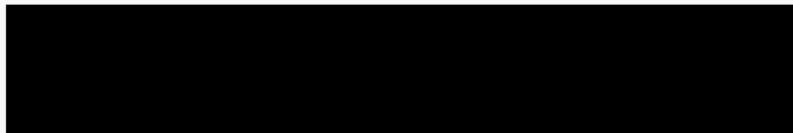


Table of Contents

1. Introduction.....	3
2. Procedures for Decommissioning after Ceasing Operation.....	5
2.1. PV Module Collection & Recycling.....	5
2.2. Facility Dismantling & Site Restoration.....	6
2.3. Decommissioning & Reclamation Methodology.....	6

1. INTRODUCTION

The purpose of this document is to outline the operation, maintenance, and the decommissioning plan for ReneSola's proposed 1 MW photovoltaic solar electric generating facility MN Goodhue 9-2 LLC. This plan covers the initial commissioning, long-term operation, and outlines decommissioning the facility at the end of its service. The PVSGF will be built on private land owned by Michael Stehr. ReneSola has entered into an agreement to lease the land for 25 years.

The 1 MW photovoltaic solar electric generating system will be a facility that participates in Xcel Energy's Community Solar Garden Program.

The facility generates electricity by harvesting the sun's energy through 3380 anti-reflective with 405W direct current (DC) photovoltaic poly-crystalline panels. The PVSGF would generate clean renewable energy from solar power. The generated energy would be sold to various local off-takers through the Xcel Energy Community Solar Garden Project. The PVSGF project is in the application process for a Community Solar Garden Permit from Goodhue County under the project company name MN Goodhue 9-2 LLC.

SYSTEM DESCRIPTION

System Description 1 MW Solar photovoltaic power system

Location: 44°23'44.5"N 92°36'40.5"W

Utility Granting Operating Permission: Xcel Energy

Operator Representative: Cindy Larson O'Neil (952) 483-1538

Emergency Contacts for Site: To be determined once an O&M provider is chosen

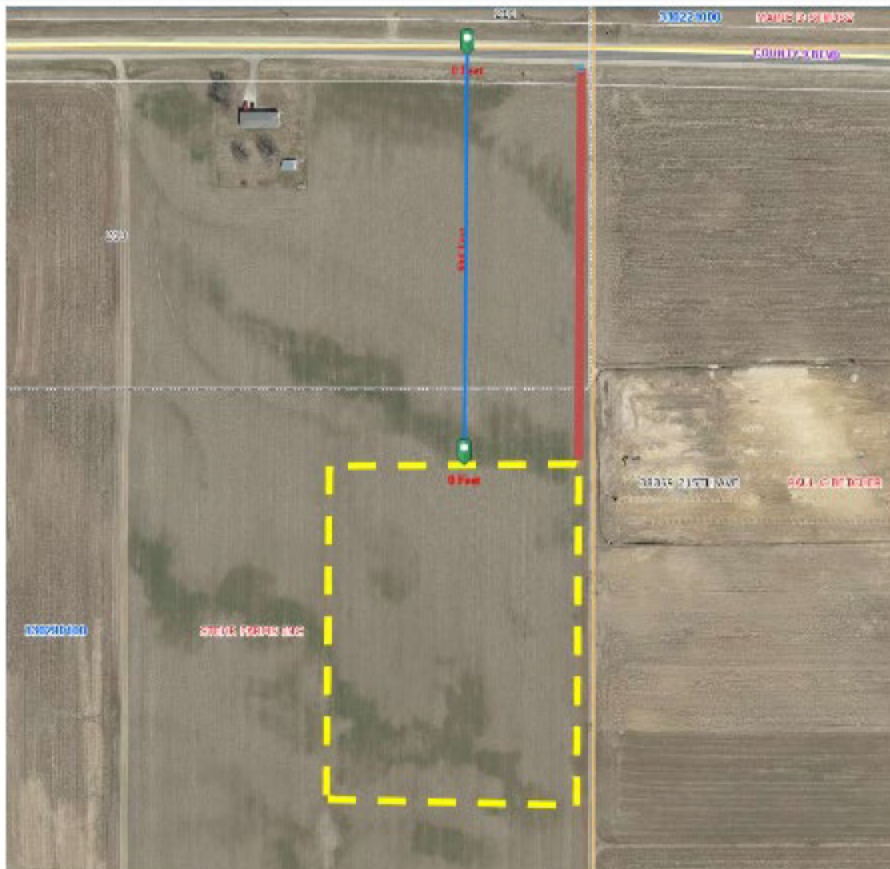
The facility includes the following equipment to be installed above and below ground:

- 22 rows of mounting structures
- 3380 modules
- 8 inverters
- Combiner boxes, AC/DC wiring, MV poles
- 1 Transformer
- Main switchgear panel
- 6 foot chain link fence on the perimeter

- I-beams
- Gravel road

LOCATION

The project site is located on about 8 acres of rural agricultural land at an elevation of approximately 1,150 feet in Goodhue County. The site has been used for farming over the past few years. The PVSGF site is located along County 9 Blvd.





2. Procedures for Decommissioning after Ceasing Operation

The Project has an estimated useful lifetime of 35 years or more, with an opportunity for a lifetime of 50 years or more with equipment replacement and repowering. This section, however, assumes that at the end of the 25 year power generation contract with the Xcel Energy, the system will be completely dismantled and the site restored to its preconstruction state unless the power purchase agreement is extended.

ReneSola is committed to improving the global environment. Therefore, as a renewable energy developer, ReneSola is dedicated to recycling as many of the products as possible throughout the project site. Along with the recycling of the used equipment on the project we will minimize waste throughout the decommissioning process.

The decommissioning and reclamation plan is intended to provide a secure mechanism for the removal of the solar energy equipment at the end of the life cycle of the system and restoring the land to its previous agricultural condition, estimated to take approximately 120-180 days.

It is not expected that any water courses, hazards or bodies will be impacted by the renewable energy project based on a review of the national wetlands inventory mapper. The required setbacks will be respected in the site layout. As a result, no specific restoration of the water courses, either during construction or decommissioning, is planned.

2.1 PV Module Collection and Recycling

ReneSola will be utilizing solar PV modules with recycling plans to promote the collection and recycling of modules and to minimize the potential for modules to be disposed of as municipal waste. Alternatively, solar panels with remaining useful life can be sold for other applications. The module recycling program includes the glass and the encapsulated semiconductor material, which will be collected by the manufacturer and recycled into new solar modules or other products.

Some key elements of recycling PV Modules include:

- **Collection:** ReneSola will manage the logistics of collecting the modules and provide packing and transportation to the recycling center. The module owner's only requirement is to dismantle and package the modules in accordance with the Mann Engineering's instructions;
- **Recycling:** The module manufacturer, or a comparable recycler, will recycle or reuse as much of the module as possible. All recycling processes are monitored to ensure compliance with applicable regulatory requirements regarding occupational health & safety, recycling, waste management, etc. Any elements that can't be recycled will be disposed of outside the project location's municipality and in an environmentally friendly way.

Managing the product life cycle, from raw material sourcing through end-of-life collection and recycling, enables ReneSola to create a sustainable product life cycle that strives to provide the most environmental benefits.

2.2 Facility Dismantling and Site Restoration

The Project consists of numerous recyclable materials, including glass, semiconductor material, steel, and wiring. When the Project reaches the end of its operational life, the component parts can be dismantled and recycled. The Project components will be dismantled and removed using minimal impact

conventional construction equipment and recycled or disposed of safely. All components shall be removed from the site using experienced local subcontractors.

2.3 Decommission / Reclamation Methodology:

Please note that no hazardous materials will be stored onsite. The Decommissioning Plan shall consist of the following:

- 1) A timeline of 120-180 days, including weather delay, comprised of the following phases:
 - a) Phase 1: Decommission (35 days).
 - i) Removal of solar modules, racking and driven posts (15 days).
 - ii) Removal of the PowerStation electrical equipment (5 days).
 - iii) Removal of the below-grade conduits and associated cables (5 days).
 - iv) Removal of the concrete pad under the PowerStation or PowerStation ground screws, where applicable (5 days, concurrent with step (iii) above).
 - v) Removal of fences and any remaining equipment including but not limited to 3 power poles, security camera, weather station anemometer, rainfall catchment cup, irradiance meter(s), etc. (5 days, concurrent with step (iii) above).
 - vi) Removal and haul off of gravel contained in any roads added as part of the Project plus the underlying aggregate, unless the land adjacent to the Premises as defined in the site lease is used for livestock grazing or non-tilled farming such as alfalfa, hay, and/or other grasses in which case the gravel shall be removed to a level of 12" below the surface and the underlying aggregate beneath shall remain in place (10 days).
 - vii) No grading is necessary, since the Project construction plan does not require any grading other than possibly smoothing or knocking down any piles of debris, dirt, or aggregate that may already be on the Premises.
 - viii) Note: in the event that the landowner elects to keep the fence and/or the gravel road(s) installed as part of the Project in order to increase the agricultural output of the property (such as to contain sheep or other livestock for grazing and have use of the gravel road for servicing water or feed troughs for the livestock), and the landowners approve such request in writing either as a part of this permit application or at a later date, ReneSola and its assigns shall comply with that request and remove all other equipment pursuant to this Plan.
 - b) Phase 2: Reclamation (35 to 65 days).
 - i) Order the appropriate Crop seeds (30 days prior to the end of the Term).
 - ii) Prepare the soil as needed to plant the Crop (15 days).
 - iii) Prepare any necessary temporary irrigation, such as a temporary water tank, hose, or rental of a watering truck to nurture the Crop seeds after planting (15 days, concurrent with step (iv) above).
 - iv) Plant the Crop seeds (5 days).
 - v) Water and fertilize as needed, using agricultural grade probiotics and if needed additional non-toxic fertilizers (15-45 days).
 - c) Weather delay allowance, needed only for below grade removal as described in Phase 1, sections (iii), (iv), and (vi) (30 days).

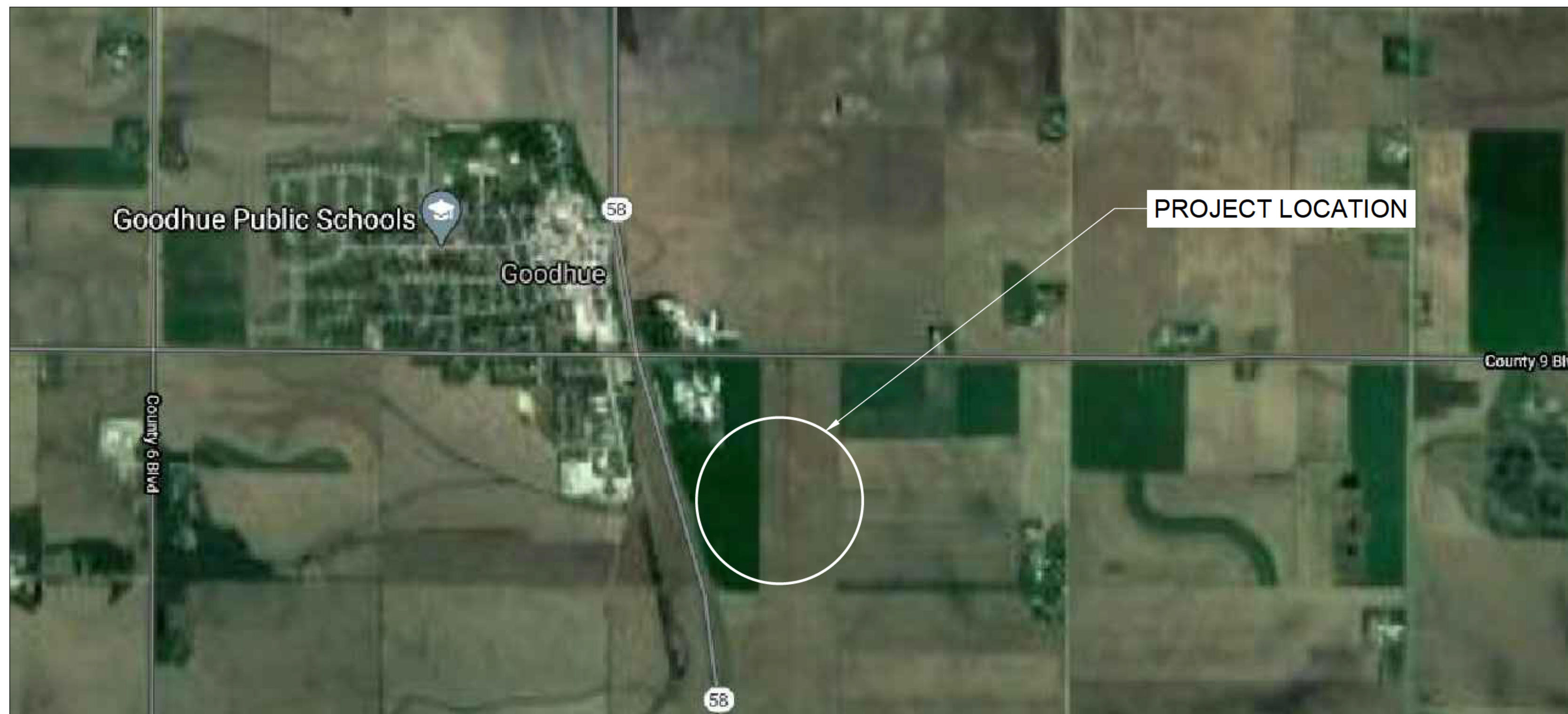
RENESOLA

MN GOODHUE 9-2 LLC

GOODHUE, MINNESOTA

LEGEND

FEATURE	EXISTING	PROPOSED
SILT FENCE		~~~~~
DELINEATED WETLAND	-----WID-----WID-----	
OVERHEAD ELECTRIC LINES	---E-O---	
BURIED ELECTRIC LINES	---E-U---	
FIBER OPTIC LINES	---FO---	
BURIED TELEPHONE	---T-U---	
CHAIN LINK FENCE	=====	
SANITARY SEWER LINE	--->---	--->---
SANITARY SEWER FORCE MAIN	---FM>---	---FM>---
SANITARY SEWER MANHOLE	--->⊙---	--->⊙---
STORM PIPE LINE	--->---	--->---
STORM MANHOLE	--->⊙---	--->⊙---
DRAIN TILE	--->DT---	--->DT---
WATERMAIN	---W---	---W---
WATERMAIN MANHOLE	---W⊙---	---W⊙---
HYDRANT	⊙	⊙
GATE VALVE		⊙
TREE PROTECTION		⊙
MAJOR CONTOUR	-----	-----
MINOR CONTOUR	-----	-----
DRAINAGE FLOW ARROW		↓
TREE	⊙	⊙



Sheet List Table	
Sheet Number	Sheet Title
01	TITLE SHEET
02	NOTES & SEQ
03	EROSION AND SEDIMENT CONTROL PLAN
04	DETAIL SHEETS

* THIS PLAN SET CONTAINS 04 PLAN SHEETS

GOVERNING SPECIFICATIONS
 THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.
 ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING FIELD MANUAL FOR TEMPORARY CONTROL ZONE LAYOUTS.

EXISTING UTILITIES

THE LOCATION OF UNDERGROUND FACILITIES AND/OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORD AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE SUBSURFACE UTILITY INFORMATION SHOWN IS UTILITY QUALITY LEVEL D, AS DETERMINED USING THE GUIDELINES OF "CI/ASCE 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

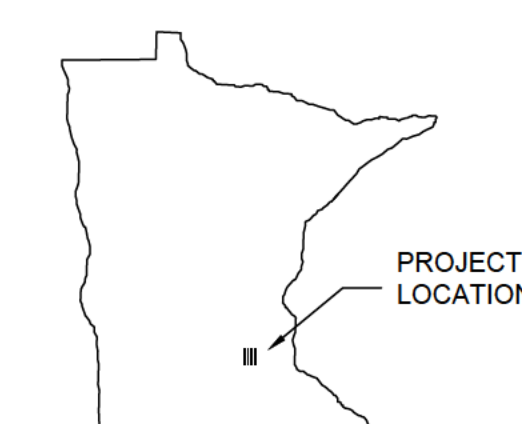
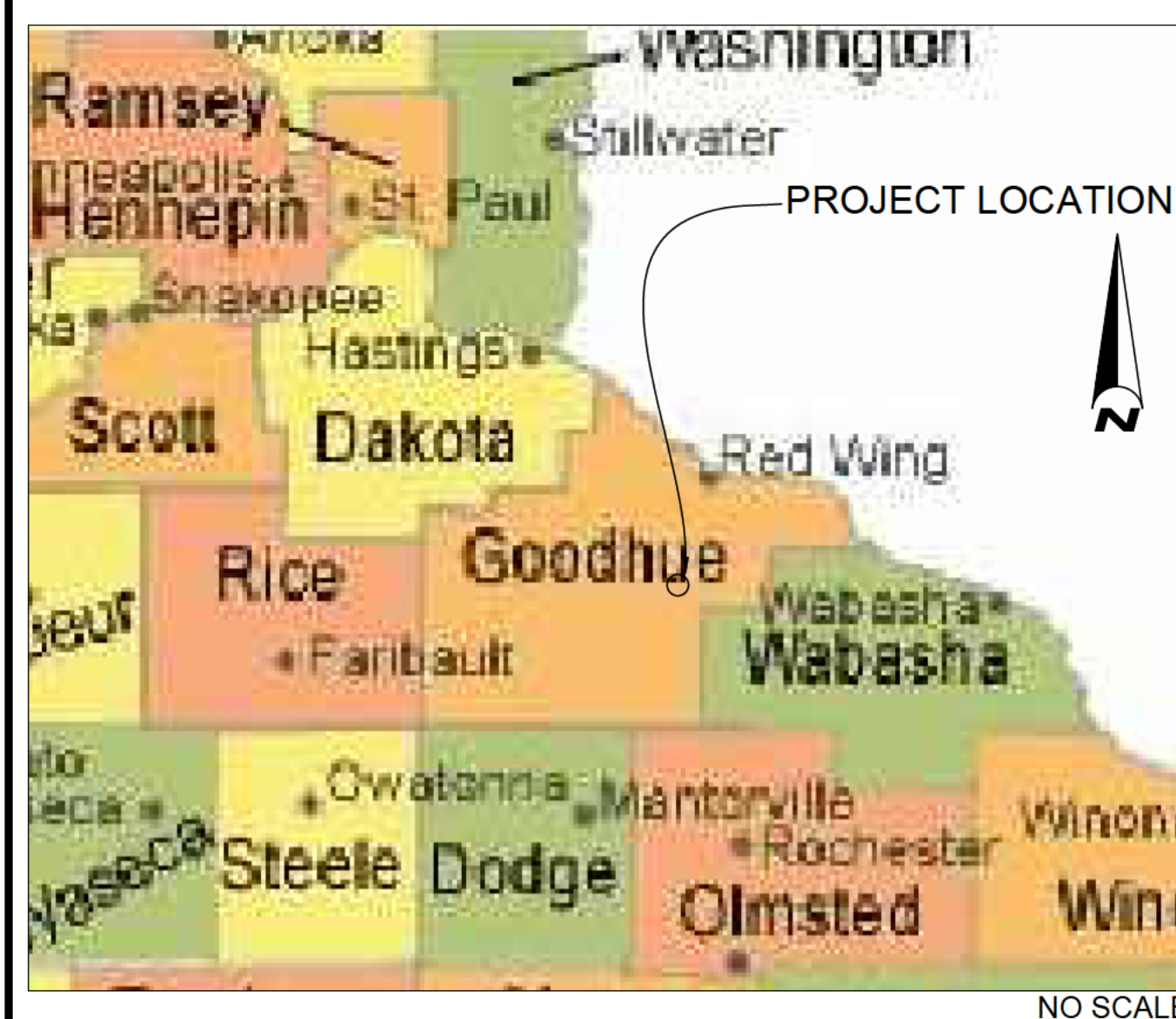
CONSTRUCTION NOTE

CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN OPERATION OF EXISTING UTILITIES THROUGHOUT THE DURATION OF THE PROJECT. IN THE EVENT THAT AN INTERRUPTION OF SERVICE IS UNAVOIDABLE IN ORDER TO COMPLETE THE WORK, CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION TO ALL AFFECTED BUSINESSES A MINIMUM OF 3 WORKING DAYS IN ADVANCE OF ANY INTERRUPTION.

GOPHER STATE ONE-CALL

IT IS THE LAW THAT ANYONE EXCAVATING AT ANY SITE MUST NOTIFY GOPHER STATE ONE CALL (GSOC) SO THAT UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE OR OTHER UTILITY LINES CAN BE MARKED ON OR NEAR YOUR PROPERTY BEFORE ANY DIGGING BEGINS. A 48-HOUR NOTICE, NOT INCLUDING WEEKENDS, IS REQUIRED. CALLS CAN BE MADE TO GSOC AT 1-800-252-1166 OR (651)454-0002, MONDAY THROUGH FRIDAY (EXCEPT HOLIDAYS) FROM 7 A.M. TO 5 P.M.

LOCATION MAP



CLIENT
RENESOLA
 43 SE MAIN ST SUITE 504 EXPO HAIL
 MINNEAPOLIS, MN 55414

ENGINEER
EMMONS & OLIVIER RESOURCES, INC.
 7030 6TH STREET NORTH
 OAKDALE, MINNESOTA 55128-7534
 TELEPHONE: (651) 770-8448
 FAX: (651) 770-2552
 eorinc.com

Plot Date: 10/21/2020
 User: P:\Bids\9-22 MN GOODHUE 9-2 sub plan\0102_Plan_02.dwg
 Xref: P:\Bids\9-22 MN GOODHUE 9-2 sub plan\0102_Plan_02.dwg

NO	DATE	BY	REVISION
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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.

NOT FOR CONSTRUCTION

DATE: XX-XX-XXXX LICENSE # -

SUBMISSION DATE:
10-22-2020

DESIGN BY: BR DRAWN BY: BR

EOR PROJECT NO. XXXX-XXXX

EOR Emmons & Olivier Resources, Inc.
 1919 University Ave W
 St Paul, MN 55014
 Tele: 651.770.8448
 www.eorinc.com

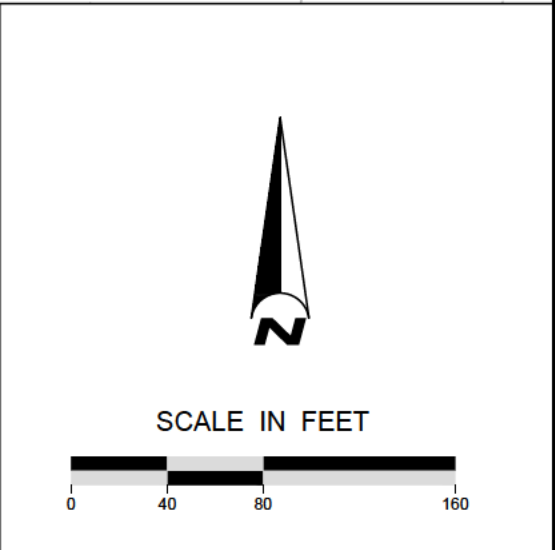
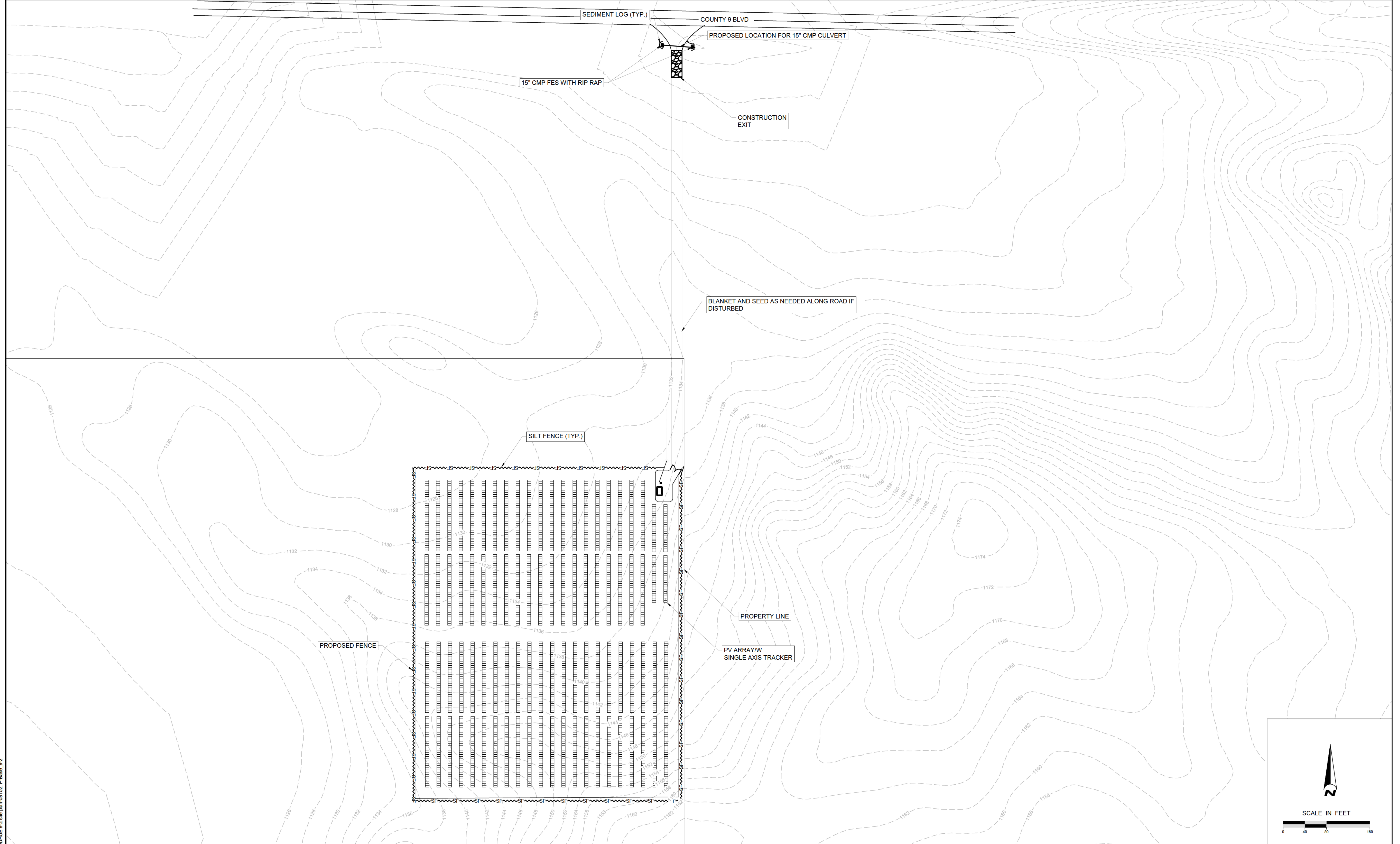


MN GOODHUE 9-2 LLC
 GOODHUE, MINNESOTA

TITLE SHEET

SHEET 01 OF 04 SHEETS

STATE PROJECT NO. --- CITY PROJECT NO. ---



Plot Date: 10/21/2020
 User: jrb
 Xref: P:\Bids\9-2 MN GOODHUE 9-2 sbs plan\0102_P-Base_9-2

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NOT FOR CONSTRUCTION

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SUBMISSION DATE:
 10-22-2020

DESIGN BY DRAWN BY
 BR BR

EOR PROJECT NO.
 XXXX-XXXX

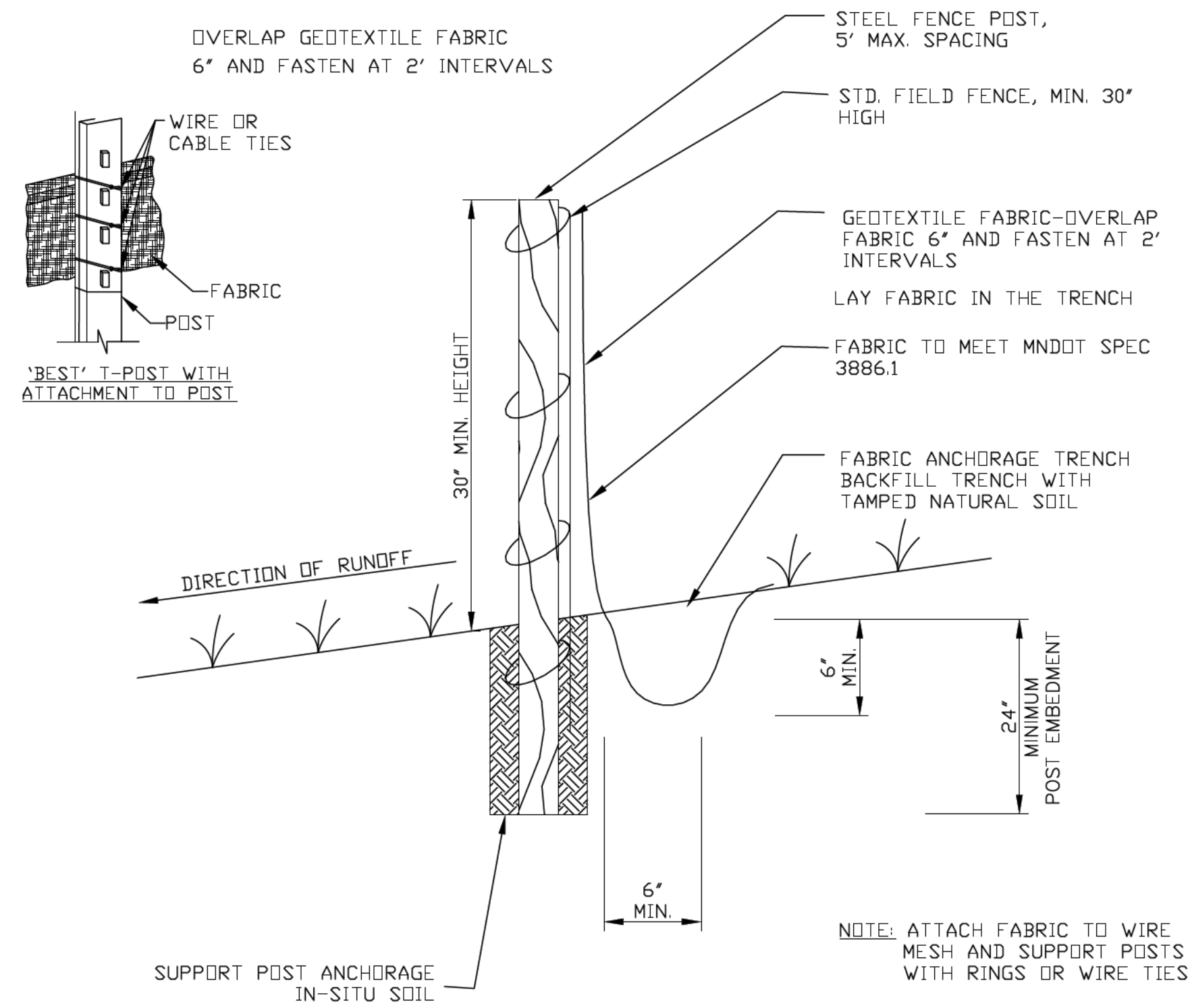
EOR Emmons & Olivier
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MN GOODHUE 9-2 LLC
 GOODHUE, PROJECT COUNTY,
 MINNESOTA

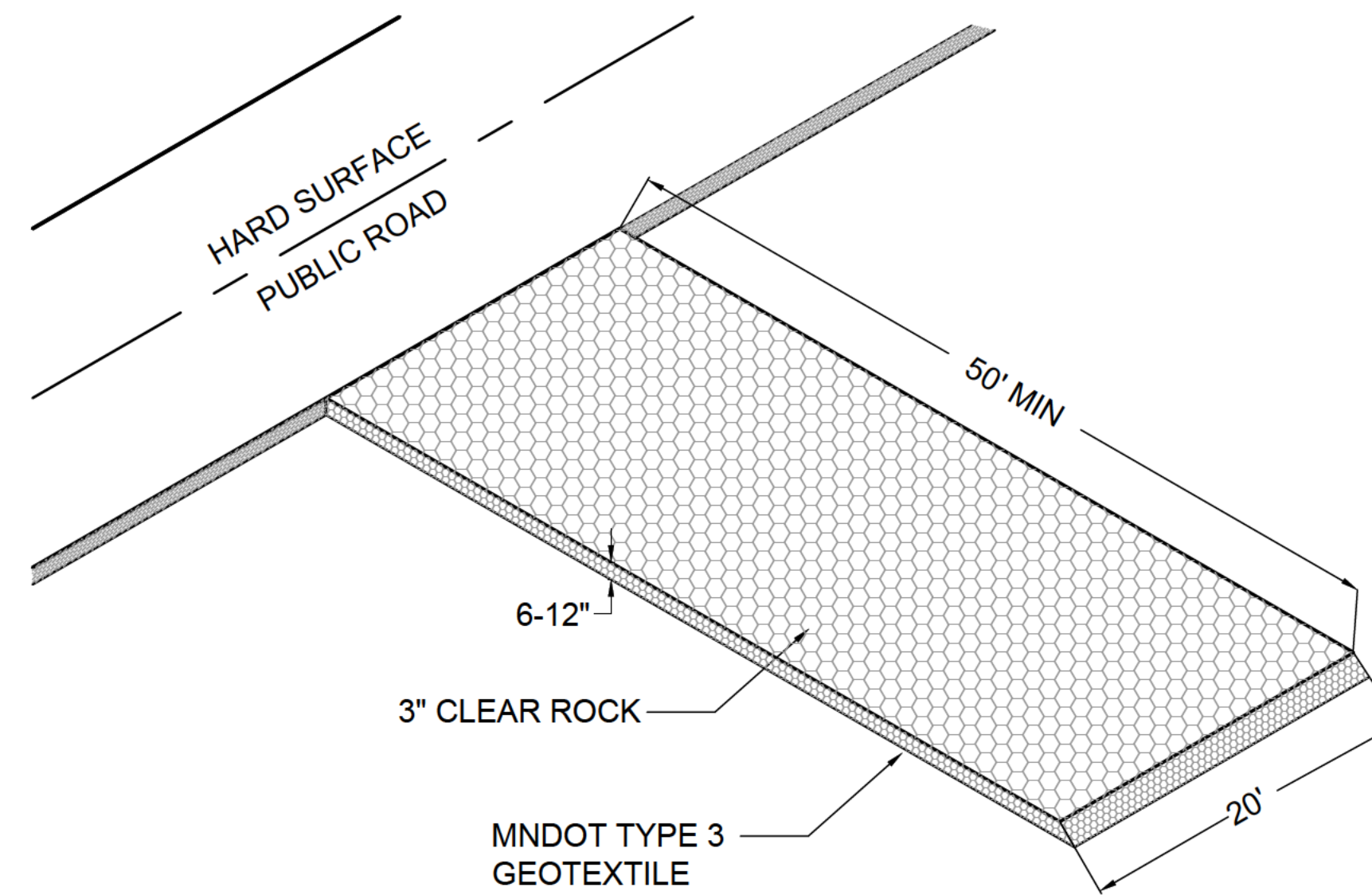
STATE PROJECT NO. --- CITY PROJECT NO. ---

EROSION AND SEDIMENT CONTROL PLAN

SHEET 03 OF 04 SHEETS



01 SILT FENCE
04



NOTE:
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROCESS.
- ROCK SHALL BE UNDERLINED WITH MNDOT TYPE 3 GEOTEXTILE FABRIC.

02 STABILIZED CONSTRUCTION ENTRANCE
04

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d ₅₀ = 8"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"		
		GRANULAR FILTER APRON	12" FILTER APRON	18" FILTER APRON	GRANULAR FILTER APRON	18" FILTER APRON	24" FILTER APRON	GRANULAR FILTER APRON	18" FILTER APRON	24" FILTER APRON
12	8	16.9	0.2	3.0	18.6	0.3	4.4	22.6	0.3	6.5
15	9	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.3
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.6	57.9	1.7	18.7	62.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	29.6

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF ARCH (IN.)	L (FT.)	CLASS II d ₅₀ = 8"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"		
		GRANULAR FILTER APRON	12" FILTER APRON	18" FILTER APRON	GRANULAR FILTER APRON	18" FILTER APRON	24" FILTER APRON	GRANULAR FILTER APRON	18" FILTER APRON	24" FILTER APRON
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.1
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
42	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0
51	18	52.8	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.9	1.3	13.2	65.2	1.9	19.8	70.1	2.5	26.2

SECTION A-A

SECTION B-B

PLAN

NOTES:
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
① FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5".
② GEOTEXTILE FILTER, SPEC. 3133, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
③ DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3110.
④ GRANULAR FILTER, SPEC. 3602, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC. 2551. THE CUSHION LAYER IS INCIDENTAL.
⑤ GRANULAR FILTER OR RIPRAP, SPEC. 3602, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

APPROVED DECEMBER 9, 2013

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION

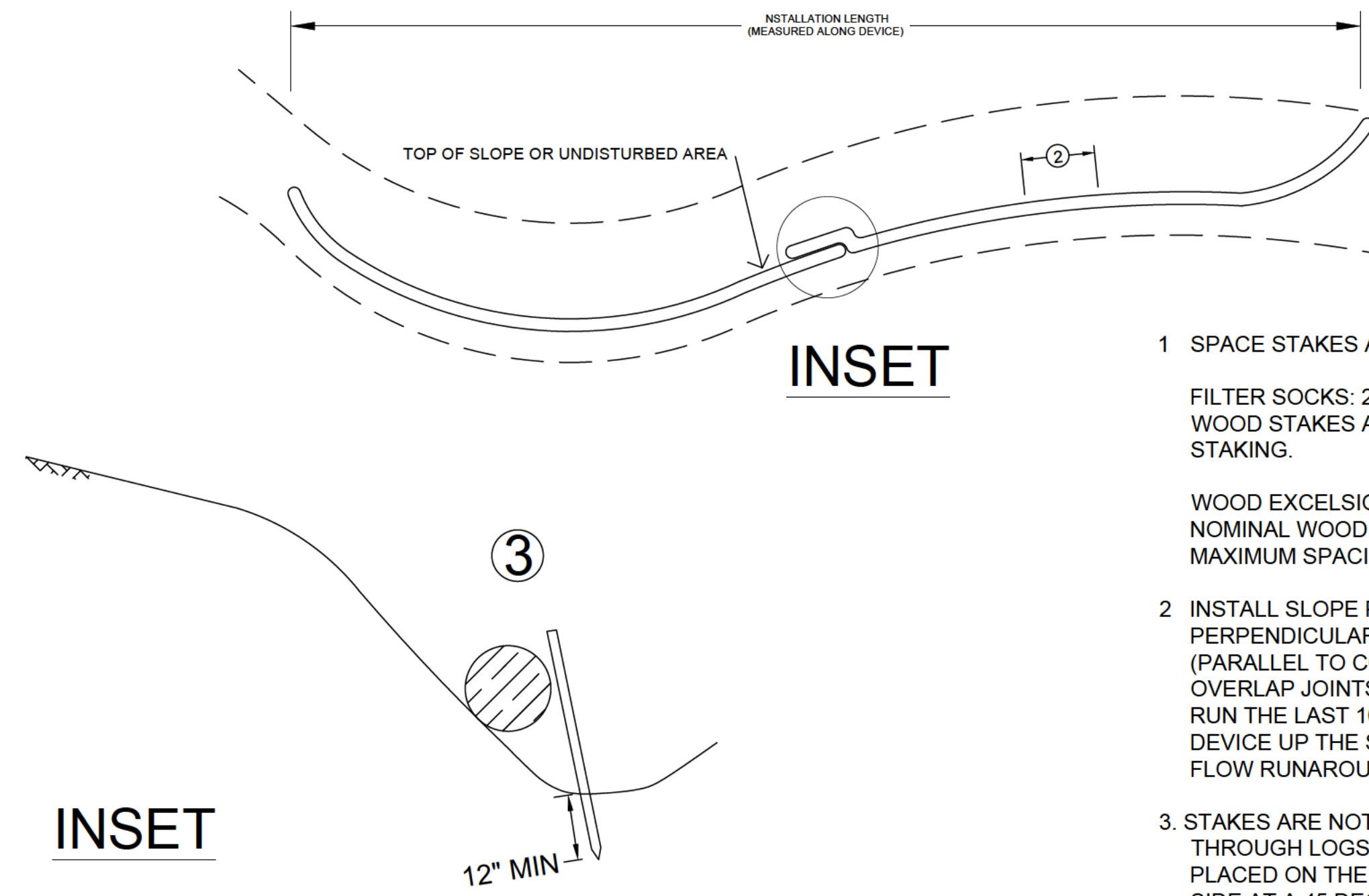
STATE DESIGN ENGINEER

RIPRAP AT RCP OUTLETS

SPECIFICATION REFERENCE
3100
3110
3600
3733
2551

STANDARD PLATE NO.
3133D

03 RIP RAP
04



- SPACE STAKES AS FOLLOWS:
FILTER SOCKS: 2"X2" NOMINAL WOOD STAKES AT 8 FOOT MAXIMUM STAKING.
WOOD EXCELSIOR LOGS: 1"X1" NOMINAL WOOD STAKES AT 8 FOOT MAXIMUM SPACING.
- INSTALL SLOPE PROTECTION PERPENDICULAR TO SLOPE (PARALLEL TO CONTOURS). OVERLAP JOINTS PER DETAIL 'A'. RUN THE LAST 10 FEET OF EACH DEVICE UP THE SLOPE TO PREVENT FLOW RUNAROUND.
- STAKES ARE NOT TO PROTRUDE THROUGH LOGS, BUT RATHER PLACED ON THE DOWNSTREAM SIDE AT A 45 DEGREE ANGLE SO AS TO "PINCH" THE LOG TIGHT TO THE GROUND SURFACE
- WOOD EXCELSIOR LOGS 9" DIA. ROLL ENCLOSED IN PLASTIC OR POLYESTER NETTING W/ MAXIMUM OF 3/8" NET OPINING

04 RIP RAP
04

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

NOT FOR CONSTRUCTION

DATE: XX-XX-XXXX LICENSE # --

SUBMISSION DATE:
10-22-2020

DESIGN BY
BR

DRAWN BY
BR

EOR PROJECT NO.
XXXX-XXXX

EOR Emmons & Olivier Resources, Inc.
1919 University Ave W
St Paul, MN 55014
Tele: 651.770.8448
www.eorinc.com

ReneSola

MN GOODHUE 9-2 LLC
GOODHUE, PROJECT COUNTY,
MINNESOTA

DETAIL SHEETS

SHEET 04 OF 04 SHEETS

NO	DATE	BY	REVISION
6			
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4			
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1			

STATE PROJECT NO. --- CITY PROJECT NO. ---

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: December 1, 2020
Report date: November 25, 2020

CONSIDER: CUP Request for a Kennel

Request for a Conditional Use Permit to establish a kennel for up to 5 adult dogs.

Application Information:

Applicant(s): Dan Williams (Owner)

Address of zoning request: 28051 CTY 1 BLVD, Red Wing, MN 55066

Parcel Number: 31.002.1300

Short Legal Description: Part of the NW ¼ of the NE ¼ of Section 2 TWP 112 Range 15 in Featherstone Township.

Zoning District: A3 (Urban Fringe District)

Township Signature/Comments: Featherstone Township emailed staff acknowledging the request stating they do not have kennel regulations.

Attachments and links:

Application Form and submitted project summary

November 16, 2020 Planning Commission DRAFT meeting minutes

Goodhue County Zoning Ordinance: <http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Project Summary:

The Applicant (Dan Williams) is requesting a CUP to establish a Kennel for up to 5 adult dogs on his property. The Goodhue County Zoning Ordinance requires property owners with 4 or more adult dogs to obtain a Conditional Use Permit for a Kennel. The Applicant currently has 4 adult dogs (over the age of 28 weeks) residing on his property. The existing dogs are the Applicant's pets and the proposed Kennel would not be open to the general public. Mr. Williams is requesting the Kennel CUP to allow him to maintain his 4 existing dogs on the property and potentially add one more in the future.

Property Information:

- The subject property consists of a single 0.44-acre parcel. The parcel is zoned A3 (Urban Fringe District) and is a non-conforming parcel in the District (35-acre minimum).

There is currently a dwelling and 8-foot by 12-foot shed on the property. The Applicant obtained a setback variance in September 2020 from the Goodhue County Board of Adjustment allowing him to construct a 24-foot x 35-foot garage on the property that has not yet been completed.

No new structures are proposed for the Kennel operation.

- The property is bordered by A3 Zoning District to the south, east (across County 1 BLVD), and west. Property within Red Wing city limits borders to the north. Adjacent land uses include medium-density residential, woodlands and, commercial/light industrial.
- The nearest residence, owned by Calvin and Christine Radtke, is approximately 30 feet from the Kennel area. The next closest residences, owned by John and Jennifer Ziemer in the City of Red Wing and Michael Conroy in Featherstone Township, are both over 250 feet from the Kennel facilities.

- Access to the site is located off of County 1 BLVD on the east side of the property.

Kennel Operations:

- The Kennel will not be open to the general public. Puppies are occasionally raised on-site however they are relocated prior to reaching 28-weeks of age.
- The dogs currently reside in the existing 8-foot by 12-foot shed with an attached 15-foot by 8-foot outdoor run. The outdoor run has a chain-link perimeter fence and is accessed via a dog-door at the west end of the shed.
- The Applicant is proposing to use the existing shed, expand the outdoor run by 10 feet and add a cement slab in the run to improve odor and mud management.
- LUM Staff conducted a site visit on October 2, 2020 to evaluate the existing living conditions for the animals.

The shed appears to have adequate lighting, heat, ventilation, insulation, accessibility to freshwater, and ample space to comfortably accommodate 5 adult dogs as proposed.

The expanded outdoor run and proposed concrete pad will allow more room for exercise and play for the animals and better management of odor and mud during poor weather conditions.

- Vaccination records were provided by the Applicant for the 4 adult dogs on-site. All dogs are currently up-to-date on all vaccinations.
- The Applicant will operate the Kennel. No non-resident employees are proposed.

Noise:

- LUM staff received a noise complaint from a neighboring landowner which prompted a review of Mr. Williams' situation and revealed he had exceeded 3 adult dogs on the property and would need to obtain a CUP to maintain his current number of animals at the property.

It should be noted that Mr. Williams recently purchased and moved to the property and has stated he was unaware of the regulation.

- Mr. Williams has acknowledged that barking has been an issue in the past however he is making efforts to control barking and reduce off-site noise impacts. The Applicant has implemented a number of noise reduction measures including the following:
 - The indoor portion of the kennel has been insulated to soften interior noise and provide warmth for the dogs.
 - Bark collars are utilized when the dogs are in the outdoor run to discourage barking
 - The Applicant has installed tarping along the south side of the outdoor run to provide a visual barrier from the neighboring property to reduce the potential of the dogs being stimulated by activities occurring on the neighboring property.
 - The Applicant is proposing to construct a permanent solid-fence visual barrier to replace the temporary tarping.
- The Applicant noted that he has been working on training the animals to reduce barking and that the measures have been working. He added that the dogs have been adjusting to their new home and surroundings which led to barking.
- The Applicant considered re-locating the Kennel area to the north side of the property to provide a greater setback to the nearest residence. Mr. Williams noted relocating the building there would be challenging as there is no direct access from the dwelling to the north side of the property and it would necessitate relocating electrical services and adding outdoor lighting.

Mr. Williams also noted it the shed is currently accessible from the existing driveway area which would not be the case if it were relocated to the north side of the property. He stated during the Planning Commission meeting that he would be agreeable to relocating the kennel to the north side of his property in order to keep his dogs.
- After discussion regarding the noise impact of the kennel on the neighbors, the Planning Commission determined that a condition be added for approval to relocate the kennel to the

north side of the property, away from neighboring dwellings, and the property owner should construct a solid fence to block visual stimuli from the north property.

PAC Findings of Fact:

1. The proposed Kennel 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 limited scale of the Kennel and the lack of commercial or public use of the site reduces the potential for negative impacts to adjacent properties.
2. The Kennel 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 as well as applicable standards established by the Minnesota Board of Animal Health (MN Statutes 347.34 and MN Administrative Rules 1721.0520). The use, as proposed, appears compatible with existing adjacent land uses.
3. A review of the Applicant’s 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. The Kennel will be operated within an existing structure and outdoor run area. Mr. Williams has proposed several mitigation measures including building insulation, visual barriers, and bark collars to reduce off-site noise impacts and he has provided sufficient plans to appropriately dispose of animal waste to prevent odor impacts to adjacent landowners.

Mr. Williams’ proposal appears sufficient to control offensive odor, fumes, dust, noise, lighting, and vibration so that none of these will constitute a nuisance.

STAFF UPDATE:

The Planning Advisory Commission had a lengthy discussion regarding kennel noise impacts to the neighboring landowners to the south (Calvin and Christine Radtke) of the subject property. The Commission developed condition #7 below requiring the kennel to be relocated from its current location along the south property line to the north property line and fencing to be added to provide screening. The Planning Commission did not specify any timelines for the completion of condition #7 nor was it discussed during the hearing.

To improve clarity for administering this condition, LUM staff is requesting the County Board consider the inclusion of proposed condition #8 below (*italics*) regarding timelines for implementation. The suggested timelines take into account the construction challenges for fence installation given the pending onset of winter and the need to relocate the kennel in a timely manner to provide noise relief to the affected landowners to the south.

PAC RECOMMENDATION:

The 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 from Dan Williams to establish a dog Kennel for up to 5 dogs.

Subject to the following conditions:

1. Kennel operations shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. No more than 5 adult dogs shall be kept on the property;
3. The Kennel shall not be open to the general public;

4. On-street parking shall be prohibited;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, Section 26, Kennels and Article 23 A3, Urban Fringe District;
6. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.
7. The Kennel and run shall be relocated to the north side of the property and a solid fence should be constructed between the Kennel and the property to the north (parcel 55.602.0100).
8. *The Kennel shall be relocated to the north side of the property no later than January 1, 2021 and the solid fencing between the relocated Kennel and parcel 55.602.0100 shall be completed no later than June 1, 2021.*

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 21.002.1300

Permit Z20.0056

PROPERTY OWNER INFORMATION

Last Name <u>Williams</u>	First <u>Dan</u>	Email: 
Street Address <u>28051 Cty Rd 1 Blvd</u>		Phone: 
City <u>Red Wing</u>	State <u>MN</u> Zip <u>55066</u>	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Authorized Agent	Phone	
Mailing Address of Landowner: <u>28051 Cty Rd 1 Blvd Red Wing MN 55066</u>		
Mailing Address of Agent:		

PROJECT INFORMATION

Site Address (if different than above): _____

Lot Size _____ Structure Dimensions (if applicable) _____

What is the conditional/interim use permit request for? Kennel License

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

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: Dan Williams Date 10.14.2020

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 # 17772 DATE PAID 10.14.20

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).

Applying for the kennel license to keep my 4 dogs + 1 additional one if needed in the future due to failing health of relative.

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

Only building to be used is existing shed that has been adapted to the needs of the dogs.

3. Proposed number of non-resident employees.

Not non resident employees but I have 4 adult labs that are my companions and hunting buddies. Asking for 5 increase of failing health of a family member

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

My dogs are on my property 24-7-365

5. Planned maximum capacity/occupancy.

5 dogs

Occasionally extras when dog sitting or family members visit.

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

No extra traffic

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

Parking is in driveway until garage is finished. Family and friends park in driveway when needed.

8. Proposed solid waste disposal provisions.

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

Temporarily using an extension cord for lights, heat and ventilation.

Dogs are watered through a garden hose inside and out.

Sewage is cleaned daily and put in a garbage can with plastic bag then disposed of on garbage day which is weekly on Mondays.

10. Existing and proposed exterior lighting.

An exterior light will be added by front doors once the garage is finished and wired.

11. Existing and proposed exterior signage.

Willing to add a "nice" Beware of Dogs sign if needed. No cheap plastic one. Dogs are not violent though.

12. Existing and proposed exterior storage.

Only exterior storage is for the dogs waste. Everything is cleaned daily and put in garbage can with plastic bag. Then is disposed of on garbage day.

13. Proposed safety and security measures.

All dogs are current on vaccinations. They are kenneled at all times unless on a leash.

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

Very Accessible. Currently right off the driveway

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

Barking is occasional due to certain traffic on City Rd 1. Have added bark collars, insulated shed to cut down on interior noise. Future will be adding privacy fences.

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

A cement slab under outdoor run for easier cleaning, less odor and so dogs don't have to walk in mud during rains.

17. Existing and proposed surface-water drainage provisions.

Drain tile could be added to proposed slab underneath outdoor run

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

All dog food is kept in a separate cabinet within the shed.

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

Currently using my 8'x12' portable shed for housing the dogs. It has been adapted to meet their needs with an interior kennel, including lofted beds, dog door, insulated, temporary lighting, heating and ventilation using an extension cord until permanent wiring is in place. Currently have a 15ft run outside for exercise, fresh air, bathroom etc. Will be adding another 10ft to outdoor run soon. Outdoor run is currently attached to shed. A cement slab underneath outside run is needed in the future. A tarp has temporarily been put on one side to alleviate site of neighbors which also reduces barking as they can't see them. Privacy fences will be added in the spring.

to aid in that issue as well. I have implemented several anti-barking devices to aid in the ~~the~~ occasional barking. Also continue to research new products for that aid. Will be trying out 2 new collars this weekend. I do not deny the fact that my dogs barked a lot at the time of us taking ownership of this home. It has been a huge adjustment for the dogs and myself. IMO it has improved greatly. I've also talked with some of the surrounding neighbors that are around throughout the day and they would agree. Workers at my house have mentioned that the dogs get pretty excited once they get there but settle in quickly. They are dogs and dogs will bark at certain noises or when alarmed or threatened. I am taking the steps to help them with these issues.

It has been strongly suggested to me to move the dog shed to the opposite side of the yard. This would be a huge inconvenience to me. With the upcoming winter there is no easy access to that part of the yard. I feel that with heavy snowfalls it could also be detrimental to the health of my dogs. If it were to come down to moving it I would just not ideal.

My dogs are my pets, companions, hunting buddies and have been my life for several years. I will do whatever it takes to keep them and stand up for their rights as pets and keep them by my side. They are all purebred labs and current on all vaccinations.

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
September 28, 2020

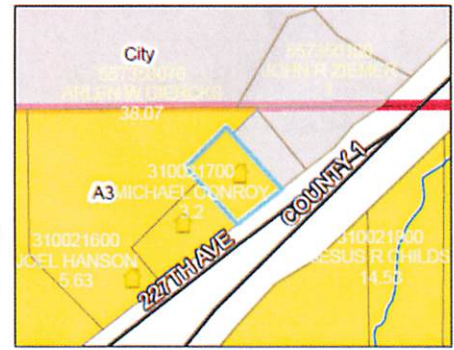
Dan Williams (Owner/Applicant)
A3 Zoned District

Part of the NW 1/4 of the NE 1/4
Section 02 TWP 112 Range 15
Featherstone Township

Variance request to construct an
accessory structure to be constructed
less than 30 feet from a side-yard property
line, less than 60 feet from the CTY 1
BLVD ROW and less than 30 feet from
the toe of a bluff

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 |



0 10 20 40 60 US Feet

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2018 Aerial Imagery
Map Created September, 2020 by LUM



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

www.co.goodhue.mn.us

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
November 16th, 2020

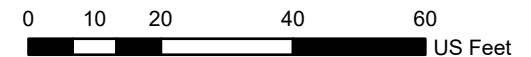
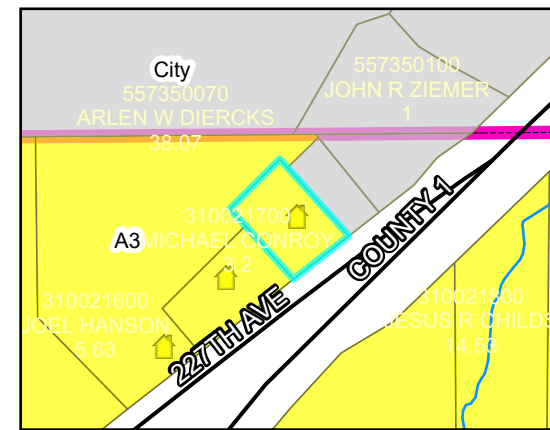
Dan Williams (Owner)
A-3 Zoned District

Part of the NW 1/4 of the NE 1/4 of
Section 2 TWP 112 Range 15 in
Featherstone Township

Request for CUP to establish a kennel
for up to 5 adult dogs

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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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
November 16th, 2020

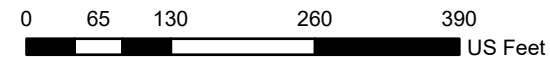
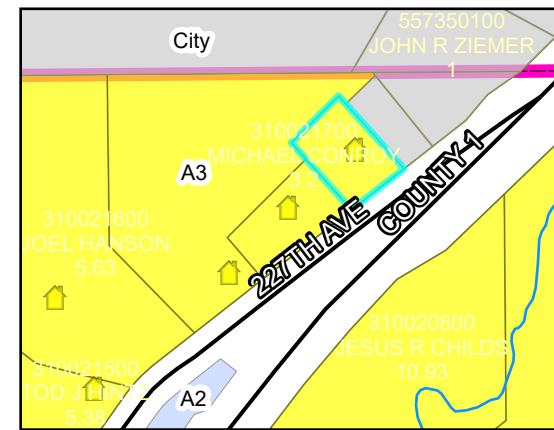
Dan Williams (Owner)
A-3 Zoned District

Part of the NW 1/4 of the NE 1/4 of
Section 2 TWP 112 Range 15 in
Featherstone Township

Request for CUP to establish a kennel
for up to 5 adult dogs

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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Map Created November, 2020 by LUM







**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Commissioner Buck questioned whether this decision should be sent to the Townships instead of the County.

Commissioner Miller stated that originally only two Townships were interested in increasing density however he noted that Pine Island Township has not seen any density increases using this program.

Bechel stated that the County sets the bar for Zoning and Townships can be equally as restrictive or more restrictive. The Conservation Subdivision was developed so Townships like Pine Island had a tool to increase density.

PUBLIC HEARING: CUP Request for Kennel

Request for a CUP submitted by Dan Williams (owner) to establish a kennel for up to 5 adult dogs. Parcel 31.002.1300. 28051 CTY 1 BLVD, Red Wing, MN 55066. Part of the NW ¼ of the NE ¼ of Section 2 TWP 112 Range 15 in Featherstone Township. A3 Zoned District.

Pierret presented the staff report and attachments.

Dan Williams (Applicant) stated he recently moved to Goodhue County and was not aware of the regulations. He stated the dogs are his pets and he hunts with them. He noted he is willing to do whatever it takes to keep his dogs.

Chair Gale Opened the Public Hearing.

Pierret read Public Comments received by staff prior to the meeting:

Jessica and Tony Lehman (22874 280th Street, Red Wing) emailed staff raising concerns about barking noise from 5 dogs.

Calvin and Christine Radtke (28075 CTY 1 BLVD, Red Wing) emailed staff regarding barking noise from the existing dogs, how the noise will increase upon completion of the new garage and recommending the kennel be moved to the north side of the dwelling by the Ziemer property.

Marilyn Conroy (28117 227th Ave Path, Red Wing) called staff stating she could not imagine living closer to the barking than she does now and she feels sympathetic towards the closer neighbors.

Christine Radtke added that she and her husband have tried to discuss the barking issue with the Applicant. She noted that because of the activity at the Ziemer property and the traffic on County 1 BLVD the dogs bark quite often and the dogs are very close to their dwelling. She asked the Commission to request the Applicant move the dogs to the north property line.

Mr. Williams acknowledged that his dogs did bark a lot when he first moved to his property however the noise has been reduced recently.

Chair Gale questioned whether Mr. Williams plans to breed his dogs and have multiple litters of puppies each year or if these dogs are just his pets.

Mr. Williams stated he hunts with his dogs and occasionally breeds them. He stated that the puppies are sold at 8 weeks of age. He stated that when the dogs are at the age where they cannot breed he will no longer breed the dogs. He added that he follows all AKC guidelines.

Chair Gale questioned whether Mr. Williams intends to breed the dogs every year and have multiple litters each year.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Mr. Williams stated that when he first moved to the property one of his dogs was in heat which caused a lot of barking. He separated the dogs and implemented bark collars which has helped quiet the dogs. He added that many dogs in the neighborhood bark not just his dogs.

Chair Gale questioned how often he intends to breed the dogs.

Mr. Williams stated he intends to have one litter per year.

Chair Gale questioned whether he intends to have one litter every year.

Mr. Williams confirmed one litter per year is his plan.

Commissioner Nesseth questioned the breed of the dogs.

Mr. Williams stated the dogs are Labrador Retrievers.

Commissioner Nystuen questioned whether there were any additional measures the Applicant could take to alleviate the noise issues.

Mr. Williams stated he plans to put up a privacy fence on both sides of the yard to eliminate visual stimuli. He added he has not yet been able to do that project. He noted that the shed that the dogs live in has been insulated for heat and noise reduction.

5After Chair Gale asked three times for comments it was moved by Commissioner Miller and seconded by Commissioner Gale to close the Public Hearing.

Motion carried 6:0

Hanni stated that noise concerns are the most typical issue for kennel request. She added that the Commission can add conditions to the CUP including moving the shed to the north property line or installing the privacy fencing.

Commissioner Nesseth stated he does have concern for the neighbors regarding the noise issue. He questioned what the number of dogs that required a kennel permit was.

Bechel stated that at 4 dogs a property owner is required to obtain a kennel permit noting the zoning definition for a kennel is a place where 4 or more adult dogs are kept.

Commissioner Nesseth questioned whether the Applicant would be limited to 5 dogs with the CUP.

Bechel stated there is no Ordinance dictating the number of dogs allowed however the Applicant has proposed to have 5 dogs.

Chair Gale questioned what happens if the CUP is approved and the barking continues.

Hanni stated the sheriff would be called if barking noise remained an issue.

Bechel noted that zoning staff is copied on complaints to the sheriff on properties with zoning permits. He added that if it became an issue staff could bring the CUP back for re-consideration by the Planning Commission.

Commissioner Nystuen questioned whether the kennel has been built already.

Mr. Williams stated he moved the shed onto the property when he purchased the property for the dogs.

Commissioner Nystuen questioned whether the shed could be moved to the north side of the property.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Mr. Williams stated that re-locating the structure could be done however, it would be inconvenient. He stated that the reason for requesting 5 dogs was to care for a dog if health of a family member were to warrant taking on a new dog. He added that moving the shed and kennel would be a huge expense and would be inconvenient for access particularly during winter months.

Commissioner Nystuen stated that moving the dogs may be better than having the sheriff come out regularly due to barking.

Mr. Williams stated that his dogs used to bark due to activity on the Ziemer property as well.

Chair Gale questioned whether installing privacy fences would reduce the stimulation for the dogs. He questioned where the new garage was being constructed.

Staff clarified that the new garage was drawn on the site plan provided by Mr. Williams and will be constructed between the house and the Radtke property.

Mr. Williams stated that he could house the dogs inside the new garage however the dogs would still need outside access.

Commissioner Nesseth questioned whether the run could be installed between the garage and the dwelling.

Mr. Williams stated that the run would not be very big if put between the new garage and dwelling.

Commissioner Nesseth suggested Mr. Williams could put a privacy fence along both sides of the run.

Mr. Williams stated he has considered doubling the privacy fence along the Radtke property.

Commissioner Nesseth asked for clarification that the fence would be solid, without openings.

Mr. Williams stated it would be one solid board, not chain link fencing.

Commissioner Nesseth suggested the condition that a solid board fence be run from the existing dog shed down the Radtke property line down to 8 feet past the expanded dog run.

Bechel questioned whether there should be a specific height with regards to the fence.

Commissioner Nesseth was unsure about a specific height requirement but stated an acceptable height should be achieved to mitigate noise.

Mr. Williams stated he was willing to abide by any conditions of the Planning Commission so he could keep the dogs on his property.

Commissioner Nystuen suggested the Planning Commission could table the request to give Mr. Williams time to work with the Radtkes to come to a solution on the barking.

Mr. Williams stated that he would be willing to speak with the Radtkes if the discussion was kept civil.

Hanni asked for clarification on Commissioner Nesseth's suggested condition.

Commissioner Nesseth stated he proposed that Mr. Williams install a solid fence to a specified distance past the dog run.

Chair Gale questioned why the structures could not be put in the rear of the property.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Pierret noted that the rear area of the property was taken up by steep slopes where structures cannot be placed.

Pierret clarified the proposed condition suggested by Commissioner Nesseth.

Bechel noted that fences over 7 feet in height require building permits.

Hanni questioned whether the Commission wanted to require a fence between the dog run and the new garage.

Commissioner Nesseth stated that the fence should be between the run and the Radtke property and the garage essentially creating a tunnel run.

Commissioner Miller suggested moving the kennel to the north side of the dwelling and constructing a solid fence between the kennel and Ziemer property.

Chair Gale noted that by moving the kennel to the north side of the property the dwelling and new garage would act as buffers to barking noise.

It was moved by Commissioner Miller and seconded by Commissioner Nystuen for the Planning Advisory Commission to:

- 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 from Dan Williams to establish a dog Kennel for up to 5 dogs.

Subject to the following conditions:

1. Kennel operations shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. No more than 5 adult dogs shall be kept on the property;
3. The Kennel shall not be open to the general public;
4. On-street parking shall be prohibited;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, Section 26, Kennels and Article 23 A3, Urban Fringe District;
6. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
7. The Kennel and run shall be relocated to the north side of the property and a solid fence should be constructed between the Kennel and the property to the north (parcel 55.602.0100).

Motion carried 6:0

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

Request, submitted by ReneSola Power (Applicant) and Shirley Thomforde (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 33.026.0302. TBD County 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ and part of the NW ¼ of Section 26 TWP 111 Range 15 in Goodhue Township. A1 Zoned District.

Pierret, Samantha

From: Jessica Lehman <hokkensmom@gmail.com>
Sent: Friday, November 6, 2020 2:22 PM
To: Pierret, Samantha
Subject: Public Hearing Agenda Item: Request for a CUP re: Dan Williams 5-dog kennel

To Whom it May Concern,

Our names are Tony and Jessica Lehman. We live at 22874 280th Street. Our house is located across from the William's residence on County Blvd 1. Topographically, we are on top of the bluff, south of the Williams' residence. It has come to our attention the Williams are requesting a 5-adult dog kennel to be built on their property.

There are several concerns regarding this proposal. What would the kennels be used for? If it is for hunting dogs, the issue becomes one of noise. The concern on our end is not only with more dogs, but also that these dogs will be kept outside on a permanent basis, possibly creating more barking than our neighborhood already has.

If, however, the kennel is being proposed for breeding or boarding purposes, reasons for denying this proposal become more apparent. Our neighborhood is located just outside the city limits where traffic has become continuous between Pioneer Road and County Blvd 1. Having even more residential traffic at this location could become problematic. Further, as a former boarding kennel owner, I am aware of how much noise five dogs can make, even through 8-inch concrete walls, and how much space is needed for exercise, playtime, and bathroom breaks. Where exactly would these kennels be located?

Concerning a possible breeding facility, we will leave our personal beliefs to ourselves on this issue as they are irrelevant to the proposal. However, the facility is to be for five adult dogs only. Correct?

We do not wish to cause any problems with any of our neighbors, but we are both long-time dog owners, Tony a former K-9 drug investigator, and myself a former kennel owner, we believe we have enough experience and objective reasoning as to why this proposal should be denied.

If you have any questions or concerns, please feel free to contact us.


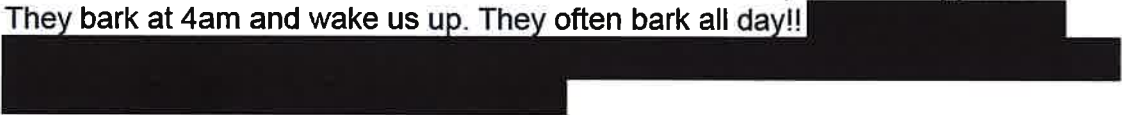
Thank you for your time and attention in this matter,

Jessica and Tony Lehman
651-212-3917

From: [Christine J](#)
To: [Pierret, Samantha](#)
Subject: Mr Dan Williams request for a kennel for up to five dogs.
Date: Thursday, November 12, 2020 2:04:39 AM

Hello Samantha-

I received notice that Mr. Williams is requesting formally that he wants a kennel for up to five dogs. Calvin and I don't agree with this. He is being allowed to build his garage and Calvin and I couldn't say anything to stop it and we were ok with it on the proviso that he not wall his already existing dog kennel and breeding business next to our property line. Our house is approximately 45 feet from his dogs and all they do is bark. It's been very disruptive to our lives, our peace and quiet and happiness here. They bark at 4am and wake us up. They often bark all day!!



Upon the garages completion it will act as a sound barrier for them so they can't hear the barking and it will enhance the already loud and unacceptable noise from the dogs bouncing back on our home. Upon completion the sound is going to be unbearable for us. The dogs sandwiched between us and the garage they are building. We discussed this with them two weeks after they moved in and asked that they might consider moving the kennel to the opposite side of the property and girlfriend Penny told us that the ground wasn't exactly flat over there. It would have been better for everyone to have the dogs on the Ziemer property line because there isn't anyone to bother there at night. if you allow Dam Williams to willfully disrupt our lives by allowing a formal kennel to remain placed where it is and not away from our property line we will have no recourse but to take this to court and start action against Goodhue County and Dan Williams.

There was a peaceful way to work through this as mentioned in our emails sent to you about the garage being built. You told us that it had nothing to do with the dogs and we conceded. Now, what you allow him to do from here on has everything to do with the dogs and a kennel disrupting our lives even further. We will not sit by and allow this to happen. We are all for him doing what he wants, but because of the closeness of the not yet legal kennel that's been going for two months now it is going

Marilyn Conroy called Monday Nov. 16th 9:50
28117 227th Ave Path, Red Wing AM

Stated she could not imagine living closer to
the barking than already does. Feels sympathetic
towards closer neighbors. Commented on noise
levels of possibly 5 dogs and multiple puppies.

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: December 1, 2020
Report date: November 24, 2020

Discussion: Solar Energy Systems (SES) Bonds

At their November 16, 2020 meeting the Planning Advisory Commission discussed utility-scale SES bonds and whether bonds should be required between the landowner and the Solar Company or should be held by Goodhue County. To date, the County Board has not exercised the ordinance option to require a utility-scale SES project to provide a bond between the Applicant/solar company and the County. Typically, the Solar Company and the landowner will establish a bond contractually as part of the lease agreement for the site. The County has generally required that private financial surety be maintained as a condition of the Conditional Use Permit approval.

The Goodhue County Zoning Ordinance Article 19 Section 6 Decommissioning (Attached) specifies that a decommissioning plan should be prepared by a competent party and that the financial resources available to pay for the decommissioning be identified in the plan. Solar companies will provide this information to the landowner prior to the establishment of the array. Article 19 Section 6 Subd. 4 provides the County Board the option to require an Applicant to provide financial security in the form of a cash escrow or irrevocable letter of credit up to 125% of the proposed decommissioning costs.

The Planning Advisory Commission requested that staff review adjacent Minnesota counties' financial surety practices for comparison. Attached are staff's findings, communications with other Zoning officials, and communications with the Applicant for the solar projects that were considered at the November 2020 Planning Commission meeting.

Attachments:

November 16, 2020 Planning Commission draft meeting minutes
Compiled SES Bond research
[Goodhue County Zoning Ordinance](#)

Dodge County – Performance bond or cash escrow in the amount of \$20,000 shall be submitted to the Department for the purpose of addressing any issues from correcting nonfunctioning basins or long-term maintenance activities. The project owner is responsible for all issues with, and long term maintenance of the stormwater facilities. The bond/escrow shall be active and maintained at \$20,000 for the permitted “project life” as indicated in the CUP application.

Dodge County also requires Decommissioning Financial Assurance after issuance of the CUP and prior to construction. “The Permittee shall submit a Performance Bond or cash escrow in the amount of 110% of the estimated cost of decommissioning or \$200,000 per MW, whichever is greater, to finance the Decommissioning and Restoration plan of the solar energy farm. The cost of decommissioning and the required escrow fund shall be updated to reflect the current cost of decommissioning in years 10, 20 and 30 (if applicable) from the date the permit is issued. The performance bond shall be set up as “continuous until cancelled” and automatically renewed on an annual basis for the life of the project. Dodge County shall receive annual notification upon renewal.”

Staff reached out to Dodge County staff and will update the Board with any additional information provided by Dodge County if received before the meeting.

<https://www.co.dodge.mn.us/EnvironmentalServices/Chapter%2016%20Performance%20Standards%2007-14-20.pdf>

Le Sueur County – The Board of County Commissioners shall require the posting of a bond to ensure proper decommissioning. They also require an itemized decommissioning plan be submitted to staff. Bonds have been required for \$25,000 as recently as October 2020.

Goodhue County staff reached out to Le Sueur County Zoning Administrator Josh Mankowski who provided answers to staff questions via email (attached).

<https://mn-lesueurcounty.civicplus.com/DocumentCenter/View/3256/Sec-19-Land-Use-Performance-Standards?bidId>

Martin County – Ordinance states “The Board may require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure proper decommissioning.”

http://www.co.martin.mn.us/images/Ordinances/Renewable_Energy_Ordinance.pdf

Olmsted County – No performance bond or surety is specified in the Ordinance.

https://www.co.olmsted.mn.us/planning/ordinances/cozonord/Documents/ARTICLE%2010_2017.pdf

Renville County – Ordinance requires a decommissioning plan for all utility scale solar projects. The County Board may require the posting of a performance bond, letter of credit, cash deposit or other security to cover the cost of decommissioning. The Board has required a bond of \$200,000 for all projects.

Goodhue County staff reached out to Renville County Environmental Services Director Scott Refsland who provided answers to staff questions via email (attached).

[https://cms2.revize.com/revize/renvillemn/Environmental/Chapter%2002%20-%20Zoning%20Regulations%20\(Rav.%2001-28-2020\).pdf](https://cms2.revize.com/revize/renvillemn/Environmental/Chapter%2002%20-%20Zoning%20Regulations%20(Rav.%2001-28-2020).pdf)

Rice County – Staff communicated with Rice County Zoning Administrator Trent McCorkell via phone: Bonds for Utility Scale SES are required for all projects prior to building permit issuance. Bond of \$50,000 for site reclamation and any road damage. The County is the holder of the bond however some sites hold letters of credit. If a project is sold to another company the County is not concerned as long as the CUP has been recorded at the County. The solar company is required by

bond language to let the County know of any sales of the project. Bonds are on automatic renewal until expiration. If the bond is set to expire staff gets a notification.

Mr. McCorkell stated some companies prefer to hold the money in an escrow account. He stated that he has a staff member dedicated to tracking the bonds each year and making sure they are up-to-date. He said the County Board determined the County should hold the solar bonds because a landowner could always walk away from the property leaving it in tax-forfeiture.

Stearns County – Zoning Ordinance requires: “The applicant shall submit a financial guarantee in the form of a letter of credit, cash deposit or bond in favor of the County equal to one hundred twenty-five (125) percent of the costs to meet the requirements of the decommissioning plan. The type of guarantee is subject to the Board’s approval.” The Board has been requiring a \$125,000 bond for projects.

Staff reached out to Stearns County Environmental Services staff and received a response from Heidi Winskowski via email (attached).

Steele County – Zoning Ordinance states: “Decommissioning plans shall outline the anticipated means and cost of removing the system at the end of its serviceable life or upon its becoming a discontinued use. The cost estimates shall be made by a competent party, such as a professional engineer, a contractor capable of decommissioning or a person with suitable expertise or experience with decommissioning. The plan shall also identify the financial resources that will be available to pay for the decommissioning and removal of the system. The Board may require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure proper decommissioning.”

<https://www.co.steele.mn.us/Zoning%20Ordinance%20with%20Admendments.pdf>

Wabasha and Winona Counties – No performance bond/surety specified in Ordinance.

<https://cms9.revize.com/revize/wabasha/planning%20and%20zoning/Zoning%20Ordinance/NewChapter18-CUPIUP.pdf>

<https://www.co.winona.mn.us/sites/co.winona.mn.us/files/files/Ordinances/Ordinance41.pdf>

Wright County – Ordinance states: “The agreement shall require the applicant to create an escrow deposit or furnish an irrevocable letter of credit or a certified check as is determined by the County Attorney, County Engineer, and County Administration. The amount of the deposit or security is to be based upon the estimate of the total cost to remove any infrastructure and reclaim the property to its original condition at the conclusion of the solar energy farm. The salvage or resale value of the infrastructure shall not be used in calculating any offset or credit against the estimate of the total cost to remove the infrastructure and reclaim the property to its original condition. The deposit or security shall equal 150% of the estimate of all costs to remove any infrastructure and reclaim the property, plus any amount deemed necessary by the County Engineer to protect any public infrastructure during the construction or decommissioning of this project. This amount may be reduced or increased upon approval of a County Board resolution based upon such consideration as the size of the project, past performance by the applicant and/or financial credibility of the applicant, but in no case shall the amount be less than 50% of the estimate. On request of the applicant, if evidence is presented that the described work and improvements have been paid for, the amount of the deposit may be reduced in a sum equal to the estimated cost of the reclamation work so completed.”

https://codelibrary.amlegal.com/codes/wrightcounty/latest/wrightco_mn/0-0-0-4137#JD_155.108

Staff also reached out to the most recent Utility Scale Solar project Applicant, Cindy Larson O'Neil with ReneSola Power. Attached is an email received answering some general questions asked by staff.

Pierret, Samantha

From: Winskowski, Heidi <Heidi.Winskowski@co.stearns.mn.us>
Sent: Friday, November 20, 2020 3:55 PM
To: Pierret, Samantha
Subject: RE: Solar Bonds Questions
Attachments: Escrow Agreement fillable.pdf; Irrevocable Letter of Credit - 8-13-20.pdf

External Email - Use caution opening links or attachments!

Hi Samantha,

For solar farms (specifically the 1MW solar gardens as that is what we are seeing here), we require either a letter of credit or cash escrow to cover decommissioning at the end of the life of the solar panels (\$125,000 for a 1MW project) and for seeding the site to meet the beneficial habitat standard found in State statute. Occasionally we also require this for screening too. I've attached our letter of credit and escrow agreement templates which we don't allow any alterations to. At this time, we don't allow bonds for solar projects. To date, nearly all of our projects have submitted the cash escrow. We recently updated our letter of credit template to allow more financial institutions so we may be getting more of these in the future. Our old letter of credit template required the bank to be within 100 miles of Stearns County.

We do have a condition on our CUP's that the Department needs to be notified of any ownership changes but that doesn't always happen.

Let me know if you have any other questions.

Thanks,

Heidi Winskowski

Stearns County Environmental Services
320-656-3613 (work)
320-656-6484 (fax)

From: Pierret, Samantha <samantha.pierret@co.goodhue.mn.us>
Sent: Friday, November 20, 2020 3:34 PM
To: ES - Land Use <EnvironmentalServices3@co.stearns.mn.us>
Subject: Solar Bonds Questions

Hello,

Goodhue County is researching utility scale/large scale solar projects that are required to hold a bond between the County and the company/Applicant in Minnesota. ReneSola Power noted that Stearns County has required bonds for solar projects in the past. If you could answer a few questions it would be greatly appreciated.

1. Is a bond in a specific amount required between the County and Applicant/Solar Company for all large scale solar gardens?
2. Does County staff follow up on the bonds yearly or bi-annually to make sure they are up-to-date?
3. If a project is sold to another company, is the original Applicant required to notify staff? Does staff require verification that the original bond is still in effect after the sale?
4. Does the County notify the property owners if bonds are up-to-date?

Thank you,

Samantha Pierret

Goodhue County

Zoning Assistant

651-385-3103

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Pierret, Samantha

From: Scott Refsland <ScottR@renvillecountymn.com>
Sent: Tuesday, November 24, 2020 3:36 PM
To: Pierret, Samantha
Subject: RE: Solar Project Bond Questions

This message was sent securely using Zix®

Hi Samantha,

That's a really good question, it has been that way long before I came on board and I've been here 16 years. The only thing I can think of is our Ordinance states the Board may require a bond. If the County controls the bond we make sure it is current, whereas the landowner may not keep up on that. If the solar company would happen to fold, the County actually has some teeth to ensure that it would be cleaned up properly and quickly if not sold to another company.

Not 100% sure on that response, but that make logical sense to me anyway, not that is saying much 😊 .

Let me know if you have any other questions.

Scott Refsland

Environmental Services Director

Environmental Services

105 South 5th Street, Suite 311
Olivia, MN 56277

Direct: 320-523-3664 | Cell: 320-522-1470

Office : 320-523-3768

Email : scottr@renvillecountymn.com

Web : www.renvillecountymn.com



From: Pierret, Samantha <samantha.pierret@co.goodhue.mn.us>
Sent: Tuesday, November 24, 2020 11:02 AM
To: Scott Refsland <ScottR@renvillecountymn.com>
Subject: RE: Solar Project Bond Questions

RENVILLE COUNTY SECURITY NOTICE:

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Scott,

If I may ask one more question on the solar bonds in Renville County, are you aware the reasoning the County has elected to have the bonds held between the County and the solar company rather than the landowner and the company?

Thank you again for your help.

Samantha Pierret

From: Scott Refsland <ScottR@renvillecountymn.com>
Sent: Monday, November 23, 2020 11:05 AM
To: Pierret, Samantha <samantha.pierret@co.goodhue.mn.us>
Subject: RE: Solar Project Bond Questions

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Good morning Samantha,

I have answered your questions in your email below. Let me know if you have any further questions.

Scott Refsland
Environmental Services Director
Environmental Services
105 South 5th Street, Suite 311
Olivia, MN 56277
Direct: 320-523-3664 | Cell: 320-522-1470
Office : 320-523-3768
Email : scott@renvillecountymn.com
Web : www.renvillecountymn.com



From: Pierret, Samantha <samantha.pierret@co.goodhue.mn.us>
Sent: Friday, November 20, 2020 3:30 PM
To: Scott Refsland <ScottR@renvillecountymn.com>
Subject: Solar Project Bond Questions

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Hello Scott,
Goodhue County is researching Counties in Minnesota that require bonds for Utility Scale/Large Scale solar gardens between the County and the Applicant/Company. We were told by ReneSola Power that Renville County has required these bonds in the past. If you could answer a few questions about the bonds for these projects it would be appreciated.

1. Is a bond for a certain amount automatically required between the County and the Applicant for all Large Scale solar gardens/projects in Renville County? We require a \$200,000.00 bond for all large scale solar projects.
2. Does County staff contact the company/Applicant yearly or bi-annually to verify the bond is up-to-date? We verify the bond is still up to date during our annual inspection.
3. If the project is sold to another company, does the County require verification that the bond is still in effect? Do solar companies send verifications or notices of sales to the County? We have a condition that requires Renville County is notified if the solar garden is sold.
4. Does the County let the property owner know if a bond is up-to-date? I don't know if the company informs the property owner, I would guess not.

Thank you,

Samantha Pierret

Goodhue County

Zoning Assistant

651-385-3103

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Pierret, Samantha

From: Mankowski, Joshua <jmankowski@co.le-sueur.mn.us>
Sent: Monday, November 23, 2020 8:05 AM
To: Pierret, Samantha
Subject: RE: Utility Scale Solar Bonds Question

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We do what we can to watch the dates. It is important for the bond to renew automatically. That way, they need to send a notice of cancellation to terminate the bond.

Joshua Mankowski
Planning and Zoning Administrator
(507) 357-8538

From: Pierret, Samantha [mailto:samantha.pierret@co.goodhue.mn.us]
Sent: Friday, November 20, 2020 4:02 PM
To: Mankowski, Joshua <jmankowski@co.le-sueur.mn.us>
Subject: RE: Utility Scale Solar Bonds Question

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Thank you Josh, this was very helpful. One other question, does staff contact the companies yearly to verify the bond is up-to-date or how are you verifying the bond is still in place to avoid a violation of the CUP?

Sam

From: Mankowski, Joshua <jmankowski@co.le-sueur.mn.us>
Sent: Friday, November 20, 2020 3:36 PM
To: Pierret, Samantha <samantha.pierret@co.goodhue.mn.us>
Subject: RE: Utility Scale Solar Bonds Question

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Samantha,

1. Is the bond between the Solar Company/LLC and Le Sueur County or the company and the landowner?
The bond has been between the solar company (usually the LLC) and the County.
2. If the original Applicant sells the project to another company is the bond still in effect with the County, do you require language stating the bond is effective even if the project is sold?
The bond must be kept in place or they are in violation of the CUP and Zoning Ordinance. Not having the bond would put their CUP in jeopardy of being revoked. Have only had this happen once with a gravel mine and they got new bonds in place very quickly when I called them about their CUP.
3. Is the bond a one-time "payment" or is the company required to keep it up-to-date with annual or bi-annual payments? If there are payments, how does the County verify the bond is still up-to-date and can be called on?

We require an actual bond, renewed yearly. There is usually language in the bond stating that it is automatically renewed and requires a notice of cancellation. Our Auditor/Treasure didn't want to keep tabs on escrow accounts and there were questions on what to do with the interest.

I hope this was helpful. Let me know if you need more clarification.

Joshua Mankowski
Planning and Zoning Administrator
(507) 357-8538

From: Pierret, Samantha [<mailto:samantha.pierret@co.goodhue.mn.us>]
Sent: Friday, November 20, 2020 3:09 PM
To: Mankowski, Joshua <jmankowski@co.le-sueur.mn.us>
Subject: Utility Scale Solar Bonds Question

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Hi Josh,

Goodhue County is researching Utility/Large scale solar projects in Minnesota where bonds are required between the solar company and the County. Looking through the Le Sueur Board minutes we noticed a bond was required for some projects in the amount of \$25,000.00. If you are able could you answer a couple questions about the bonds?

1. Is the bond between the Solar Company/LLC and Le Sueur County or the company and the landowner?
2. If the original Applicant sells the project to another company is the bond still in effect with the County, do you require language stating the bond is effective even if the project is sold?
3. Is the bond a one-time "payment" or is the company required to keep it up-to-date with annual or bi-annual payments? If there are payments, how does the County verify the bond is still up-to-date and can be called on?

Thank you for any help you can give us with this project.

Samantha Pierret
Goodhue County
Zoning Assistant
651-385-3103

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Pierret, Samantha

From: Cindy Larson O'Neil <cindy.larsononeil@renesolapower.com>
Sent: Friday, November 20, 2020 2:53 PM
To: Pierret, Samantha
Subject: Re: Counties with Solar Bonds

Hi-
See below - I hope that helps-

Thanks-

Cindy Larson O'Neil

t: 952.486.1538

From: Pierret, Samantha <samantha.pierret@co.goodhue.mn.us>
Sent At: 2020 Nov. 20 (Fri.) 14:46
To: "Cindy Larson O'Neil" <cindy.larsononeil@renesolapower.com>
Subject: RE: Counties with Solar Bonds

Thank you Cindy. Below I have a few questions if you could answer them for us or if you have people in your organization that could answer some of these for us? We would like to know the information before December 1st. Thanks!

1. Do Counties ever contact your company to verify that bonds are up-to-date? **No**
2. Do bonds established between your company and the County stay with the project when sold to other companies? Do Counties require verification that the bond went with the sale of the project? **The projects are individual LLCs. When the LLC is sold, the bond stays with the LLC**
3. Do property owners ever contact your company to verify bonds are up-to-date? **No**
4. If the project is sold, is the buyer's information provided to the property owner? **Yes, there is an official handoff and contact information is exchanged. Also the Landowner signs an estoppel to acknowledge the sale/transfer. The estoppel states that the lease cannot be changed unless the land owner wants to negotiate it.**

Sam

From: Cindy Larson O'Neil <cindy.larsononeil@renesolapower.com>
Sent: Friday, November 20, 2020 11:27 AM
To: Pierret, Samantha <samantha.pierret@co.goodhue.mn.us>
Subject: Re: Counties with Solar Bonds

Hi-
Counties would include:
Rice
Renville

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Pierret noted that the rear area of the property was taken up by steep slopes where structures cannot be placed.

Pierret clarified the proposed condition suggested by Commissioner Nesseth.

Bechel noted that fences over 7 feet in height require building permits.

Hanni questioned whether the Commission wanted to require a fence between the dog run and the new garage.

Commissioner Nesseth stated that the fence should be between the run and the Radtke property and the garage essentially creating a tunnel run.

Commissioner Miller suggested moving the kennel to the north side of the dwelling and constructing a solid fence between the kennel and Ziemer property.

Chair Gale noted that by moving the kennel to the north side of the property the dwelling and new garage would act as buffers to barking noise.

It was moved by Commissioner Miller and seconded by Commissioner Nystuen for the Planning Advisory Commission to:

- 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 from Dan Williams to establish a dog Kennel for up to 5 dogs.

Subject to the following conditions:

1. Kennel operations shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. No more than 5 adult dogs shall be kept on the property;
3. The Kennel shall not be open to the general public;
4. On-street parking shall be prohibited;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, Section 26, Kennels and Article 23 A3, Urban Fringe District;
6. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
7. The Kennel and run shall be relocated to the north side of the property and a solid fence should be constructed between the Kennel and the property to the north (parcel 55.602.0100).

Motion carried 6:0

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

Request, submitted by ReneSola Power (Applicant) and Shirley Thomforde (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 33.026.0302. TBD County 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ and part of the NW ¼ of Section 26 TWP 111 Range 15 in Goodhue Township. A1 Zoned District.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Bechel presented the staff report and attachments.

Chair Gale opened the Public Hearing.

Cindy Larson O'Neil (Applicant) was present via GoToMeeting. She did not have any additional information to add to the staff report.

7After Chair Gale asked three times for additional comments it was moved by Chair Gale and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 6:0

Commissioner Nesseth recommended the Commission add the surety bond of 125% of decommissioning costs as a condition to approval. He stated that as there are an increasing number of solar projects the possibility for problems in the future increases.

Commissioner Miller concurred with Commissioner Nesseth's recommendation for surety bonds.

Commissioner Buck agreed with Commissioners Nesseth and Miller.

8It was moved by Commissioner Nesseth and seconded by Commissioner Miller to:

- 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 ReneSola Power (Applicant) and Shirley Thomforde (Owner) for the MN Goodhue 9-1 LLC Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 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 Goodhue 9-1 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. Applicant shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit "seed tags" to the Land Use Management Department prior to final inspection;
7. Applicant shall obtain an Access Permit from the Goodhue County Public Works Department prior to performing work within the CTY 9 BLVD Right-Of-Way;
8. Applicant 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 (Agricultural Protection District).

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

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. A financial surety bond of 125% of the estimated decommissioning costs should be put forth by the Applicant's company.

Bechel questioned whether the Applicant would have an idea of what decommissioning costs would be for the project.

Commissioner Nesseth commented that the costs would be between the landowner and the company.

Bechel questioned whether Commissioner Nesseth was propping the bond be between the solar company and the County or the solar company and the landowner.

Commissioner Nesseth questioned if a project were abandoned, who would clean up the project.

Bechel stated that a surety bond is required to be provided by the Applicant showing an agreement for decommissioning of the system between the solar company and the landowner.

Ms. Larson O'Neil stated that the lease provided to staff has a surety bond between the solar company and the landowner.

Commissioner Nesseth questioned what would happen to the bond if the project were sold to a different company.

Ms. Larson O'Neil stated that typically they hold a bond with the County however in this case the surety will be with the landowner and any transfers to a new company would include that bond in the purchase.

Commissioner Nesseth asked for clarification that most counties requires surety bonds between the company and the County.

Ms. Larson O'Neil stated that bonds between the County and the company are more typical.

Chair Gale questioned whether the Commissioners would prefer to change solar projects going forward to require a bond between the County and the Applicant instead of between the landowner and the Applicant.

Hanni stated that staff needs to research surety bonds further before implementing a program where bonds are held between the County and the Applicants. She noted that the leases are for 30 years and staff would need to have a program in place for tracking these bonds and making sure they are maintained. Hanni questioned if the bond were not up-to-date in the 30 year window, would the County require the panels to be removed from the property. She concluded stating staff needs to consult with other Counties on their programs before implementing a program in Goodhue County.

Bechel questioned whether the Commission would also suggest removing the condition that the Applicant have a surety between the landowner and Applicant.

Ms. Larson O'Neil commented that she believes that in other counties they do not hold a bond

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

between the landowner and their company if a bond is held between their company and the County. She read from a contract ReneSola Power uses regarding decommissioning.

Hanni stated that based upon the language read by Ms. Larson O'Neil, the landowner and the company have the bond.

Commissioner Nesseth questioned how the landowner knows that the company is keeping up that bond.

Hanni stated that the landowner is accepting this responsibility by allowing the solar facility on their property and the County would not know more than the landowner as to if the bond were maintained.

Commissioner Nesseth stated that this particular project is on 110 acres which would presumably have enough value to cover decommissioning costs.

Ms. Larson O'Neil stated that if the bond is not maintained then the company would be in breach of their lease.

Commissioner Nesseth commented that some projects are sold 3 or 4 times which is how some of the lease terms become murky.

Chair Gale questioned whether the bond is paid up-front or yearly.

Bechel stated bonds are typically annual or bi-annual. He added that staff would need to keep track of those bonds to ensure they were up-to-date.

Chair Gale questioned whether staff would want to take on that responsibility.

Bechel stated staff has minimal experience dealing with these bonds as they only have a handful for mining. He added that when staff turns-over or there is a lapse in checking the bonds, if one is found to be out-of-date the bond is worthless.

Hanni questioned whether County staff should be responsible for telling a landowner the bond is no longer valid and then removing the panels from that owner's property.

Commissioner Nesseth commented that if the County had to clean up the project, the cost would go onto the owner's property taxes.

Commissioner Miller stated he would be in favor of seeing how other Counties handle bonds and bringing this back at a future meeting.

Commissioner Nystuen stated that he recognizes in 30 years some landowners who entered these lease agreements will no longer be around. He added that he is the third owner of his solar array.

Ms. Larson-O'Neil noted that these projects cost millions of dollars and the program is overseen by Xcel Energy who has renewable energy goals. She added that, as a developer, her company's expertise is in obtaining the proper permits at the beginning of the project and finding subscribers to sign up for the array. After their part is done, the project is typically sold to a financing partner who brings the money to construct the project. The financing partner hires a contractor to build the system. Both Xcel Energy and the owner monitor the systems for production and correct any issues immediately. She suggested that she could send a lease in the future, if the project is sold, to staff to confirm that the bond is still in place upon sale of the lease. She also stated she would be willing to communicate with staff on other counties they have worked with that have general bonding language in place.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Commissioner Nystuen stated that staff should look at the other counties' language and processes regarding bonding for solar projects.

Commissioner Nesseth amended his original motion, and Commissioner Miller amended his second for the Planning Advisory Commission to:

- 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 ReneSola Power (Applicant) and Shirley Thomforde (Owner) for the MN Goodhue 9-1 LLC Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 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 Goodhue 9-1 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. Applicant shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit "seed tags" to the Land Use Management Department prior to final inspection;
7. Applicant shall obtain an Access Permit from the Goodhue County Public Works Department prior to performing work within the CTY 9 BLVD Right-Of-Way;
8. Applicant 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 (Agricultural 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 6:0

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

Request, submitted by ReneSola Power (Applicant) and Michael Stehr (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 33.028.0100. TBD County 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Section 28 TWP 111 Range 15 in Goodhue Township. A3 Zoned District.

SECTION 6. DECOMMISSIONING

A decommissioning plan shall be submitted with all applications for Commercial and Utility Scale solar energy systems.

- Subd. 1 Decommissioning plans shall outline the anticipated means and cost of removing the system at the end of its serviceable life or upon its becoming a discontinued use. The cost estimates shall be made by a competent party, such as professional engineer, a contractor capable of decommissioning or a person with suitable expertise or experience with decommissioning. The plan shall also identify the financial resources that will be available to pay for the decommissioning and removal of the system. Owners of residential SES may rely on manufactures data to submit estimates.
- Subd. 2 Decommissioning of the system must occur within ninety (90) days from either of the following:
- A. The end of the system’s serviceable life; or
 - B. The system becomes a discontinued use.
- Subd. 3 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.
- Subd. 4 The County Board may at its discretion require the owner and/or operator of the commercial or utility scale system to provide financial security in the form of a cash escrow or irrevocable letter of credit in an amount equal to 125% of a cost estimate for decommissioning prepared by a competent party to ensure that decommissioning shall be completed if the applicant or operator for any reason fails to meet the requirements of this Section.

SECTION 7. PERMITTED USES, CONDITIONAL USES OR INTERIM USES FOR SOLAR ENERGY SYSTEMS

Solar Energy Systems will be permitted, conditionally permitted, interim permitted or not permitted based on the generating capacity and land use district as established in the table below (P=Permitted, ZP= Zoning Permit, C=Conditionally Permitted, I=Interim Permitted, NP=Not Permitted):

District	Utility Scale Solar Energy Systems	Commercial Scale Energy Systems	Residential Scale Solar Energy Systems
Agriculture Protection (A-1)	C or I	ZP	P
Agriculture (A-2)	C or I	ZP	P
Urban Fringe (A-3)	C or I	ZP	P
Suburban Residence (R-1)	NP	ZP	P
General Business (B-1)	C or I	ZP	P
Mixed Use Hamlet (MXH)	NP	ZP	P
Highway Business (B-2)	C or I	ZP	P
Industry (I)	C or I	ZP	P

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: 651.267.4875



Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.267.4875

TO: Goodhue County Board of Commissioners
FROM: Lisa M. Hanni, LUM Director / County Surveyor / County Recorder
DATE: December 1, 2020 County Board meeting

RE: Planning Advisory Commission Members Re-appointment

Summary:

Two Planning Advisory Commission (PAC) member term appointments will expire December 31, 2020. These members must be re-appointed by the County Board to continue serving. Planning Commission members are allowed to serve up to 3 consecutive 3-year terms if re-appointed by the Board of Commissioner's upon term expiration.

Background:

Goodhue County has a nine-member PAC committee. Each member serves a 3-year term which starts on January 1st and continues through December 31st. Each member serves for a period of 3-years except the term of the officer appointed by the County Board which is appointed annually. Members are eligible for re-appointment at the discretion of the County Board. Members can serve up three consecutive 3-year terms.

Commissioner Richard Nystuen has served two 3-year terms. He is eligible for one more 3-year appointment. Commissioner Howard Stenerson has served one 3-year term. He is eligible for up to two more 3-year appointments.

Recommendation:

Staff recommends the County Board approve the re-appointment of Commissioner Richard Nystuen to his third 3-year term and the re-appointment of Commissioner Howard Stenerson to his second 3-year term as members of the Planning Advisory Commission. Mr. Nystuen and Mr. Stenerson would serve until December 31, 2023.

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
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Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.267.4875

TO: Goodhue County Board of Commissioners
FROM: Lisa M. Hanni, LUM Director / County Surveyor / County Recorder
DATE: December 1, 2020 County Board meeting

RE: Board of Adjustment Re-appointment

Summary:

One Board of Adjustment (BOA) member's term appointment will expire December 31, 2020. This member must be re-appointed by the County Board to continue serving. Board of Adjustment members are allowed to serve up to 3 consecutive 3-year terms if re-appointed by the Board of Commissioner's upon term expiration.

Background:

Goodhue County has a six-member BOA committee. Currently there are five BOA members as the District 4 BOA position has been unfilled since January 2019. Each member serves a 3-year term which starts on January 1st and continues through December 31st. Each member serves for a period of 3-years except the term of the Planning Commission member serving on the BOA who is appointed annually. Members are eligible for re-appointment at the discretion of the County Board. Members can serve up three consecutive 3-year terms.

Commissioner Daniel Knott has served one 3-year term. He is eligible for up to two more 3-year appointments.

Recommendation:

Staff recommends the County Board approve the re-appointment of Commissioner Daniel Knott to his second 3-year term as a member of the Board of Adjustment. Mr. Knott would serve until December 31, 2023.



Greg Isakson, P.E.
Public Works Director/County Engineer
Goodhue County Public Works Department
www.co.goodhue.mn.us

2140 Pioneer Road
Red Wing, MN 55066
Office (651) 385-3025

TO: Honorable County Commissioners
Scott Arneson, County Administrator

FROM: Greg Isakson, Public Works Director

RE: 01 Oct 20 County Board Meeting
TH 52 Southbound Regrading Project Update

Date: 24 Nov 20

Summary

The purpose of this agenda item is to give the Board an update on MnDOT's anticipated Notice to Proceed dates, County costs, and to have a discussion and make a decision on the inclusion of a Park and Ride Lot at TH 52/CSAH 8.

Background

Schedule: MnDOT continues to work on creating the documentation required to publish a Request for Proposals to Short Listed proposers (scheduled for 18 Nov 20). Their technical proposals will be due in early February, followed by a price proposal in late February. The winning proposal will be awarded sometime in April or May.

County Costs: The County will be responsible for 15% of the Hader Interchange (TH 52 / CSAH 8), and 100% of the construction costs for the realignment of CSAH 14 from its current intersection with TH 52 up to the frontage road that ties into the roundabout on CSAH 24. Additionally, the County will be responsible for the cost to build a Park and Ride Lot on CSAH 8 near TH 52. MnDOT's preliminary estimate has the County's total project cost at under \$5 Million, which is significantly less than anticipated.

Park and Ride Lot: The current plan includes a Park and Ride Lot on CSAH 8 just east of the new bridge over TH 52. This lot is replacing the current parking that has been allowed along CSAH 8 on the west side of TH 52.

These parking lots are very popular with commuters, save fuel, and reduce traffic on the highways that serve the larger metropolitan areas. There was a lot of support for this parking lot at the public meetings held during the development of this project. This lot could become a stop for the commuter buses that bring workers into Rochester, which would be convenient for County citizens who use this parking lot.

MnDOT's policy is that local partners are responsible for the construction and maintenance of these lots. The anticipated cost for this lot is less than \$200,000 and this figure is included in the anticipated total cost of less than \$5 Million for the project as a whole.

Alternatives

- Approve the inclusion of the Park and Ride Lot in the design of the TH 52 project with the County.
- Request MnDOT drop the Park and Ride Lot from the current plans for the TH 52 project.

Recommendation

It is the recommendation of staff that the County Board approve the inclusion of the Park and Ride Lot in the design of the TH 52 project, with the County being responsible for the construction and maintenance of this lot.



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: November 25, 2020

To: Goodhue County Board of Commissioners

From: Scott O. Arneson, County Administrator
Stacy Lance, Administrative Assistant
Tim Redepenning, Facilities Maintenance Director

Re: Award Contract – HHS Generator

The County Board authorized the use of CARES funding to purchase and install a generator to run the Health and Human Services Building. It is expected that in the near future Health and Human Services will be storing community vaccine related to COVID-19. It was estimated that the entire project would cost approximately \$300,000 generator and \$30,000 budgeted for soft costs.

Attached is the summary of the five bids that were received on Tuesday, November 24th, 2020 with the low bidder being \$184,600. Approximately \$115,400 below the estimate including the \$30,000 of soft costs.

Staff requests approval of the attached recommendation from Short Elliott Hendrickson to award the contract to the lowest bidder, NEO Electrical Solutions, LLC. in the amount of \$184,600.

GOODHUE COUNTY BOARD OF COMMISSIONERS

LINDA FLANDERS
1st District
1121 West Fourth 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

An Equal Opportunity Employer



Building a Better World
for All of Us®

November 25, 2020

RE: Goodhue County HHS Building
Generator Addition Project
Bid Award Recommendation
SEH No. GOODH 157512

Mr. Scott Arneson
County Administrator
Goodhue County
509 West 5th Street
Red Wing, MN 55066

On Tuesday, November 24, 2020 bids were received for Health and Human Services Building Generator Addition Project. Five bids were received with the low bid being submitted by NEO Electrical Solutions, LLC. in the amount of \$184,600. A complete tabulation of the bids is attached for your reference.

After reviewing the bids it is our opinion that NEO Electrical Solutions, LLC. has submitted the lowest responsive and responsible bid and they are qualified to complete the work as described in the contract documents. It is our recommendation to award the Health and Human Services Building Generator Addition Project to NEO Electrical Solutions, LLC. in the amount of \$184,600.

If you have any additional questions please contact me at 651-490-2031 or bbergstrom@sehinc.com.

Sincerely,

A handwritten signature in blue ink that reads "Brian Bergstrom".

Brian Bergstrom, AIA
Principal / Project Manager

Attachment

c.

x:\fj\g\goodh\157512\6-bid-const\rec award letter.docx



Building a Better World
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BIDS RECEIVED

**Goodhue County HHS Building Generator Addition
Red Wing, MN
Project Manager: Brian Bergstrom**

SEH No. GOODH 157512

Bid Date: Tuesday, November 24, 2020 at 10:00 a.m.

Page 1

Bidder	Addendum Acknowledged	5% Bid Bond	Base Bid
Neo Electric Solutions	X	X	\$184,600
Aim Construction	X	X	\$187,000
Laketown Electric	X	X	\$191,000
Master Electric	X	X	\$193,419
Tri-State General Contracting	X	X	\$289,248

x:\fj\g\goodh\157512\6-bid-const\bids received.docx



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

Brian.anderson@co.goodhue.mn.us
509 W. Fifth St.
Red Wing, MN 55066
Phone (651) 385-3032

TO: County Board of Commissioners
FROM: Brian J. Anderson, Director of Finance and Taxpayer Services
SUBJECT: Postpone the Sale of Series 2020A Bonds
DATE: December 1st, 2020

Background:

On November 3rd, 2020 the County Board approved the Set Sale Resolution for Series 2020A Bonds. Since that time the County is now being sued over the Solid Waste Ordinance which has prompted the MPCA to suspend working on finalizing the Solid Waste Agreement with the County. Resolving these legal matters could take several months and the County's bond council has recommended that the County postpone the sale of Series 2020A Bonds as previously approved by the Board.

Discussion Updates:

Since Board's approval of Set Sale Resolution for Series 2020A Bonds and the lawsuit over the Solid Waste Ordinance, the MPCA has suspended finalizing the Solid Waste Agreement. This legal matter will take several months to resolve and the decision could have a negative impact on the Board's previous action. Therefore, staff, along with the County's bond council, feels that the best course of action would be to postpone the sale of Series 2020A Bonds.

Although the County is seeking to issue less than \$5m in debt which would allow them up until 3 years to properly expend those funds, certain percentages of those proceeds would still have to be spent within six months and one year of the issuance. In addition, if the legal ruling does not go in the County's favor then the Board would have to re-characterize the bonds which gets to be more problematic than simply holding off on the sale of the bonds. Therefore, given the restricted timeline of expending the proceeds of the bonds, staff is recommending postponing the sale of the Series 2020A Bonds until a later date which is to be determined. At the meeting will be County Engineer to discuss the matters with the State and County Attorney to address the lawsuit timeline.

Recommendation:

Staff is recommending the County Board make a motion to Postpone the Sale of Series 2020A Bonds as previously approved by Resolution on November 3rd.



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

Brian.anderson@co.goodhue.mn.us
509 W. Fifth St.
Red Wing, MN 55066
Phone (651) 385-3032

TO: County Board of Commissioners
FROM: Brian J. Anderson, Director of Finance and Taxpayer Services
SUBJECT: Goodhue County CARES Act Funding Program Update
DATE: December 1st, 2020

Discussion Updates:

Significant updates since the last Board meeting include:

Unspent Township/City Funds

Goodhue County has received unspent funds from four Townships for a total amount of \$50,572.13 which had to be turned back into the County by November 20th. In addition, the County did receive many emails from the other townships stating that they had spent all of their funds.

CEDA Final Report

As you can see from the attached report, CEDA has spent \$2.217m in grants broken down as follows:

- 231 grants totaling \$2,217,620 were awarded.
- 117 grants totaling \$1,719,318 to businesses and agricultural businesses,
- 46 grants totaling \$148,302 were awarded to nonprofits
- 8 grants totaling \$80,000 were awarded to hospitals or clinic-type entities.

In addition,

- 39 applications were remaining after the program funds were exhausted.
- 14 applications were ineligible.
- 8 grant applicants did not respond to requests for additional information.

Total CARES Funds

Total funds received for the CARES Program is \$5,694,834 for the items listed on the attached spreadsheet. At this time, there are \$238,813. in funds that will be processed as Payroll Reimbursement. Staff is recommending that these funds be carried over into next year until more is known how the vaccine is going to be distributed and what the State and Federal Government might do with some additional economic relief packages.

The following is a breakout of how the CARES Funds have been spent:

- Small Business / CEDA Loans 45%
- New Housing Permit Program / Septic 12%
- HHS Community Programs 11%
- PPE / Communications Equipment / Etc. 10%
- HHS Generator / Transport Vehicles 9%
- Payroll Reimbursement / 2021 Reserves 6.5%
- Independent School Districts 6%
- Housing Assistance SEMMCHRA 0.5%

Recommendation:

At this time Staff is recommending that the County carry over any unspent funds as the final spending deadline is December 1st, 2020.

MEMO

To: Goodhue County Board of Commissioners

Date: November 17, 2020

From: Chris Giesen, CEDA Vice President

RE: Final Report - CARES Act Business & Non Profit Relief Grant Program

Background:

Goodhue County engaged CEDA to create and implement a small business and nonprofit relief grant program utilizing funds the county received through the CARES Act legislation. Businesses (including farms, hospitals, and clinics) and nonprofits (including churches) that experienced business interruption due to the COVID-19 pandemic were eligible to apply for up to \$10,000. CEDA was asked to manage, review, and award these grants.

CEDA marketed the program via press releases to local media, created a program handout, distributed program information to each local city and chamber of commerce within the county, purchased advertising through Facebook, conducted other free social media advertising, went door to door to businesses, and hosted several virtual seminars to discuss the program.

The program opened to the public August 7, 2020 and initially closed on October 31, 2020. Two hundred twenty applications were awarded in the initial period. Once funds were exhausted during the initial period, the county board allocated an additional \$100,000 to the program and additional eleven applications were funded.

CEDA reviewed each application, collected and reviewed supporting documentation, and helped applicants with any questions that arose.

Program Summary:

Attached is a detailed report of all of the grants awarded through this program. In summary:

- 231 grants totaling \$2,217,620 were awarded.
- 177 grants totaling \$1,719,318 were awarded to businesses.
- 46 grants totaling \$418,302 were awarded to nonprofits.
- 8 grants totaling \$80,000 were awarded to hospitals or clinic-type entities.

In addition:

- 39 applications were remaining in the queue when all program funding exhausted and did not receive an award.
- 14 applications were ineligible.
- 8 applicants did not respond to requests for additional documentation or other questions, despite repeated attempts to contact. As such, we were unable to confirm eligibility and did not award any funds to these applicants.

Grants awarded by City:

<u>Location</u>	<u>Total Amt</u>	<u>% of Total</u>
- Bellechester	\$20,000	(1%)
- Cannon Falls	\$588,000	(27%)
- Cherry Grove Township	\$10,000	(1%)
- Dennison	\$50,000	(2%)
- Goodhue	\$187,232	(8%)
- Kenyon	\$189,980	(8%)
- Lake City	\$90,000	(4%)
- Pine Island	\$130,000	(6%)
- Red Wing	\$565,450	(25%)
- Wanamingo	\$110,000	(5%)
- Welch	\$20,000	(1%)
- Zumbrota	\$256,958	(12%)
TOTAL	\$2,217,620	(100%)

Grants Awarded by Industry Type:

<u>Location</u>	<u>Total Amt</u>	<u>% of Total</u>
- Agriculture	\$546,225	(25%)
- Assisted Living	\$20,000	(1%)
- Auto Repair	\$20,000	(1%)
- Child Care	\$34,500	(2%)
- Education	\$51,000	(2%)
- Entertainment	\$50,000	(2%)
- Financial Services	\$30,000	(1%)
- Fitness	\$50,000	(2%)
- Food Services	\$20,000	(1%)
- Health	\$60,000	(3%)
- Lodging	\$90,000	(4%)
- Manufacturing	\$80,000	(4%)
- Nonprofit	\$418,302	(19%)
- Restaurant	\$250,000	(11%)
- Retail	\$205,000	(9%)
- Salon	\$70,000	(3%)
- Services	\$172,593	(8%)
- Transportation	\$50,000	(2%)
TOTAL	\$2,217,620	(100%)

We appreciate being able to assist you, your staff, and the businesses/nonprofits of Goodhue County as we face these uncertain and unprecedented times. We are happy to discuss any questions you might have.

Also attached is a collection of the thank you notes we received. The appreciation received in writing and on the phone was tremendous.

Goodhue County
CARES ACT Funding Disbursement Program

Program Description	Program Admin	Percent of Overall Program	# of Grants Issued	Total Funds Spent as of 12/01/2020
I. Small Businesses Expenses and Interruption	CEDA	27.16%	178	\$ 1,532,912
Agriculture Expenses and Interruption			53	\$ 535,000
II. Non-Profits and Churches	CEDA	6.89%	46	\$ 388,850
County Fair	GC Finance	0.27%		\$ 15,000
III. Hospitals, Clinics, Assisted Care Facilities, & Nursing Homes	CEDA	1.66%	8	\$ 93,500
COVID-19 PPE and Modifications				
TOTAL		45.05%	285	\$ 2,565,262
IV. Housing Assistance	SEMMCHRA	0.51%	12	\$ 28,782
Consumer grant programs to prevent overdue rent or mortgages and to provide emergency assistance.				
TOTAL		0.51%		\$ 28,782
V. Goodhue County Health & Human Services	GC HHS			
A. Operating and COVID-19 Response		0.35%		\$ 20,000
HHS Generator		5.85%		\$ 330,000
Includes technology and facility modifications; and new vehicle for customer transportation.		3.19%		\$ 180,000
B. Direct Customer Supports		3.58%	200	\$ 202,050
Contract tracing; emergency childcare; vouchers for hotel/motel stays, medications, diapers, food, etc.; mass testing and vaccination supplies; mental health service providers; assistance for Rural Broadband support, and new vehicles for customer transportation.				
C. Community Agencies - For non-profits, service providers, and churches operating supports		0.35%		\$ 20,000
Includes assistance in employee training programs, unemployed benefits, disabled day treatment providers foster care families, and Three Rivers for safe transportation.				
D. Community Agencies - For direct customer and programming supports	United Way	6.81%		\$ 384,612
Includes funding for educational and communication for outreach, COVID-19 testing; youth programming; community masks; and domestic and family violence.				
TOTAL		19.96%		\$ 1,136,662
VI. Independent School Districts	GC Finance	6.20%	11	\$ 350,000
TOTAL		6.15%		\$ 350,000
VII. Goodhue County	GC Finance			
Payroll Reimbursement - to be used for Housing Trades Programs		0.00%		\$ -
Payroll Reimbursement - to be used for New Housing Permit programs		9.74%		\$ 550,000
Septic System Replacement Permit Reimbursement		0.99%		\$ 56,000
Payroll Reimbursement - to be used for County salaries in HHS		1.77%		\$ 100,000
Remote Technology for County Board		0.27%		\$ 15,000
Remodel of Old Court Room and Second Floor at GC		1.77%		\$ 100,000
Remote Radio Dispatch Consoles		2.94%		\$ 166,000
UVC Robot Sterilization Unit		0.64%		\$ 36,000
Elections 20% Match Not Budgeted		0.18%		\$ 9,943
PPE, Office and Misc.		1.06%		\$ 60,000
FFCRA Emergencny CARES Act Sick Leave		0.71%		\$ 40,000
Sheriff Communication for Dispatch		1.56%		\$ 88,104
Temp Assistance at Entrance Door		0.12%		\$ 6,800
Unspent funds from cities and townships		0.90%		\$ 50,572
Needlepoint Bi-polar Ionization (NPBI) system for ADC/LEC		1.72%		\$ 96,896
TOTAL		24.15%		\$ 1,375,315
VIII. Reserves - ADC Payroll Reimbursement	GC Finance	4.23%		\$ 238,813
To be used for special programs that haven't been thought of at this time but could be reallocated later.				
TOTALS				\$ 5,694,834

**Goodhue County Public Works
Project Status Report for December 01, 2020**

ROUTE	TYPE OF WORK/PROJECT LOCATION	CURRENT STATUS
	Bidding	
3 rd Street Cannon Falls	Bridge L5391 Bridge Rehabilitation	Bids opened on September 22 nd . Project conditionally awarded based on agreement with City of Cannon Falls.
	Road Construction	
CSAH 27 & Leon Twp.	2020 Box Culverts CSAH 27 & Leon	Project awarded to Fitzgerald Excavating. Construction began October 14 th on the Leon Twp. box culvert. Leon Twp. box culvert has final turf establishment remaining that will be completed in the Spring of 2021. CSAH 27 culvert extensions are close to completion with final turf establishment to be completed in the Spring of 2021.
Various	2020 Bituminous Paving CSAH 14, CSAH 64, Kenyon Shop Parking Lot	Construction completed. Need to final.
CSAH 6	Grading TH 58 – 435 th Street	Grading activities on the north portion of the project are completed. Work on the southerly portion in progress. Grading anticipated to be completed before freeze up.
Various	HSIP: Chevron Installation	All work has been completed.
	Maintenance Department	
GCPW Shops	Haul De-Icing Sand	Work completed.
GCPW Shops	Dress Tandems for Winter Weather	Work in progress.
Various	Brushing and Tree Trimming	Work in progress.

ROUTE	TYPE OF WORK/PROJECT LOCATION	CURRENT STATUS
	Planning & Studies	
St Paul - Chicago	Great River Rail Commission	Agenda item to change name at 08 Aug 19 Board meeting. 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.
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 various stages of planning.
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 is underway, traffic is using the new bridge and demolition of the old bridge has begun. Completion is slated for 2020.

The following is a summary of the claims to be reviewed and approved at the December 01, 2020 board meeting:

01	General Fund	\$	341,015.24
03	Public Works	\$	610,283.78
11	Human Service Fund	\$	52,493.69
12	GC Family Services Collaborative	\$	-
21	ISTS	\$	-
25	EDA	\$	2,742.50
30	Capital Improvement	\$	-
31	Capital Equipment	\$	-
34	Capital Equipment	\$	38,671.48
35	Debt Service	\$	-
40	County Ditch	\$	-
61	Waste Management	\$	14,155.46
62	Recycling Center	\$	-
63	HHW	\$	-
72	Other Agency	\$	242,664.62
81	Settlement	\$	5,017.01
	Totals	\$	<u>1,307,043.78</u>

GROSS PAYROLL (including Employer Related Tax Payments)

Period Ending	Paid Date	Amount
10/30/2020	11/12/2020	\$ 1,052,541.30
Checks (WFXX,WFXX-ACH)	\$	989,303.46
EFT (Manual Warrants)	\$	<u>317,740.32</u>
Total:	\$	<u>1,307,043.78</u>

PONCELET
11/12/2020

1:10:56PM

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>
12021	11506	Alerus Financial					
			19,764.92	11/12/20 Payroll - CO HSA Cont	01-000-000-2504-2005		0
			3,217.29	11/12/20 Payroll - CO HSA Cont	03-000-000-2504-2005		0
			11,892.64	11/12/20 Payroll - CO HSA Cont	11-000-000-2504-2005		0
			578.85	11/12/20 Payroll - CO HSA Cont	61-000-000-2504-2005		0
Warrant #	12021	Total	35,453.70	Date 11/12/2020			
	Final Total...		35,453.70	4	Transactions		

Goodhue County



Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
1	19,764.92	County General Revenue
3	3,217.29	County Road and Bridge
11	11,892.64	Health & Human Service Fund
61	578.85	Waste Management Facilities
	35,453.70	TOTAL

Goodhue County

WARRANT REGISTER Auditor Warrants



<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>Tx</u>
				<u>On-Behalf-of-Name</u>		<u>From Date</u>	<u>To Date</u>	
1047	Arnold's Supply Company	80.00	Paper Towels 9/7/20		01-111-110-0000-6411	633979		N
1047		80.00	Paper Towels 9/7/20		01-111-112-0000-6411	633979		N
1047		275.00	Paper Towels/Towel Dispr 9/7		01-111-113-0000-6420	633979		N
1047		305.00	Paper Towels/Towel Dispr 9/7		01-111-115-0000-6411	633979		N
1047		80.00	Paper Towels 9/7/20		01-111-116-0000-6411	633979		N
	Warrant # 453714	Total...	820.00					
13364	Aspen Mills	128.43	Intl Uniform: Stephans 10/13		01-201-000-0000-6453	263982		N
13364		119.45	Intl Uniform: Kurtti 10/13/20		01-201-000-0000-6453	263984		N
13364		76.73	Intl Uniform: Kurtti 11/6/20		01-201-000-0000-6453	264204		N
	Warrant # 453715	Total...	324.61					
1078	Bauer Built Tire Center	560.00	Steer Tires 1501		03-340-000-0000-6575	600146571		N
	Warrant # 453716	Total...	560.00					
9828	BCA - MNJIS Section	1,100.00	CJDN Connect Fee 7/1-9/30/20		01-209-000-0000-6282	00000627480		N
	Warrant # 453717	Total...	1,100.00					
9828	BCA - MNJIS Section	270.00	CJDN Connect Chg Q320		01-255-000-0000-6382	00000627479		N
	Warrant # 453718	Total...	270.00					
3060	Bear's Overhead Doors	115.00	Cold Storage Door Repair		03-350-000-0000-6305	18848		N
3060		115.00	Garage Door Diagnose		03-350-000-0000-6305	18848		N
	Warrant # 453719	Total...	230.00					
3592	Bruening Rock Products, Inc	119.69	Rock-Sand-Salt Stockpile		03-310-000-0000-6502	189970		N
3592		33.70	Ice Control #17		03-310-000-0000-6502	192205		N
3592		41.50	Ice Control #57		03-310-000-0000-6502	192205		N
3592		92.63	Ice Control #44		03-310-000-0000-6502	192205		N
3592		41.50	Ice Control #49		03-310-000-0000-6502	192205		N
3592		234.97	Rock Stockpile		03-310-000-0000-6507	189970		N
3592		8,233.44	Surfacing #47		03-310-000-0000-6507	189970		N
	Warrant # 453720	Total...	8,797.43					
2972	CDW Government Inc	146.47	Hard Drive 10/27/20		01-201-000-0000-6855	3343941		N
	Warrant # 453721	Total...	146.47					
11439	Century Link	1.62	PRI 11/2020		01-025-000-0000-6201	612 E31-0215		N
11439		1.62	PRI 11/2020		01-025-000-0000-6201	612 E10-0569		N
11439		0.25	PS/ALI 11/2020		01-025-000-0000-6201	612 E31-0008		N
11439		398.42	PRI 11/2020		01-063-000-0000-6201	612 E10-0569		N

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/13/2020
Pay Date 11/13/2020



<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>From Date</u>	<u>PO #</u>	<u>Tx</u>
								<u>To Date</u>		
11439	Century Link	398.42	PRI 11/2020			01-063-000-0000-6201	612 E31-0215			N
11439		61.11	PS/ALI 11/2020			01-063-000-0000-6201	612 E31-0008			N
11439		66.00	LEC/Sandhill Circuit 11/2020			01-210-000-0000-6201	612 E31-8008			N
11439		129.00	EOC Phone Lines 11/2020			01-281-280-0000-6201	612 E31-0139			N
11439		5.10	PS/ALI 11/2020			11-420-600-0010-6201	612 E31-0008			N
11439		33.27	PRI 11/2020			11-420-600-0010-6201	612 E31-0215			N
11439		33.27	PRI 11/2020			11-420-600-0010-6201	612 E10-0569			N
11439		10.55	PRI 11/2020			11-420-640-0010-6201	612 E10-0569			N
11439		10.55	PRI 11/2020			11-420-640-0010-6201	612 E31-0215			N
11439		1.62	PS/ALI 11/2020			11-420-640-0010-6201	612 E31-0008			N
11439		6.47	PS/ALI 11/2020			11-430-700-0010-6201	612 E31-0008			N
11439		42.19	PRI 11/2020			11-430-700-0010-6201	612 E31-0215			N
11439		42.19	PRI 11/2020			11-430-700-0010-6201	612 E10-0569			N
11439		11.36	PRI 11/2020			11-479-478-0000-6201	612 E10-0569			N
11439		11.36	PRI 11/2020			11-479-478-0000-6201	612 E31-0215			N
11439		1.74	PS/ALI 11/2020			11-479-478-0000-6201	612 E31-0008			N
11439		27.59	PRI 11/2020			11-479-479-0000-6201	612 E31-0215			N
11439		27.59	PRI 11/2020			11-479-479-0000-6201	612 E10-0569			N
11439		4.23	PS/ALI 11/2020			11-479-479-0000-6201	612 E31-0008			N
	Warrant #	453722	Total...							
				1,325.52						
4324	Ds Solutions Inc	1,527.50	Pre-Marked Edit Lists 10/20			01-071-000-0000-6382	12578			N
	Warrant #	453723	Total...							
				1,527.50						
12325	England Law Office LTD	2,100.00	Prof Svc 9/2020			01-011-000-0000-6271	1800-G			N
	Warrant #	453724	Total...							
				2,100.00						
12159	FirstSource Solutions	56.38	Drug Scrn-Aslakson			03-310-000-0000-6291	FL00405037			N
12159		105.79	D&A Scrn-Ziemer			03-310-000-0000-6291	FL00405037			N
12159		105.79	D&A Scrn-Earnest			03-310-000-0000-6291	FL00405037			N
12159		56.38	Drug Scrn-K Haugen			03-310-000-0000-6291	FL00405037			N
12159		56.38	Drug Scrn-Hansen			03-340-000-0000-6291	FL00405037			N
12159		56.38	Drug Scrn-Fox			61-398-000-0000-6291	FL00405037			N
12159		105.79	D&A Scrn-Bade			61-398-000-0000-6291	FL00405037			N
	Warrant #	453725	Total...							
				542.89						
7674	Fitzgerald Excavating And Trucking	266,521.55	599-107 Leon Twp Est #1			03-320-000-0000-6319	Est #1			N
	Warrant #	453726	Total...							
				266,521.55						
12988	Glass Express	2,014.64	Rpc Armor Window 10/30			01-207-000-0000-6305	31453			N

Goodhue County

WARRANT REGISTER Auditor Warrants



<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>Warrant #</u>	<u>453727</u>	<u>Total...</u>	<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
			2,014.64				
3843	Goodhue Country Station		148.99	Diesel 1701	03-340-000-0000-6565	107	N
	Warrant #	453728	Total...				
			148.99				
5234	HBC		300.00	CF-Aspen Link 11/2020	01-201-000-0000-6340	81677	N
5234			199.00	Dedicated Fiber 11/2020	01-201-000-0000-6340	81677	N
5234			49.88	Cable TV 11/2020	01-207-240-0000-6340	80387	N
5234			148.45	Cable TV 11/2020	01-281-280-0000-6340	80389	N
5234			51.64	Fire Alarm Lines	03-330-000-0000-6209	93976	N
5234			51.64	Fire Alarm Lines	61-398-000-0000-6209	81940	N
5234			100.00	Internet/Comm Rcy	61-398-000-0000-6209	81940	N
	Warrant #	453729	Total...				
			900.61				
9463	HealthCheck 360		11,253.64	2020 Biometric Balance	01-803-000-0000-6278	HC9479	N
	Warrant #	453730	Total...				
			11,253.64				
24500	Hennepin County Sheriff's Office		80.00	Subpoena Svc: Howelland/Graham	01-011-000-0000-6277	85295	N
	Warrant #	453731	Total...				
			80.00				
3972	Innovative Office Solutions Llc		84.40	Col Paper/Thumb Drives 10/20	01-091-000-0000-6405	IN3141827	N
3972			30.10	Disk Mailers 10/21/20	01-091-000-0000-6405	IN3141868	N
	Warrant #	453732	Total...				
			114.50				
14403	Jackson & Associates LLC		20,900.00	JUS Roof Payment #2	34-111-000-0000-6669	7502-1	N
	Warrant #	453733	Total...				
			20,900.00				
13176	Lawson Products Inc.		137.71	Sign Fasteners	03-310-000-0000-6504	9307952384	N
13176			49.75	Shop Supplies	03-340-000-0000-6420	9307913243	N
13176			95.94	Fasteners for Stock	03-340-000-0000-6420	9307913243	N
13176			71.82	Drill Bits	03-340-000-0000-6569	9307913243	N
	Warrant #	453734	Total...				
			355.22				
837	Motorola Solutions Inc		904.95	(3) HS Jackboxes: BU Ctr 10/20	01-003-000-0000-6432	8281030668	N
	Warrant #	453735	Total...				
			904.95				
7633	Nuss Truck and Equipment Group LLC		478.28	Torque Rod 8602	03-340-000-0000-6562	7158110P	N
	Warrant #	453736	Total...				
			478.28				
2864	Office Depot		10.21	Folders/Envelopes 10/19/20	01-103-000-0000-6405	131801688001	N
2864			20.83	Pocket Files 10/19/20	01-103-000-0000-6405	132328429001	N
2864			21.36	Pocket Files 10/19/20	01-103-000-0000-6405	132229469001	N

Goodhue County

WARRANT REGISTER Auditor Warrants



<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>Tx</u>
				<u>On-Behalf-of-Name</u>		<u>From Date</u>	<u>To Date</u>	
2864	Office Depot	21.36	Pocket Files 10/19/20		01-105-000-0000-6405	132229469001		N
2864		20.83	Pocket Files 10/19/20		01-105-000-0000-6405	132328429001		N
2864		10.20	Folders/Envelopes 10/19/20		01-105-000-0000-6405	131801688001		N
2864		20.83	Pocket Files 10/19/20		01-127-129-0000-6405	132328429001		N
2864		21.37	Pocket Files 10/19/20		01-127-129-0000-6405	132229469001		N
2864		10.20	Folders/Envelopes 10/19/20		01-127-129-0000-6405	131801688001		N
	Warrant # 453737	Total...	157.19					
985	Olmsted Medical Center	75.00	D&A Scrn-Earnest		03-310-000-0000-6291	700002257		N
985		75.00	D&A Scrn-Ziemer		03-310-000-0000-6291	700002257		N
985		75.00	D&A Scrn-Bade		61-398-000-0000-6291	700002257		N
	Warrant # 453738	Total...	225.00					
9692	Onawa/Emma	9.26	32.130.1360 Overpmt		81-850-000-0000-2102			N
	Warrant # 453739	Total...	9.26					
7813	OSI Environmental	100.00	Oil Disp 750g-Rcy		61-398-192-0000-6839	2088054		N
7813		100.00	Filter Disposal-Rcy		61-398-192-0000-6839	2088119		N
	Warrant # 453740	Total...	200.00					
14082	Quadient Finance USA, Inc.	2,000.00	Postage Mtr: JUS 10/30/20		01-001-000-0000-6203	79000440802165		N
	Warrant # 453741	Total...	2,000.00					
14081	Quadient, Inc.	216.00	Meter Rent: JUS 12/2020-2/2021		01-001-000-0000-6345	57996172		N
	Warrant # 453742	Total...	216.00					
50500	Ramsey County Sheriff's Dept	70.00	Subpoena Svc: Hernandez 10/13		01-091-000-0000-6277	202011798		N
	Warrant # 453743	Total...	70.00					
1741	Revland Alignment Inc	100.00	#1824 Mt/Bal Tires (4) 10/30		01-201-000-0000-6303	0023925		N
1741		134.60	#1823 Mt/Bal Trs (4),Oil 10/30		01-201-000-0000-6303	0024010		N
	Warrant # 453744	Total...	234.60					
868	Schumacher Excavating Inc	11,659.88	De-Icing Sand 1630.75T		03-310-000-0000-6502	28396		N
	Warrant # 453745	Total...	11,659.88					
73854	Sherburne Co Sheriff	114.10	Subpoena Svc: Trobey 11/3-11/6		01-011-000-0000-6277	201436		N
73854		80.00	Subpoena Svc: Trobey 11/3-11/6		01-011-000-0000-6277	201437		N
	Warrant # 453746	Total...	194.10					
14498	Smith/Rodney	60.00	Reimb: Water Test Kit #630		01-127-129-0000-5413			N

Goodhue County

WARRANT REGISTER Auditor Warrants



<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>
	Warrant # 453747	Total... 60.00				
10986	Spartan Stores, LLC.	5.49	Safety Mtg Supplies	03-330-000-0000-6414	Cust #086897	N
	Warrant # 453748	Total... 5.49				
1831	Streichers Inc	231.57	B Vest Carr,Patches/Pahl 10/30	01-201-000-0000-6453	11462295	N
1831		233.55	B Vest Carr,Ptchs/Howard 10/2	01-201-000-0000-6453	11462294	N
	Warrant # 453749	Total... 465.12				
9933	Tri-State Business Machines Inc	112.43	Toner for Backup Printer 10/22	01-127-127-0000-6302	501543	N
9933		112.42	Toner for Backup Printer 10/22	01-127-128-0000-6302	501543	N
	Warrant # 453750	Total... 224.85				
4979	Uppman Technical Svcs Inc	750.00	Algnmt Path: PI Microwv 10/25	34-201-000-0000-6669	2283	N
	Warrant # 453751	Total... 750.00				
1876	Van Paper Company	149.54	Liners, Towels	03-350-000-0000-6420	555301-00	N
	Warrant # 453752	Total... 149.54				
3418	Verizon Wireless	51.52	Cell Phone 10/3-11/2/20	01-031-000-0000-6202	9866206891	N
3418		40.01	Cell Phone 10/3-11/2/20	01-055-000-0000-6202	9866206891	N
3418		164.55	Cellular Data 9/26-10/25/20	01-055-000-0000-6206	9865720046	N
3418		46.45	Cell Phone 10/3-11/2/20	01-061-000-0000-6202	9866206891	N
3418		46.45	Cell Phone 10/3-11/2/20	01-063-000-0000-6202	9866206891	N
3418		41.45	Cell Phone 10/3-11/2/20	01-091-000-0000-6202	9866206891	N
3418		41.45	Cell Phone 10/3-11/2/20	01-091-132-0000-6202	9866206891	N
3418		46.45	Cell Phone 10/3-11/2/20	01-103-000-0000-6202	9866206891	N
3418		80.02	Cellular Data 10/3-11/2/20	01-103-000-0000-6206	9866206891	N
3418		70.04	Cellular Data 9/26-10/25/20	01-103-000-0000-6206	9865720046	N
3418		378.05	Cell Phone 10/3-11/2/20	01-111-000-0000-6202	9866206891	N
3418		99.53	Cell Phone 10/3-11/2/20	01-121-000-0000-6202	9866206891	N
3418		40.03	Cellular Data 10/3-11/2/20	01-121-000-0000-6206	9866206891	N
3418		92.90	Cell Phone 10/3-11/2/20	01-127-127-0000-6202	9866206891	N
3418		87.90	Cell Phone 10/3-11/2/20	01-127-129-0000-6202	9866206891	N
3418		1,797.35	Cell Phone 10/3-11/2/20	01-201-000-0000-6202	9866206891	N
3418		1,320.33	Cellular Data 10/3-11/2/20	01-201-000-0000-6206	9866206891	N
3418		294.46	Cellular Data 9/26-10/25/20	01-201-000-0000-6206	9865720046	N
3418		82.90	Cell Phone 10/3-11/2/20	01-205-000-0000-6202	9866206891	N
3418		35.01	Cellular Data 9/26-10/25/20	01-205-000-0000-6206	9865720046	N
3418		80.02	Cellular Data 10/3-11/2/20	01-205-000-0000-6206	9866206891	N

Goodhue County

WARRANT REGISTER Auditor Warrants



<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>	<u>Tx</u>
			<u>OBO#</u> <u>On-Behalf-of-Name</u>		<u>From Date</u>	<u>To Date</u>	
3418	Verizon Wireless	235.77	Cell Phone 10/3-11/2/20	01-207-000-0000-6202	9866206891		N
3418		35.01	Cellular Data 9/26-10/25/20	01-209-000-0000-6206	9865720046		N
3418		40.03	Cellular Data 10/3-11/2/20	01-209-000-0000-6206	9866206891		N
3418		207.25	Cell Phone 10/3-11/2/20	01-210-000-0000-6202	9866206891		N
3418		40.01	Cellular Data 10/3-11/2/20	01-210-000-0000-6206	9866206891		N
3418		35.01	Cellular Data 9/26-10/25/20	01-210-000-0000-6206	9865720046		N
3418		273.70	Cell Phone 10/3-11/2/20	01-255-000-0000-6202	9866206891		N
3418		46.45	Cell Phone 10/3-11/2/20	01-281-280-0000-6202	9866206891		N
3418		26.02	Cellular Data 9/26-10/25/20	01-281-280-0000-6206	9865720046		N
3418		46.45	Cell Phone 10/3-11/2/20	01-601-000-0000-6202	9866206891		N
3418		124.35	Cell Phone 10/3-11/2/20	03-310-000-0000-6202	9866206891		N
3418		40.01	Cellular Data 10/3-11/2/20	03-310-000-0000-6202	9866206891		N
3418		278.70	Cell Phone 10/3-11/2/20	03-320-000-0000-6202	9866206891		N
3418		90.04	Cellular Data 10/3-11/2/20	03-320-000-0000-6206	9866206891		N
3418		46.45	Cell Phone 10/3-11/2/20	03-330-000-0000-6202	9866206891		N
3418		46.45	Cell Phone 10/3-11/2/20	03-340-000-0000-6202	9866206891		N
3418		124.35	Cell Phone 10/3-11/2/20	11-420-600-0010-6202	9866206891		N
3418		30.76	Cell Phone 9/26-10/25/20	11-420-600-0010-6202	9865720046		N
3418		70.02	Cellular Data 9/26-10/25/20	11-420-600-0010-6206	9865720046		N
3418		134.35	Cell Phone 10/3-11/2/20	11-430-700-0010-6202	9866206891		N
3418		13.18	Cell Phone 9/26-10/25/20	11-430-700-0010-6202	9865720046		N
3418		175.23	Cellular Data 9/26-10/25/20	11-430-700-0010-6206	9865720046		N
3418		62.92	Cell Phone 9/26-10/25/20	11-463-463-0000-6202	9865720046		N
3418		175.05	Cellular Data 9/26-10/25/20	11-463-463-0000-6206	9865720046		N
3418		30.37	Cell Phone 9/26/10/25/20	11-466-450-0000-6202	9865720046		N
3418		82.90	Cell Phone 10/3-11/2/20	11-466-450-0000-6202	9866206891		N
3418		82.90	Cell Phone 10/3-11/2/20	11-466-462-0000-6202	9866206891		N
3418		41.45	Cell Phone 10/3-11/2/20	11-466-466-0000-6202	9866206891		N
3418		41.45	Cell Phone 10/3-11/2/20	11-467-467-0000-6202	9866206891		N
Warrant #	453753	Total...	7,613.50				
73383	Xcel Energy	282.26	Elec:Pn Isl Rad Twr 9/17-10/18	01-201-000-0000-6251	707243575		N
73383		264.54	Elec:Cn Fls Rad Twr 9/20-10/19	01-201-000-0000-6251	707243575		N
73383		288.63	Elec: Seymour St 9/27-10/26	01-201-000-0000-6251	707243575		N
73383		147.82	Elec: Pnr rd Storg 9/27-10/26	01-201-000-0000-6251	707243575		N
73383		273.22	Elec: Aspen Rad Twr 9/27-10/26	01-201-000-0000-6251	707243575		N
73383		27.44	Gas: Aspen Rad Twr 9/27-10/26	01-201-000-0000-6252	707243575		N
73383		90.27	Gas: Pnr rd Storg 9/27-10/26	01-201-000-0000-6252	707243575		N
73383		46.54	St Lts - 66	03-310-000-0000-6251	51-63607118		N

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/13/2020
Pay Date 11/13/2020



<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>From Date</u>	<u>PO #</u>	<u>Tx</u>	<u>To Date</u>
73383	Xcel Energy	47.00	St Lts - 1			03-310-000-0000-6251	51-63607118				N
73383		29.14	St Lts - 5			03-310-000-0000-6251	51-64100936				N
73383		64.79	St Lts - Park			03-521-000-0000-6251	51-46438082				N
73383		17.15	Sec Lt - Park			03-521-000-0000-6251	51-73725269				N
73383		59.46	Elec-Drop Shed			61-398-192-0000-6251	51-69848451				N
73383		690.32	Elec-Rcy			61-398-192-0000-6251	51-69848451				N
73383		311.82	Gas-Rcy			61-398-192-0000-6252	51-69848451				N
	Warrant #	453754	Total...			2,640.40					
1914	Ziegler Inc	1,552.75	Rpr Lbr Control GP 1502			03-340-000-0000-6304	SW090104746				N
1914		441.68	Rtn Solenoid Kit 0204			03-340-000-0000-6563	PC090037917				N
1914		441.68	Solenoid Kit 0204			03-340-000-0000-6563	PC090350097				N
1914		288.59	Control GP 0204			03-340-000-0000-6563	PC440136245				N
1914		307.17	Rpr Pts Control GP 1502			03-340-000-0000-6563	SW090104746				N
	Warrant #	453755	Total...			2,148.51					
	Warrant Form	WFXX	Total...			350,440.24					175 Transactions

Goodhue County

WARRANT REGISTER Auditor Warrants



<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>
1137	Cannon Falls City	48.35	Utilities Forfeit 52.140.0840	81-850-000-0000-2162	0620-00	N
	Warrant # 32093	Total... 48.35				
14424	Community And Economic Deveoplment Assoc	242.50	October 2020 Services	25-700-000-0000-6278		N
	Warrant # 32094	Total... 242.50				
8587	D & T Ventures LLC	520.38	Web Tax Support 11/2020	01-063-000-0000-6268	300614	N
	Warrant # 32095	Total... 520.38				
13230	Johnson Law RW LLC	817.50	Prof Svc: CMCurdy 9/16-10/28	01-011-000-0000-6271	25-PR-20-1279	N
	Warrant # 32096	Total... 817.50				
3124	Kwik Trip Inc	74.19	KT Oct 2020	01-103-000-0000-6567	278333	N
3124		558.37	KT Oct 2020	01-127-127-0000-6567	278333	N
3124		38.35	KT Oct 2020	01-127-129-0000-6567	278333	N
3124		25.20	KT Oct 2020	01-130-000-0000-6303	278333	N
3124		453.29	KT Oct 2020	01-130-000-0000-6567	278333	N
3124		169.20	KT Oct 2020	01-201-000-0000-6303	278334	N
3124		54.04	KT Oct 2020	01-201-000-0000-6565	278334	N
3124		6,710.57	KT Oct 2020	01-201-000-0000-6567	278334	N
3124		238.01	KT Oct 2020	01-205-000-0000-6565	278334	N
3124		32.54	KT Oct 2020	01-281-280-0000-6567	278334	N
3124		1,887.37	KT Oct 2020	03-340-000-0000-6565	278333	N
3124		32.84	KT Oct 2020	03-340-000-0000-6567	278333	N
	Warrant # 32097	Total... 10,273.97				
44	Marco Technologies LLC	462.64	Printer Support 11/05-12/04/20	01-063-000-0000-6302	INV8119757	N
	Warrant # 32098	Total... 462.64				
8820	Mayo Clinic Health System, Red Wing	43.00	PE Dr Test-McNeill	03-310-000-0000-6291	700003124	N
8820		43.00	Drug Test-K Haugen	03-310-000-0000-6291	700003124	N
8820		43.00	Drug Test-Aslakson	03-310-000-0000-6291	700003124	N
8820		43.00	Drug Test-Hansen	03-340-000-0000-6291	700003124	N
8820		43.00	Drug Test-Fox	61-398-000-0000-6291	700003124	N
	Warrant # 32099	Total... 215.00				
14097	McDonough/Michael	1,000.00	Prof Svc 11/2020	01-091-132-0000-6283		N
	Warrant # 32100	Total... 1,000.00				
7885	Niebur Tractor & Equipment Inc	510.26	PTO Shield 1703	03-340-000-0000-6563	01-146206	N

Goodhue County

WARRANT REGISTER Auditor Warrants



<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>Warrant #</u>	<u>32101</u>	<u>Total...</u>	<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
	Warrant #	32101	Total...	510.26			
1727	Red Wing City-Finance		99.83	Evidence Rm Supplies 10/1/20	01-201-000-0000-6420	0049212	N
1727			312.55	Evidence Rm Printer 9/24/20	01-201-000-0000-6432	0049212	N
	Warrant #	32102	Total...	412.38			
10541	Scuba Center		315.00	Gloves(6);Gauge Trr(3) 11/4	01-205-234-0000-6420	13006	N
10541			1,705.00	Dive Cmptr(3);Dive Phn Trnscvr	01-205-234-0000-6432	13006	N
	Warrant #	32103	Total...	2,020.00			
11982	Summit Food Service LLC		446.81	Inmate Laundry 10/10-10/16/20	01-207-000-0000-6366	INV2000093558	N
11982			139.00	Condiments 10/13/20	01-207-000-0000-6463	INV2000093556	N
11982			4,604.32	Inmate Meals 10/10-10/16/20	01-207-000-0000-6463	INV2000093557	N
	Warrant #	32104	Total...	5,190.13			
6629	WSB & Associates, Inc.		7,226.50	CSAH 1 Realignment	03-320-000-0000-6281	R016414000-4	N
	Warrant #	32105	Total...	7,226.50			
	Warrant Form	WFXX-ACH	Total...	28,939.61	32 Transactions		
		Final Total...	379,379.85	207 Transactions			

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11/13/2020

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Warrant Form **WFXX-ACH**
Auditor's Warrants

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/13/2020
Pay Date 11/13/2020



<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>
42	350,440.24	WFXX	453714	453755	11/13/2020	11/13/2020			
13	28,939.61	WFXX-ACH	32093	32105	11/13/2020	11/13/2020	2	1,520.38	11 27,419.23
	379,379.85	TOTAL							

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/13/2020
Pay Date 11/13/2020



RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>	<u>ACH AMOUNT</u>	<u>NON-ACH AMOUNT</u>		
1	52,105.48	County General Revenue	18,776.79	33,328.69		
3	302,296.84	County Road and Bridge	9,828.97	292,467.87		
11	1,334.01	Health & Human Service Fund	-	1,334.01		
25	242.50	Economic Development Authori	242.50	-		
34	21,650.00	Capital Plan	-	21,650.00		
61	1,693.41	Waste Management Facilities	43.00	1,650.41		
81	57.61	Settlement Fund	48.35	9.26		
	379,379.85	TOTAL	28,939.61	TOTAL ACH	350,440.24	TOTAL NON-ACH

Goodhue County



Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
11	38,532.00	Health & Human Service Fund
	38,532.00	TOTAL

ndahlstrom
11/18/2020

8:13:18AM

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>
12026	1358	Wells Fargo Brokerage-Premium Paid	58.00	Safekeeping Fees 11/2020	01-001-000-0000-6375		0
	Warrant #	12026	Total	58.00	Date 11/17/2020		
	Final Total...		58.00	1	Transactions		

Goodhue County



Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
1	58.00	County General Revenue
	58.00	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>
12024	1820	State Of Minnesota-Sales & Use Tax					
			114.01	Receipt Nbr 444200 10/23/2020	01-063-000-0000-5450		0
			1.24	Receipt Nbr 444161 10/23/2020	01-105-000-0000-5859		0
			11.34	Receipt Nbr 443411 10/08/2020	01-207-240-0000-5859		0
			12.26	Warr Nbr 453385 10/30/2020	03-310-000-0000-6414		0
			3.87	Warr Nbr 453385 10/30/2020	03-320-000-0000-6414		0
			1.94	Warr Nbr 453385 10/30/2020	03-330-000-0000-6414		0
			3.23	Warr Nbr 453385 10/30/2020	61-398-000-0000-6414		0
			0.85	Warr Nbr 452925 10/02/2020	61-398-000-0000-6420		0
			1.44	Warr Nbr 452940 10/02/2020	61-398-000-0000-6563		0
			4.54	Warr Nbr 452940 10/02/2020	61-398-000-0000-6563		0
			0.52	Warr Nbr 452910 10/02/2020	61-398-000-0000-6563		0
			6.44	Warr Nbr 453079 10/09/2020	61-398-000-0000-6563		0
			0.44	Warr Nbr 453382 10/30/2020	61-398-000-0000-6563		0
			22.47	Warr Nbr 452911 10/02/2020	61-398-000-0000-6575		0
			87.17	Warr Nbr 31797 10/02/2020	61-398-000-0000-6575		0
			3.24	Warr Nbr 452930 10/02/2020	61-398-192-0000-6418		0
			90.60	S/W Asmt 10/2020	61-000-000-0000-2222		0
			666.40	S/W Mgmt 10/2020	61-000-000-0000-2223		0
Warrant #	12024	Total	1,032.00	Date 11/19/2020			
	Final Total...		1,032.00	18	Transactions		

Goodhue County



Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
1	126.59	County General Revenue
3	18.07	County Road and Bridge
61	887.34	Waste Management Facilities
	1,032.00	TOTAL

Goodhue County



Warr # Vendor #

RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>
72	242,664.62	Other Agency Funds
	242,664.62	TOTAL

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>	<u>Tx</u>
			<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>	
10529	ADP, LLC	5,764.51	Payroll Proc 10/02-10/16/20	01-061-000-0000-6279	567695048		N
	Warrant # 453782	Total... 5,764.51					
12203	Advance Auto Parts	24.04	Fiberglass Rpr Kit 8602	03-340-000-0000-6562	2053-417929		N
	Warrant # 453783	Total... 24.04					
2687	ANCOM Technical Center	345.75	Install Radio #2003	03-340-000-0000-6303	97120		N
	Warrant # 453784	Total... 345.75					
9618	Associated Bag Co	244.30	AAH Bags (300)	03-310-000-0000-6509	G176524		N
	Warrant # 453785	Total... 244.30					
14496	Baartman/Andy	1,523.44	CARES-Permit 2020-00687	01-003-000-0000-6892			N
14496		1,523.44	CARES-Permit 2020-00688	01-003-000-0000-6892			N
14496		1,523.44	CARES-Permit 2020-00689	01-003-000-0000-6892			N
14496		1,523.44	CARES-Permit 2020-00690	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00695	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00696	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00735	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00736	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00737	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00740	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00742	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00744	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00739	01-003-000-0000-6892			N
14496		1,440.94	CARES-Permit 2020-00727	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00728	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00729	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00730	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00734	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00733	01-003-000-0000-6892			N
14496		1,440.94	CARES-Permit 2020-00720	01-003-000-0000-6892			N
14496		1,440.94	CARES-Permit 2020-00721	01-003-000-0000-6892			N
14496		1,440.94	CARES-Permit 2020-00722	01-003-000-0000-6892			N
14496		1,440.94	CARES-Permit 2020-00723	01-003-000-0000-6892			N
14496		1,508.44	CARES-Permit 2020-00738	01-003-000-0000-6892			N
14496		1,440.94	CARES-Permit 2020-00726	01-003-000-0000-6892			N
14496		1,440.94	CARES-Permit 2020-00712	01-003-000-0000-6892			N
14496		1,440.94	CARES-Permit 2020-00715	01-003-000-0000-6892			N

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



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			<u>OBO#</u> <u>On-Behalf-of-Name</u>		<u>From Date</u>	<u>To Date</u>
14496	Baartman/Andy	1,440.94	CARES-Permit 2020-00717	01-003-000-0000-6892		N
14496		1,440.94	CARES-Permit 2020-00718	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00731	01-003-000-0000-6892		N
14496		1,440.94	CARES-Permit 2020-00719	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00697	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00698	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00699	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00700	01-003-000-0000-6892		N
14496		1,440.94	CARES-Permit 2020-00725	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00701	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00702	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00691	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00692	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00693	01-003-000-0000-6892		N
14496		1,508.44	CARES-Permit 2020-00694	01-003-000-0000-6892		N
	Warrant # 453786	Total...	62,604.48			
14505	Berg/Scott or Karrie	252.00	40.026.1800 Overpmt	81-850-000-0000-2102		N
	Warrant # 453787	Total...	252.00			
2602	Bigelow Ponderosa Mobile Home Park	503.20	72.802.0080/0190 Overpmt	81-850-000-0000-2102		N
	Warrant # 453788	Total...	503.20			
3592	Bruening Rock Products, Inc	28.05	Ice Control #55	03-310-000-0000-6502	193324	N
3592		33.20	Ice Control #42	03-310-000-0000-6502	193324	N
3592		33.20	Ice Control #43	03-310-000-0000-6502	193324	N
	Warrant # 453789	Total...	94.45			
14501	Calstrom/Richard	400.00	CARES2020-SSTS Permit Fee	01-003-000-0000-6892		N
	Warrant # 453790	Total...	400.00			
7440	Cannon Falls Beacon	130.99	Wan Lndf Hrs	61-397-000-0000-6241	2741	N
	Warrant # 453791	Total...	130.99			
11020	Century Link (Phoenix)	572.42	Long Distance 11/2020	01-063-000-0000-6201	170434031	N
11020		62.80	Court Admin 11/2020	01-063-000-0000-6201	170434031	N
11020		70.72	Police 11/2020	01-063-000-0000-6201	170434031	N
11020		32.16	PubDef 11/2020	01-063-000-0000-6201	170434031	N
11020		229.68	Welfare IMU 11/2020	11-420-600-0010-6201	170434031	N
11020		69.16	Welfare Child Supp 11/2020	11-420-640-0010-6201	170434031	N

Goodhue County

WARRANT REGISTER Auditor Warrants



<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>
11020	Century Link (Phoenix)	198.12	Welfare Soc Svc 11/2020	11-430-700-0010-6201	170434031	N
11020		71.42	PHS 11/2020	11-479-478-0000-6201	170434031	N
11020		166.66	PHS 11/2020	11-479-479-0000-6201	170434031	N
	Warrant # 453792	Total...	1,473.14			
14172	Cities Title Services LLC	10.00	35.007.0401 Overpmt	81-850-000-0000-2102		N
	Warrant # 453793	Total...	10.00			
11382	CORE Professional Services PA	800.00	Psych Eval: DKing 5/27/20	01-011-000-0000-6272	825	N
	Warrant # 453794	Total...	800.00			
12768	Dell Marketing Lp	1,869.06	(2) Desktop Computers 10/8	34-201-000-0000-6480	10435531898	N
12768		4,723.80	(3) Desktop (1) Laptop 10/8	34-207-000-0000-6480	10435531898	N
12768		751.20	Computer-Recycling Center 10/8	34-398-000-0000-6480	10434947317	N
12768		1,263.08	Laptop-HHW-Willie Root 10/8	34-399-000-0000-6480	10434947317	N
12768		167.99	Dckg Sta-HHW-Willie Root 10/8	34-399-000-0000-6480	10430826077	N
	Warrant # 453795	Total...	8,775.13			
14425	Derrick/Roger	1,493.44	CARES-Permit 2020-00616	01-003-000-0000-6892		N
14425		1,785.94	CARES-Permit 2020-00617	01-003-000-0000-6892		N
14425		1,545.94	CARES-Permit 2020-00597	01-003-000-0000-6892		N
	Warrant # 453796	Total...	4,825.32			
14504	Doris E Halverson Trust	616.00	32.022.0700 Overpmt	81-850-000-0000-2102		N
	Warrant # 453797	Total...	616.00			
12325	England Law Office LTD	2,100.00	Prof Svc 10/2020	01-011-000-0000-6271	1800-G	N
	Warrant # 453798	Total...	2,100.00			
11674	Fab 1 Welding LLC	232.16	Salter Stands-Snow Remov 10/30	01-111-112-0000-6306	2647	N
	Warrant # 453799	Total...	232.16			
7674	Fitzgerald Excavating And Trucking	285,746.17	606-020 Est #3	03-320-000-0000-6320	Est #3	N
	Warrant # 453800	Total...	285,746.17			
4958	Gadient Brothers Construction LLC	6,197.63	CARES-Permit 20-00749	01-003-000-0000-6892		N
	Warrant # 453801	Total...	6,197.63			
4181	Gadient/Irenetis	92.00	33.006.0100 Overpmt	81-850-000-0000-2102		N
	Warrant # 453802	Total...	92.00			
14507	Gadient/Wayne or Brenda	3,251.00	38.013.0701 etc Overpmt	81-850-000-0000-2102		N

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



<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>Warrant #</u>	<u>453803</u>	<u>Total...</u>	<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
12042	Galls LLC - DBA Uniforms Unlimited	185.00	Sabre Spray 10/30/20	01-207-000-0000-6420	1001727744	N
Warrant #	453804	Total...	185.00			
1331	Goodhue County Coop Elec Assn	166.18	St Lts #24 - RBW	03-310-000-0000-6251	17064001	N
1331		103.95	St Lts #24 - RBE	03-310-000-0000-6251	17064002	N
1331		48.58	Signs TH 56 & 9	03-310-000-0000-6251	17064003	N
1331		67.00	Signs TH 19 & 7	03-310-000-0000-6251	17064004	N
1331		14.00	St Lts #1 - Wt Rock	03-310-000-0000-6251	17064005	N
1331		8.50	St Lts #9 & 7	03-310-000-0000-6251	17064006	N
1331		8.50	St Lts #1 & 8	03-310-000-0000-6251	17064008	N
1331		8.50	St Lts #16 & Wab Co	03-310-000-0000-6251	17064009	N
1331		8.50	St Lts #2 & 5	03-310-000-0000-6251	17064010	N
1331		8.50	St Lts #1 & 8	03-310-000-0000-6251	17064011	N
1331		8.50	St Lts #1 & 30	03-310-000-0000-6251	17064012	N
1331		8.50	St Lts #6 & 9	03-310-000-0000-6251	17064013	N
1331		8.50	St Lts #8 & 9	03-310-000-0000-6251	17064014	N
1331		8.50	St Lts #10 & 11	03-310-000-0000-6251	17064015	N
1331		8.79	St Lts #1 & 25	03-310-000-0000-6251	17064016	N
1331		8.79	St Lts #9 & 1	03-310-000-0000-6251	17064017	N
1331		8.50	St Lts #1 & 7	03-310-000-0000-6251	17064007	N
1331		48.35	Elec - Vasa	03-350-000-0000-6251	901293001	N
1331		334.85	Elec CF	03-350-000-0000-6251	1293002	N
1331		7.00	Park Light	03-521-000-0000-6251	5862001	N
Warrant #	453805	Total...	892.49			
21090	Goodhue County Recorder	46.00	A669493	01-127-128-0000-6850	20200000787	N
Warrant #	453806	Total...	46.00			
11436	Govt Forms and Supplies	125.57	Freight 10/7	01-071-000-0000-6205	0324175	N
11436		687.50	(5,500) AB Secrecy Env 10/7	01-071-000-0000-6405	0324175	N
11436		810.00	(4,500) AB Sig Env 10/7	01-071-000-0000-6405	0324175	N
11436		990.00	(5,500) AB Return Env 10/7	01-071-000-0000-6405	0324175	N
11436		742.50	(4,500) AB Out Mail Env 10/7	01-071-000-0000-6405	0324175	N
Warrant #	453807	Total...	3,355.57			
3831	H & R Construction Co	8,374.77	Guardrail Rpr #3	03-310-000-0000-6508	18646	N
Warrant #	453808	Total...	8,374.77			

Goodhue County

WARRANT REGISTER Auditor Warrants



<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>	<u>Tx</u>
		<u>OBO#</u>	<u>On-Behalf-of-Name</u>		<u>From Date</u>	<u>To Date</u>	
2911	Holst Excavating Inc	1,367.86	De-Icing Sand 321.85T	03-310-000-0000-6502	493266		N
2911		4,269.13	De-Icing Sand 1004.5T	03-310-000-0000-6502	493330		N
	Warrant # 453809	Total...	5,636.99				
4901	Houston Engineering Inc	4,473.90	Complete Drain Tile Proj 10/20	01-630-000-0000-6283	0050956		N
	Warrant # 453810	Total...	4,473.90				
2310	Huebsch Linen	103.07	Uniform/Towel Delivery 11/16	01-111-000-0000-6307	10070661		N
2310		95.92	Uniform Delivery 11/02/20	01-111-000-0000-6307	10066412		N
2310		95.92	Uniform Delivery 11/09/20	01-111-000-0000-6307	10068572		N
2310		263.96	Floor Mats 11/09/20	01-111-110-0000-6347	20042074		N
2310		144.84	Floor Mats 11/16/20	01-111-116-0000-6347	20043461		N
	Warrant # 453811	Total...	703.71				
13076	Jaspers Moriarty & Wetherille P.A.	120.00	Prof Svcs 10/5-10/6/20	01-011-000-0000-6265	5084		N
13076		2.60	Prof Svcs 10/23/20	01-011-000-0000-6265	5213		N
	Warrant # 453812	Total...	122.60				
13157	Knott/Daniel	50.00	Per Diem: BOA Mtg 10/26/20	01-127-128-0000-6106			N
	Warrant # 453813	Total...	50.00				
14500	Knutson/Ann	1,087.45	CARES-Permit 20-0390	01-003-000-0000-6892			N
	Warrant # 453814	Total...	1,087.45				
14502	Kurtz/Tom	400.00	CARES2020-SSTS Permit Fee	01-003-000-0000-6892			N
	Warrant # 453815	Total...	400.00				
10139	MedTox Laboratories, Inc.	72.96	DrScrn: Heisse/Matul 10/31/20	01-207-000-0000-6291	1020204741		N
	Warrant # 453816	Total...	72.96				
12239	Minneapolis Forensic Psychological Svcs	1,387.50	Prof Svc 10/7-11/11/20	01-011-000-0000-6272	25-CR-20-1118		N
	Warrant # 453817	Total...	1,387.50				
2864	Office Depot	217.49	Chairs 11/2/20	01-121-120-0000-6480	133933375001		N
	Warrant # 453818	Total...	217.49				
11013	Office Of MN.IT Services	1,700.00	Mnet Collaboration 10/2020	01-063-000-0000-6301	DV20100362		N
11013		1,700.00	Mnet Collaboration 7/2020	01-063-000-0000-6301	DV20070357		N
	Warrant # 453819	Total...	3,400.00				
14503	On-Target Solutions Group, inc	675.00	Int Affs/Pro Stds (3) 11/3/20	01-201-000-0000-6357	2032		N
14503		225.00	Int Affs/Pro Stds (1) 11/3/20	01-207-000-0000-6357	2032		N

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



<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>Warrant #</u>	<u>453820</u>	<u>Total...</u>	<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>
			900.00				
7813	OSI Environmental		100.00	Oil Disp 800g-Rcy	61-398-192-0000-6839	2088503	N
7813			100.00	Filter Disposal-Rcy	61-398-192-0000-6839	2088512	N
	Warrant #	453821	Total...				
			200.00				
6485	Pace Analytical		1,125.00	RW Landfill	61-397-000-0000-6283	201-313748	N
	Warrant #	453822	Total...				
			1,125.00				
14303	Paragon Development Systems Inc.		2,139.38	Firewall Install Sup 10/2020	34-063-000-0000-6669	5083635	N
	Warrant #	453823	Total...				
			2,139.38				
14506	Pearl Rental Properties, LLC		62.20	72.120.0080 Overpmt	81-850-000-0000-2102		N
	Warrant #	453824	Total...				
			62.20				
14508	Primacy Strategy Group LLC		1,666.67	Fed Lobby Nov	03-330-000-0000-6278	5306	N
	Warrant #	453825	Total...				
			1,666.67				
14082	Quadient Finance USA, Inc.		2,000.00	Postage Mtr: GOV 10/30/20	01-001-000-0000-6203	79000110013016	N
	Warrant #	453826	Total...				
			2,000.00				
50500	Ramsey County Sheriff's Dept		70.00	Subpoena Svc: Wellentim 11/3	01-011-000-0000-6277	202013216	N
50500			70.00	Subpoena Svc: Wellentim 11/3	01-011-000-0000-6277	202013217	N
	Warrant #	453827	Total...				
			140.00				
2677	Red Wing Business Advantage Account		216.74	Safety Boots-J. Greenwood	03-320-000-0000-6417	20200910023469	N
	Warrant #	453828	Total...				
			216.74				
11186	Red Wing Ignite		2,500.00	Grant Match Payment #3	25-700-000-0000-6850	11.19.20	N
	Warrant #	453829	Total...				
			2,500.00				
53901	Republican Eagle		110.24	2020-21 Annual Subscription	01-127-127-0000-6244	177878329	N
	Warrant #	453830	Total...				
			110.24				
14076	Rinke Noonan, Ltd		195.00	Cty #1 Ditch Mtg 10/6-10/23/20	01-630-000-0000-6283	319766	N
	Warrant #	453831	Total...				
			195.00				
7626	Runnings Supply Inc		182.93	Field Supp-Weather Prot 11/9	01-127-127-0000-6412	3381757	N
	Warrant #	453832	Total...				
			182.93				
13880	Safe Fleet		11,610.00	MobileVision Maint:8/2020-7/21	01-201-000-0000-6301	34800	N
	Warrant #	453833	Total...				
			11,610.00				

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>	<u>Tx</u>
			<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>	
4926	Sgts Inc	3,646.90	Maint Plan Q420	01-207-000-0000-6301	SC 20040-4		N
	Warrant # 453834	Total... 3,646.90					
5029	Short Elliot Hendrickson Inc	1,595.47	Monitor RW Landfill	61-397-000-0000-6283	395274		N
	Warrant # 453835	Total... 1,595.47					
5041	Shred Right	12.60	Document Destruction 10/27/20	01-201-000-0000-6284	538697		N
5041		8.40	Document Destruction 10/27/20	01-207-000-0000-6283	538697		N
	Warrant # 453836	Total... 21.00					
6450	Staples Advantage	22.15	Stamper Ink 10/19	01-127-127-0000-6405	3460550619		N
	Warrant # 453837	Total... 22.15					
3874	Sterling Solutions Inc	750.00	2020 VIMS Maint Agmnt	01-121-120-0000-6301	02044-055		N
	Warrant # 453838	Total... 750.00					
2469	Toshiba Financial Services (L.A.)	72.41	Copier 11/2020	01-005-000-0000-6302	5012362753		N
2469		14.39	Copies 9/2020	01-005-000-0000-6302	5012362753		N
2469		72.41	Copier 11/2020	01-031-000-0000-6302	5012362753		N
2469		14.39	Copies 9/2020	01-031-000-0000-6302	5012362753		N
2469		184.76	Copier 11/2020	01-041-000-0000-6302	5012362752		N
2469		162.81	Copies 9/2020	01-041-000-0000-6302	5012362752		N
2469		203.02	Copier 11/2020	01-055-000-0000-6302	5012362745		N
2469		96.29	Copies 9/2020	01-055-000-0000-6302	5012362745		N
2469		14.39	Copies 9/2020	01-061-000-0000-6302	5012362753		N
2469		72.40	Copier 11/2020	01-061-000-0000-6302	5012362753		N
2469		59.75	Copier 11/2020	01-121-000-0000-6302	5012362751		N
2469		1.08	Copies 9/2020	01-121-000-0000-6302	5012362751		N
2469		135.51	Copier 11/20	01-201-000-0000-6302	5012362743		N
2469		15.19	Copies 9/20	01-201-000-0000-6302	5012362743		N
2469		75.86	Patrol Copier 11/20	01-201-000-0000-6302	5012362747		N
2469		2.65	Patrol Copies 9/20	01-201-000-0000-6302	5012362747		N
2469		238.36	Intake Copier 11/20	01-207-000-0000-6302	5012362744		N
2469		113.82	Intake Copies 9/20	01-207-000-0000-6302	5012362744		N
2469		216.93	Admin Copier 11/20	01-207-000-0000-6302	5012362742		N
2469		19.13	Admin Copis 9/20	01-207-000-0000-6302	5012362742		N
2469		237.06	Copier 11/2020	01-281-280-0000-6302	5012362741		N
2469		50.79	Copies 9/2020	01-281-280-0000-6302	5012362741		N
2469		190.61	Copier 11/2020	01-601-000-0000-6302	5012362746		N
2469		2.24	Copies 9/2020	01-601-000-0000-6402	5012362746		N

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



<u>Vendor #</u>	<u>Vendor Name</u>		<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>	<u>Tx</u>
	<u>Warrant #</u>	<u>453839</u>	<u>Total...</u>	<u>OBO#</u>	<u>On-Behalf-of-Name</u>	<u>From Date</u>	<u>To Date</u>	
	Warrant #	453839	Total...	2,266.25				
2671	Trophies Plus		85.00	Retirement Plaque/Warren 10/28	01-201-000-0000-6420	1320		N
2671			43.00	Retirement Plaque/Agre 10/28	01-207-000-0000-6420	1320		N
	Warrant #	453840	Total...	128.00				
4692	Vangsness/Charles		173.00	25.029.0500 Overpmt	81-850-000-0000-2102			N
	Warrant #	453841	Total...	173.00				
1674	Wells Fargo Banks		2,651.40	Client Analysis 10/2020	01-001-000-0000-6375	20100143716		N
	Warrant #	453842	Total...	2,651.40				
11465	Wells Fargo Vendor Fin Serv		241.89	Copier Lease Dec	03-330-000-0000-6302	5012615069		N
	Warrant #	453843	Total...	241.89				
1903	West Payment Center		1,232.87	Online Research 7/2020	01-025-000-0000-6244	842742216		N
1903			1,232.87	Online Research 8/2020	01-025-000-0000-6244	842913557		N
1903			1,232.87	Online Research 9/2020	01-025-000-0000-6244	843079250		N
1903			1,232.87	Online Research 10/2020	01-025-000-0000-6244	843255514		N
1903			1,695.83	Law Books 7/5-8/4/20	01-025-000-0000-6452	842831771		N
1903			1,695.83	Law Books 8/5-9/4/20	01-025-000-0000-6452	843000632		N
1903			1,695.83	Law Books 9/5-10/4/20	01-025-000-0000-6452	843178259		N
	Warrant #	453844	Total...	10,018.97				
13120	Wobig Construction LLC		2,394.77	CARES-Permit 20-0318	01-003-000-0000-6892			N
	Warrant #	453845	Total...	2,394.77				
73383	Xcel Energy		107.32	St Lts - S Bench	03-310-000-0000-6251	51-94709683		N
	Warrant #	453846	Total...	107.32				
	Warrant Form	WFXX	Total...	461,953.98	186 Transactions			

Goodhue County

WARRANT REGISTER Auditor Warrants



<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>
6193	Advanced Correctional Healthcare	20,407.34		Medical Contract 12/20	01-207-000-0000-6272	101261 N
6193		1,946.41		ADP Recon 9/20 3rd Quarter	01-207-000-0000-6272	100658 N
	Warrant # 32114	Total...		18,460.93		
1085	Belle Creek Township	900.00		Grading #47	03-310-000-0000-6328	2020 N
	Warrant # 32115	Total...		900.00		
6266	Bolton & Menk Inc	80.00		HSIP Lt Proj 070-011	03-320-000-0000-6281	259684 N
	Warrant # 32116	Total...		80.00		
12563	Forum Communications Co.	113.81		BOC Proceedings 10/6/20	01-005-000-0000-6242	CL01766804 N
12563		75.87		BOC Proceedings 10/20/20	01-005-000-0000-6242	CL01766994 N
12563		50.58		Publish Canvas Bd Mtg 11/7/20	01-071-000-0000-6242	CL01766972 N
12563		429.93		BOA/PAC Joint Mtg Ntc 11/7	01-127-128-0000-6242	CL01767025 N
	Warrant # 32117	Total...		670.19		
11189	Gale/Thomas	50.00		Per Diem: PAC Mtg 11/16/20	01-127-128-0000-6106	N
11189		26.91		PAC Mtg Mileage 11/16/20	01-127-128-0000-6331	N
	Warrant # 32118	Total...		76.91		
10073	Gorman & Broderick LLC	2,100.00		Prof Svc 10/2020	01-011-000-0000-6271	N
	Warrant # 32119	Total...		2,100.00		
139	Help Systems-II Llc	381.40		2021 SEQUEL Maintenance	01-063-000-0000-6268	V0000136350 N
	Warrant # 32120	Total...		381.40		
13230	Johnson Law RW LLC	2,100.00		Prof Svc 10/2020	01-011-000-0000-6271	N
13230		277.50		Prof Svc: McCurdy 10/28-11/5	01-011-000-0000-6271	25-PR-20-1279 N
	Warrant # 32121	Total...		2,377.50		
35975	MCIT	771.36		Deductible 20PC0765	01-001-000-0000-6351	D0191771 N
	Warrant # 32122	Total...		771.36		
1727	Red Wing City-Finance	180.00		Hydrant Inspection	03-350-000-0000-6283	0049361 N
	Warrant # 32123	Total...		180.00		
2442	Riester Refrigeration Inc	96.00		LEC HVAC Repair 11/3/20	01-111-112-0000-6305	00088814 N
	Warrant # 32124	Total...		96.00		
14122	Securitas Electronic Security, Inc	387.00		Mon/Insp GC 11/1/20-1/31/21	01-111-110-0000-6301	7000649012 N
14122		615.60		Mon/Insp LEC 11/1/20-1/31/21	01-111-112-0000-6301	7000649010 N
14122		98.10		Mon/Insp CB 11/1/20-1/31/21	01-111-115-0000-6301	7000649009 N

Goodhue County

WARRANT REGISTER Auditor Warrants



<u>Vendor #</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Description</u>	<u>Account Number</u>	<u>Invoice #</u>	<u>PO #</u>	<u>Tx</u>
			<u>OBO#</u> <u>On-Behalf-of-Name</u>		<u>From Date</u>	<u>To Date</u>	
14122	Securitas Electronic Security, Inc	305.10	Mon/Insp JUS 11/1/20-1/31/21	01-111-116-0000-6301	7000649011		N
	Warrant # 32125	Total...					
		1,405.80					
2606	SHI International Corp	101,478.48	Microsoft Ent Agree 11/20-10/2	01-063-000-0000-6268	B12519639		N
2606		33.84	MSEA-1 InTune Lic11/2020-10/21	01-063-000-0000-6268	B12518062		N
	Warrant # 32126	Total...					
		101,512.32					
11982	Summit Food Service LLC	446.81	Inmate Laundry 10/17-10/23/20	01-207-000-0000-6366	INV2000094133		N
11982		168.46	Condiments 10/20/20	01-207-000-0000-6463	INV2000094131		N
11982		4,290.58	Inmate Meals 10/17-10/23/20	01-207-000-0000-6463	INV2000094132		N
	Warrant # 32127	Total...					
		4,905.85					
10976	Veolia North America Inc	7,944.40	Paint Care Shipment 10/16/20	61-399-192-0000-6838	26559202		N
	Warrant # 32128	Total...					
		7,944.40					
	Warrant Form WFXX-ACH	Total...					
		141,862.66	27 Transactions				
	Final Total...	603,816.64	213 Transactions				

lbrodie
11/20/2020

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Warrant Form **WFXX-ACH**
Auditor's Warrants

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



<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>
65	461,953.98	WFXX	453782	453846	11/20/2020	11/20/2020			
15	141,862.66	WFXX-ACH	32114	32128	11/20/2020	11/20/2020	1	76.91	14 141,785.75
	603,816.64	TOTAL							

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>	<u>ACH AMOUNT</u>	<u>NON-ACH AMOUNT</u>		
1	268,960.25	County General Revenue	132,758.26	136,201.99		
3	304,751.58	County Road and Bridge	1,160.00	303,591.58		
11	735.04	Health & Human Service Fund	-	735.04		
25	2,500.00	Economic Development Authori	-	2,500.00		
34	10,914.51	Capital Plan	-	10,914.51		
61	10,995.86	Waste Management Facilities	7,944.40	3,051.46		
81	4,959.40	Settlement Fund	-	4,959.40		
603,816.64	TOTAL		141,862.66	TOTAL ACH	461,953.98	TOTAL NON-ACH

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11/20/2020

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Warrant Form **WFXX**
Auditor's Warrants

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



32803	License Center		6,106.97	Title/Reg/Plates #2001	34-340-000-0000-6663	N
	Warrant #	453880	Total...	6,106.97		
	Warrant Form	WFXX	Total...	6,106.97	1 Transactions	
		Final	Total...	6,106.97	1 Transactions	

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Warrant Form **WFXX**
Auditor's Warrants

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



<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>
1	WFXX	453880	453880	11/20/2020	11/20/2020		6,106.97		
	TOTAL						6,106.97		

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Warrant Form **WFXX**
Auditor's Warrants

Goodhue County

WARRANT REGISTER Auditor Warrants

Approved 11/20/2020
Pay Date 11/20/2020



RECAP BY FUND

<u>FUND</u>	<u>AMOUNT</u>	<u>NAME</u>	<u>ACH AMOUNT</u>	<u>NON-ACH AMOUNT</u>
34	6,106.97	Capital Plan	-	6,106.97
	6,106.97	TOTAL	- TOTAL ACH	6,106.97 TOTAL NON-ACH