

# City of East Bethel

## Planning Commission Agenda

7:00 PM

February 22, 2011



	<b>Item</b>
7:00 PM	<b>1.0 Call to Order</b>
7:02 PM	<b>2.0 Adopt Agenda</b>
7:04 PM	<b>3.0 Public Hearing: Interim Use Permit.</b> A request by owner/applicant, Stephen L. Van Krevelen, to obtain an Interim Use Permit for a Home Occupation, that being a computer repair and IT support business. The location being 18333 Yancy St. NE, East Bethel, MN 55011, PIN 34 33 23 32 0015. The Zoning Classification Single Family Residential (R-1) District.
7:20 PM	<b>4.0 Great River Energy Proposed 69kV Transmission Line Project, GRE Presentation.</b> Discussion of work group's recommendation of transmission line location. Make recommendation to Great River Energy of line location.
7:55 PM	<b>5.0 Approve January 25, 2011 Planning Commission Meeting Minutes</b>
8:00 PM	<b>6.0 Adjourn</b>



# City of East Bethel Planning Commission Agenda Information

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**Date:**

February 22, 2011

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**Agenda Item Number:**

Item 3.0

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**Agenda Item:**

Public Hearing – Interim Use Permit (IUP) for Home Occupation in the R1-Single Family Residential District

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**Requested Action:**

Consider Approval for an IUP for a Home Occupation Known as Anoka Computer Center, LLC

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**Background Information:**

Property Owner/Applicant  
Stephen Van Krevelen  
18333 Yancy Street NE  
East Bethel, MN 55092  
Deer Path Farms, Lot 5, Block 4  
PIN 34-33-23-32-0015

Mr. Van Krevelen is requesting an IUP for a home occupation to allow a home-based computer repair and IT support business known as Anoka Computer Center, LLC. The purpose of the business is to provide affordable personal computer repair, IT, and maintenance services to private parties and small businesses in the area. Mr. Van Krevelen has stated that the majority of the work will be completed off-site; however, some clients may visit the site.

Computer equipment and e-waste recycling will not be an offered service. The small amount of waste generated by hardware replacement parts will be recycled by Asset Recovery Corporation in St. Paul. According to Anoka County Environmental Services, a hazardous waste license is not required for this type of business.

Home occupations are a permitted use in the R1- Single Family Residential District as long as Mr. Van Krevelen can meet the requirements of the City Code and complies with the conditions of the IUP. The proposed home occupation will meet requirements of the ordinance so long as the IUP conditions are met. In the event the conditions are not being met, the IUP would be revoked.

**Attachments:**

1. Site Location
2. Application

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**Fiscal Impact:**

Not Applicable

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**Recommendations:**

Staff requests Planning Commission recommend approval to City Council for an IUP for a home occupation known as Anoka Computer Center, LLC, located at 18333 Yancy Street NE, Deer Path Farm, Lot 5, Block 4, PIN 34-33-23-32-0015, with the following conditions:

1. Home Occupation shall meet the specific home occupation standards set forth in the City Code Appendix A Section 10-18:
  - a. No more than three (3) persons, at least one (1) of whom shall reside within the principal dwelling, shall be employed by the Home Occupation.
  - b. No traffic shall be generated by any home occupation in a significantly greater volume than would normally be expected from a single-family residence.
  - c. Any sign associated with the home occupation shall be in compliance with the East Bethel City Code, Chapter 54. Signs. Home occupation signage must be no larger than two (2) square feet (City Code Chapter 54-4.3).
  - d. The home occupation shall not generate hazardous waste unless a plan for off-site disposal of the waste is approved.
  - e. A home occupation at a dwelling with an on-site sewage treatment system shall only generate normal domestic household waste unless a plan for off-site disposal of the waste is approved.
  - f. The home occupation shall not constitute, create, or increase a nuisance to the criteria and standards established in this ordinance.
  - g. There shall be no outdoor display or storage of goods, equipment, or materials for the home occupation.
  - h. Parking needs generated by the home occupation shall be provided on-site.
  - i. The area set aside for the home occupation in the principal structure shall not exceed 50 percent of the gross living area of the principal structure and the area set aside for the home occupation in the attached or detached accessory structures or garages shall not exceed total accessory structure space.
  - j. No structural alterations or enlargements shall be made for the sole purpose of conducting the home occupation.
  - k. There shall be no detriments to the residential character of the neighborhood due to the emission of noise, odor, smoke, dust, gas, heat, glare, vibration, electrical interference, traffic congestion, or any other nuisance resulting from the home occupation.
2. Violation of conditions and City Codes shall result in the revocation of the IUP.
3. All conditions must be met no later than April 16, 2011. An IUP Agreement shall be signed and executed no later than April 16, 2011. Failure to execute the IUP Agreement will result in the null and void of the IUP.

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**City Council Action**

Motion by:\_\_\_\_\_

Second by:\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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Vote Yes:\_\_\_\_\_

Vote No:\_\_\_\_\_

No Action Required:\_\_\_\_\_





# LAND USE APPLICATION

*IUP-11-01*

<b>OFFICE USE ONLY</b>	
Date Rec'd	<i>2/4/11</i>
By	<i>JAB</i>
Fee \$	<i>150 app</i>
	<i>*300 review</i>

#926

Check appropriate box:     VARIANCE     CUP     IUP     FINAL PLAT

BUSINESS CONCEPT PLAN     PRELIMINARY PLAN     SITE PLAN REVIEW     OTHER \_\_\_\_\_

Application shall include the following items and be submitted thirty (30) days prior to scheduled meeting date.

Application is hereby made for a Home Occupation Business called Anoka Computer Center, LLC. Anoka Computer Center, LLC is a start-up home based computer repair and IT support business. The purpose of the company is to provide affordable personal computer repair, IT, and maintenance services to private parties and small businesses in the area. A majority of the work will be done off-site however; some clients will visit the site. It is anticipated the there will be one to two visit per day by appointment only. (see attached business plan for further details)

**LOCATION: PID 34-33-23-32-0015    Legal: Lot 5    Block 4    Subdivision DEER PATH FARM**

**PROPERTY ADDRESS: 18333 Yancy St. NE, East Bethel, MN 55092    PRESENT ZONING: R-1 Single Family Residential**

**PROPERTY OWNER**

CONTACT NAME Stephen L. Van Krevelen    PHONE 763-222-8794  
 ADDRESS 18333 Yancy St. NE,    FAX \_\_\_\_\_  
 CITY/STATE/ZIP East Bethel, MN, 55092    E-MAIL svankrev@msn.com

**APPLICANT**

CONTACT NAME Stephen L. Van Krevelen    PHONE 763-222-8794  
 ADDRESS 18333 Yancy St. NE    FAX \_\_\_\_\_  
 CITY/STATE/ZIP East Bethel, MN, 55092    E-MAIL svankrev@msn.com

I fully understand that I must meet with City Staff to review all submission requirements and conditions prior to official submission, and that all of the required information must be submitted at least thirty (30) days prior to the Planning/Zoning Commission and City Council scheduled meeting dates to ensure review by City Staff.

*[Signature]*  
 Property Owner's Signature

STEPHEN L. VAN KREVELEN  
 Printed Name

2/4/11  
 Date

OFFICE USE ONLY – DO NOT COMPLETE			
	Received	Approved/Denied	Notes
Community Dvlp.	<u>2/4/11</u>	_____	
Planning Commission	<u>2/22/11</u>	_____	
City Council	<u>3/16/11</u>	_____	

Attachment #2



**Anoka Computer Center, LLC**

18333 Yancy Street NE

East Bethel, MN 55092

763-222-8794

[svankrev@msn.com](mailto:svankrev@msn.com)

[www.anokacomputercenter.com](http://www.anokacomputercenter.com)

CONFIDENTIAL

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11. Appendices

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## **Executive Summary**

### **Business Description & Vision**

Anoka Computer Center, LLC is a start-up home based computer repair and IT support business. The company is organized as a single member limited liability company located in East Bethel, MN. The purpose and mission of the company is to provide affordable personal computer repair, IT, and maintenance services to private parties and small businesses in the area.

Initially, the company will be established as a part time home based entity and provide services to private parties and small businesses in the area. A majority of the work will be done off-site however; some clients will visit the site. It is anticipated there will be one to two visits per day by appointment only. It is the intent of the owner to build and expand the company by offering services to small businesses and to open a brick and mortar shop in Anoka County in the future.

### **Definition of the Market**

Everybody with a computer knows that moment of panic when the hard drive crashes--and for businesspeople, it usually happens when they're staring into the eye of a deadline. Clients can be anybody with a computer, both businesses and individuals.

With the advent of the internet, personal computers have become a standard home appliance with many homes owning more than one. Also, home networks have become common place with many users not having an understanding of how they work or how to fix them when there are problems.

Hackers, spammers, identity thieves, fraudware, malware, spyware, and general cyber-nuisances create many problems for the average user. They can make a mess of a home or business computer jeopardizing or destroying important data.

Many users are frustrated and intimidated by the "big box" solutions and would prefer a more personalized service that is affordable.

## **Description of Products and Services**

### **Home Users - Service and Repair**

Operating System Installs: Windows 7, XP & Vista - Laptops & Desktops  
CMOS password and Windows Password Reset  
Data Recovery and Backups  
System Imaging  
Setup - Printers, Scanners, Camera's, IPOD, Zune's, Computer Tune Ups  
New Home Computer Set-up  
Custom Built Home Computers  
Office/On-Site Computer Tune-Ups  
Troubleshooting Hardware and Software Applications  
Transfer Files  
Virus & Spyware Removal  
Software / Hardware Installations and Upgrades  
Networks and Internet Connectivity  
Routers, Switches, and Hubs.

### **Small Businesses - Service and Repair**

Office/On-Site Computer Tune-Ups  
Troubleshooting Hardware and Software Applications  
Custom Built Business Computers  
Business New Computer Set-Up  
Software / Hardware Installations and Upgrades  
Virus & Spyware Removal  
Software / Hardware Installations and Upgrades  
Servers, Backup Solutions - Setup and Installation  
Network Installation, Wired and Wireless  
Networks and Internet Connectivity  
Routers, Switches, and Hubs.

### **Personal Training**

Computer Fundamentals / Concepts  
Microsoft Windows and Office Suite  
Computer System Preventative Maintenance

## **Organization & Management**

Stephen L. Van Krevelen  
Owner and President

Carolyn M. Suiter  
Support Staff

## **Marketing and Sales Strategy**

The target demographic area will be centered on Anoka County, Minnesota.

Minnesota Service Area will include but not limited to

:

Andover, Anoka, Anoka County, Bethel, Blaine, Circle Pines, Columbia Heights, Coon Rapids, East Bethel, Elk River, Fridley, Ham Lake, Isanti, Oak Grove, Ramsey and Spring Lake Park, MN.

It is the intent of the owner to provide a flat fee for most clean up, data backup, virus removal, and tune-up type operations. The idea is to undercut the big box stores for these services and make it more affordable for private party users to realize the benefits of well maintained equipment.

A well designed website will be posted and strategically ranked on search engines using the internet service provider services. The web address will be:

[www.anokacomputercenter.com](http://www.anokacomputercenter.com)

Company information and services will be published on social networking sites like Facebook and Twitter. Advantages of this strategy are still being considered.

Neighborhood paper-box fliers will also be circulated in the immediate area of the home.

## **Financial Management**

Bookkeeping and financial will be accomplished using Intuit Quick Books Software. The package will generate invoices, purchase orders, monthly profit and loss statements and balance sheets. Capital investment, expenses, and revenue will be tracked in the same package.

## **Operations**

Small Business services work will take place at customer sites for the most part with equipment occasionally being set up and serviced at the home based business. The same will apply for private parties however they will be given the option of dropping off and picking up serviced equipment at the home based business site. This will be allowed by appointment only.

## **Recycling and Hazardous Waste**

Computer equipment and e-waste recycling will **not be** offered to customers. The small amount of e-waste that is generated by hardware parts replacements, and possible abandonment of computers will be recycled by the company using the following facility:

**Asset Recovery Corp.**  
2299 Territorial Road  
Saint Paul, MN 55114  
651 602 0789 Local  
651 602 0202 Fax

No more than 50 lbs of e-waste will be accumulated before being brought to the recycler. That is two boxes approximately 18"x18"x18"



# City of East Bethel Planning Commission Agenda Information

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**Date:**

February 22, 2011

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**Agenda Item Number:**

Item 4.0

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**Agenda Item:**

Great River Energy (GRE) Proposed 69kV Transmission Line Project Presentation and Recommendation

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**Requested Action:**

Consider Recommendation to Great River Energy for the Siting of the Proposed 69 kV Transmission Line

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**Background Information:**

According to Great River Energy, the purpose of the project is to ensure the electric system meets the needs of growing areas including East Bethel, Linwood Township, Athens Township, Cambridge, Stanford Township, St. Francis and others, while also balancing the need to be fiscally responsible. Due to growth in East Bethel and surrounding areas, the region is at risk for interruption of electrical service; therefore, GRE proposes to construct a transmission line to address system deficiencies and proactively ensure the homes and businesses in these communities continue to receive reliable, quality electric service.

Ordinance 15, Second Series (adopted by City Council on January 6, 2010), establishes the requirements and criteria for conditional use permits for transmission lines in the City of East Bethel. The ordinance is attached for your review.

According to the ordinance, Phase 1 includes a work group process in which the work group will conduct an analysis of the proposed routes and present its report to the city's Planning Commission. The work group was established by City Council in September 2010 and has been holding work group meetings with GRE representatives since then.

According to the code, the *“work group will conduct an analysis of the alternatives and present its report to the city's Planning Commission. The city's Planning Commission, based on the work groups' submittals and applicant presentation, will narrow the alternatives for the siting of the transmission line or facility. Following the Phase 1 process, the applicant may submit an application for a conditional use permit.”* On Monday, February 7, 2011, the work group made a recommendation to the Planning Commission for a transmission line location. GRE will be submitting a land use request for a CUP, as required by Ordinance 15, Second Series. The public hearing is tentatively scheduled for the March 22, 2011 Planning Commission meeting and will be considered by City Council on April 6, 2011.

After much discussion, the work group made a suggestion of a route that was not originally presented. It is recommending the location for the transmission line known as Route I

(attachment 2). The work group made this recommendation by taking into consideration the minimal impacts to existing ecological areas, including Cedar Creek Natural History Area and the fewer turns and angles of the other routes. The majority of the line would be in Athens Township and Linwood Township, with a small portion affecting the area on the northeast side of Fish Lake/Cedar Creek Natural History Area. This information was conveyed to GRE; they conducted an analysis of this proposed route which is part of Attachment 1.

GRE has a preference for Route A in which the analysis is part of Attachment 1. GRE prefers Route A because it is the shortest viable route, shortest length of new transmission lines to build, fewer easements to obtain, lowest construction costs, etc. GRE staff will discuss the route during the presentation.

On February 16, 2011, GRE presented the proposed project to the City Council. Planning Commission members were invited to attend the presentation. The purpose of the presentation was to educate council and commission members on the project to ensure this particular project continues to move forward in an efficient manner. The presentation included, but was not limited to, a brief overview of the project, site location analysis, and a feasibility analysis.

GRE will give a brief overview of the project at the Planning Commission meeting on February 22, 2011 for the members that were unable to attend the City Council presentation, and also to summarize route features and limitations for recommended Route I and GRE's preferred Route A. For your review, the presentation is available as attachment 1.

**Attachments:**

1. 69kV Transmission Line Project – Route Evaluation Presentation
2. Route I – Work Group Recommended Route with Environmental Impacts
3. Route A – GRE Preferred Route with Environmental Impacts
4. Ordinance 15, Second Series establishing the requirements and criteria for conditional use permits for transmission lines in the City of East Bethel

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**Fiscal Impact:**

None at this time

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**Recommendation:**

Staff requests Planning Commission to make a recommendation of a route to Great River Energy of the siting of the 69kV Transmission Line.

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**City Council Action**

Motion by:\_\_\_\_\_

Second by:\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote Yes:\_\_\_\_\_

Vote No:\_\_\_\_\_

No Action Required:\_\_\_\_\_

# Athens to Martin Lake 69 kV Transmission Line Project

## Route Evaluation

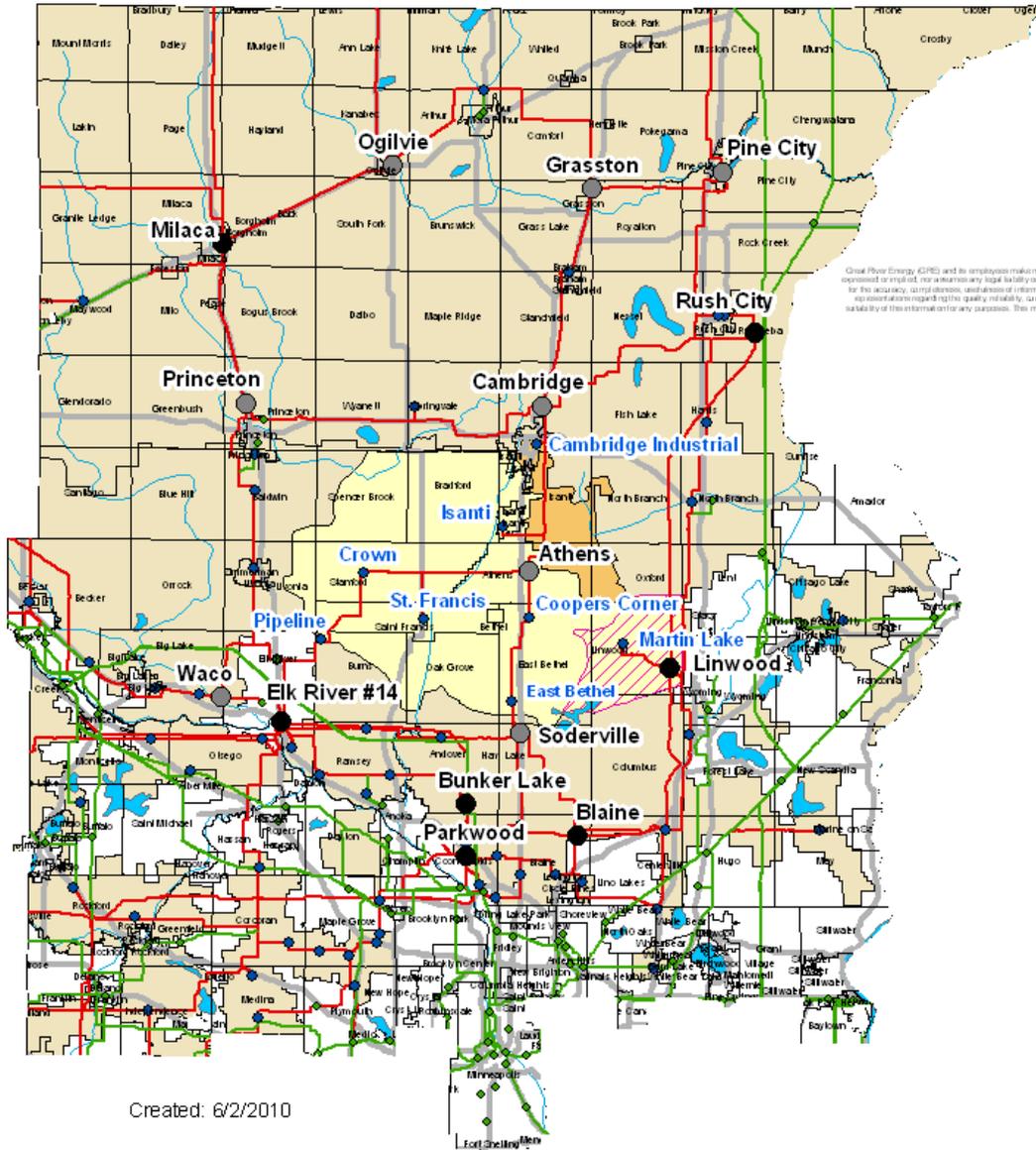


## **Purpose of the Project**

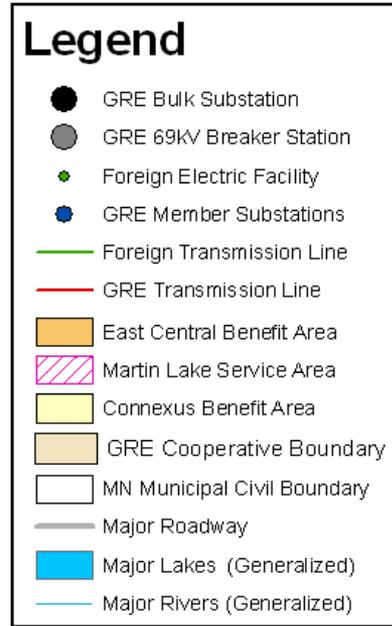
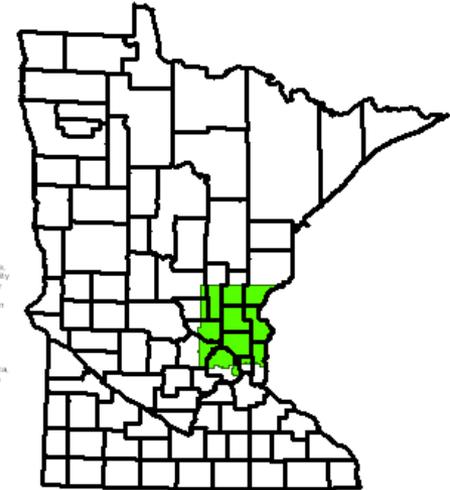
Great River Energy is responsible for ensuring the electric system meets the needs of growing areas including East Bethel, Linwood Township, Athens Township, Cambridge, Stanford Township, St. Francis and others, while also balancing the need to be fiscally responsible. Great River Energy proposes to construct a transmission line to address system deficiencies and proactively ensure the homes and businesses in these communities continue to receive reliable, quality electric service.

## **System Deficiencies**

Due to growth in the City of East Bethel and surrounding areas, the region is at risk for interruption of electrical service. The transmission system that serves the areas along the Highway 65 and Anoka County Road 22 corridors (roughly the area between Cambridge, Elk River, and East Bethel – see Figure below) is no longer able to reliably serve the projected demand levels.



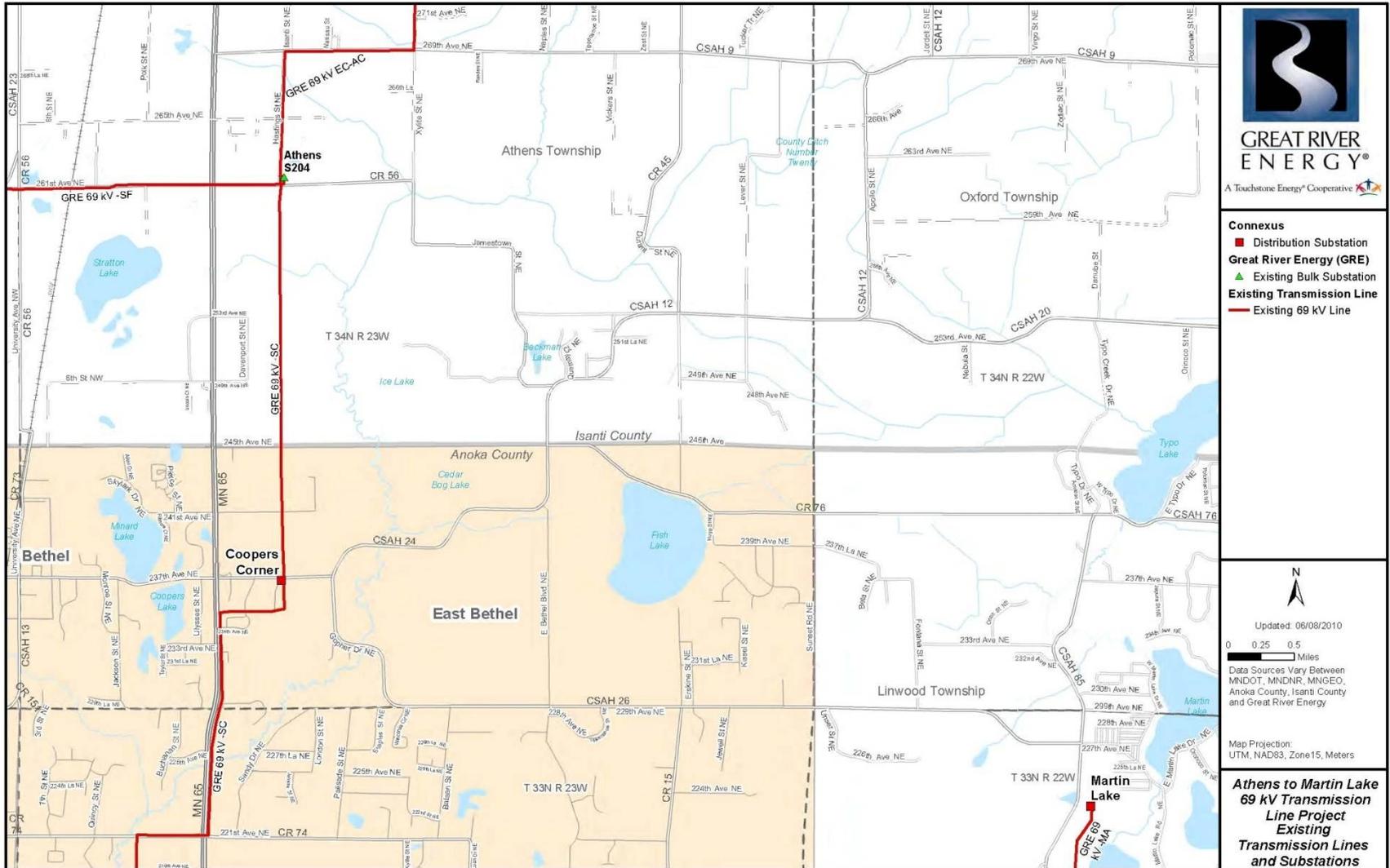
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## **Radial Line Substation**

The Connexus Energy Martin Lake Substation is fed by a single transmission supply with no backup capability. Thus, if this supply is disrupted, the Connexus members served from this substation would be without electrical service until the line is repaired. Great River Energy's preferred solution to address this deficiency involves connecting a second transmission line to the substation to provide redundancy, or backup, to the existing transmission line.

# Project Area



- Connexus**
- Distribution Substation
  - Great River Energy (GRE)
  - ▲ Existing Bulk Substation
  - Existing Transmission Line
  - Existing 69 kV Line

N

Updated: 06/08/2010

0 0.25 0.5  
Miles

Data Sources Vary Between  
MNDOT, MNDNR, MNGEO,  
Anoka County, Isanti County  
and Great River Energy

Map Projection:  
UTM, NAD83, Zone15, Meters

**Athens to Martin Lake  
69 kV Transmission  
Line Project  
Existing  
Transmission Lines  
and Substations**

## **Transmission Line Options Considered**

Great River Energy examined four alternative transmission line projects that could remedy the system deficiencies. The options considered are:

## **Option 1 - Athens to Martin Lake 69 kV Transmission Line**

- Construct a 69 kV transmission line between the Connexus Energy Martin Lake Substation and the Great River Energy Athens Substation.

## **Option 2 - Chisago County - Martin Lake - Coopers Corner 115 kV line and Coopers Corner 115/69 kV Substation**

- Construct approximately 25 miles of 115 kV transmission line between the Xcel Energy Chisago County Substation, the Martin Lake Substation, and the Coopers Corner Substation.

- Convert Martin Lake Substation to 115 kV service.

This option is essentially a duplicate of Option 1, but would require that significantly more transmission line be built. Additionally, the increased line mileage between breakers adds to the exposure of the line, reducing reliability.

### **Option 3 - Chisago County - Martin Lake - Coopers Corner - Blaine 115 kV line, Coopers Corner 115/69 kV Substation, and Blaine 230/115 kV Substation Modifications**

- Continue the 115 kV line proposed in Option 2 south to the Blaine Substation. This would require about 50 miles of new 115 kV line and would provide redundant 115 kV transmission feeds to the Coopers Corner Substation. Much of this line would likely be built on existing 69 kV transmission line corridors, replacing the existing 69 kV circuits with new 115-69 kV double circuit structures.

### **Option 4 - Blaine – Martin Lake – Athens – Dalbo 115 kV line, Athens 115/69 kV Substation, Rush City – Dalbo - Milaca 230 kV line, and Dalbo 230/115 kV Substation**

- Build a new 115 kV line between the Blaine, Martin Lake and Athens substations.
- Construct a new Dalbo 230/115 kV Substation.
- Build a new 230 kV line between the Milaca, Dalbo, and Rush City substations to support the 115 kV system.
- Add a new 115/69 kV transformer at the Athens Substation.

## Option 4 problems include:

- greatly increased cost
- greater environmental impact
- difficulty scheduling construction outages
- permitting and construction schedule may take years
- does not meet timelines for system improvements
- lack of space at Athens Substation for 115 kV expansion (siting a 115/69 kV transformer there is extremely difficult)
- 115 kV line exposure is much greater than exposure offered by Option 1, and
- Reduced reliability.

## Cost Analysis

The estimated cost for each of the alternatives considered are tabulated below. These include project costs that would be incurred by Great River Energy, its member cooperatives, and other transmission-owning utilities that would need to modify their electrical facilities to accommodate the changes.

### **Estimated Cost for Options 1- 4**

	Option 1: Martin Lake- Athens 69 kV line	Option 2: Chisago County- Coopers Corner 115 kV line	Option 3: Blaine- Coopers Corner- Martin Lake- Chisago County 115 kV line	Option 4: Blaine- Martin Lake- Athens- Dalbo 115 kV line
<b>Estimated Cost</b>	<b>\$6,537,000</b>	<b>\$39,700,000</b>	<b>\$67,340,000</b>	<b>\$124,480,000</b>

## **No-Build Alternative**

A No-Build Alternative was also considered but rejected, because to make this alternative feasible while maintaining quality, reliable electric service, electricity use would have to be reduced significantly. The risks involved in not connecting the Martin Lake and Athens substations are serious, as evidenced by the following possible consequences:

## ➤ **Low Voltage**

The unexpected dimming of lights is one result when there are low voltage problems on the power line system. While dimming lights may be a minor inconvenience, sudden reductions in voltage can cause significant problems for industrial or manufacturing companies. Additionally, low voltage can damage motors in home appliances such as air conditioners, computers, televisions, furnaces and refrigerators; the motors compensate for power needs by drawing in more electric current. This creates more heat, which may burn out motors. Uncorrected low voltage problems can ultimately lead to a blackout.

## ➤ Equipment Damage

When the demand for energy gets too high in an area of the system, the power flow shuts off to protect costly equipment. If there is no backup source, there will be problems, including failure of transmission lines and equipment, which can lead to outages. Also, if too much electric current is transmitted through a transmission line conductor, it overheats and the excess heat causes the conductor to become elastic. Eventually, the conductor will stretch permanently, leading to unsafe clearances to surrounding objects and limiting future current-carrying capacity. As there is no way to reverse these effects, the line must be rebuilt to restore its original capacity and safety clearances.

Transformers and other electrical equipment can also overheat and prematurely fail if too much current is transferred through such devices. To prevent thermal overloads, Great River Energy must limit the current transmitted through its lines and equipment.

## ➤ Rotating blackouts

When system demand exceeds capacity, which by projection will eventually happen in this region if no additional transmission facilities are constructed, the only method to protect against low voltage and system overloads is to reduce the demand to safe levels by initiating rotating blackouts.

For the transmission system serving East Bethel and the adjacent areas, rotating blackouts would not be expected under normal system configurations, but may be necessary during transmission line outage conditions under high system loading, as low voltages and line overloads would be more prevalent.

As demand continues to increase, more outage events would cause delivery issues to occur, increasing the likelihood of needing to initiate rotating blackouts to reduce system demand to acceptable levels. Eventually, demand would grow to the point where Great River Energy would no longer be able to maintain acceptable voltage during normal system conditions, which would lead to more time during the year that may require rotating blackout conditions.

Additionally, an outage of the Linwood - Martin Lake line would leave the Martin Lake Substation without electrical service. Under a no-build alternative where transmission redundancy is not achieved, as electrical demand grows and more people populate the area, the impact of an outage to this line would become more severe.

## Significant demand reduction required

To make a no-build alternative feasible while maintaining quality, reliable electric service, the area electric demand would have to be reduced to below critical demand levels (the point at which low voltage or equipment overloading is first experienced) using rotating blackouts. Rotating blackouts would be implemented among all consumers served from this transmission system including those in East Bethel, St. Francis, Athens, Isanti, Oak Grove, Crown, Nowthen, and Cambridge.

The calculated critical demand level is 92.5 MW, above which Great River Energy cannot maintain acceptable service to area consumers. When the projected growth is compared to the calculated critical demand level (92.5 MW), the following reductions in demand in the area (as shown in the following table) are required to support a no-build alternative such that potential damage to the Great River Energy transmission system and end-use consumer equipment can be avoided.

## Demand Reduction Requirements

Year	# Hours above Critical Demand	Required Demand Reduction in MW	% of Local Demand Reduction	Annual # of Days at Risk
2012	6	1.60	1.70	1
2013	14	5.70	5.80	3
2014	63	10.00	9.76	11
2015	145	14.50	13.55	21
2016	240	19.30	17.26	26
2017	437	24.30	20.80	60
2018	989	29.50	24.18	158
2019	2182	35.00	27.45	267
2020	4974	40.80	30.61	357

The data show that as time passes, system demand will exceed what can safely be handled by the area transmission system for significant amounts of time during a year. This would also reduce the number of hours during the year in which Great River Energy could do maintenance on its transmission lines and equipment, as it could not be de-energized without curtailing demand. Reduced equipment maintenance may lead to more failures and prolonged outage conditions. Eventually, pre-outage demand reduction would need to be implemented via rotating blackouts to prevent damage and prevent total collapse of the transmission grid serving the communities mentioned above.

## Transmission Line Route Selection

Routes evaluated were reviewed and analyzed both in the field and using various geographic data (e.g., aerial photos, topographic maps, public water inventory maps, etc.). The routes that follow existing right of way (ROW) corridors are preferred to cross-country routes.

Preliminary route options were identified based on opportunities to:

- Share ROW with existing distribution lines by underbuilding where practical (underbuilding refers to including both distribution and transmission wires on one set of poles, with the distribution line underneath the transmission line).
- Reduce impacts to the reliability of existing transmission systems during construction.
- Parallel roads to help decrease the amount of ROW required.

- Minimize the length of the transmission line to reduce the impact area and costs for the project.

The routes were further refined by avoiding, to the extent possible and applicable, areas where a transmission line could create significant impacts such as:

- Existing and planned high-density residential areas;
- Areas where horizontal clearances are limited because of nearby structures;
- Environmentally sensitive sites, such as wetlands, archaeologically or historically significant sites, areas with threatened or endangered species/species of special concern, areas of significant biological or cultural significance, and state and federal lands; and,

- Areas with high potential for cultural (archaeological or historic) resources. (If archaeological or historic resources are found, the State Historic Preservation Office (SHPO) would need to be consulted to determine how to proceed. SHPO may require further excavation, mitigation and/or moving of the transmission line to avoid the areas of concern. This would mean added costs and delays due to the increased survey, mitigation and adjustments in design and materials).

# Route Criteria

When selecting a route for a transmission line, Great River Energy considers the following for each viable route.

## Public/Social considerations

- Distance from centerline to homes and businesses
- Distance and impact to public facilities, parks and trails
- Tree/vegetation removal
- Distance and impact to historic/ archaeological sites

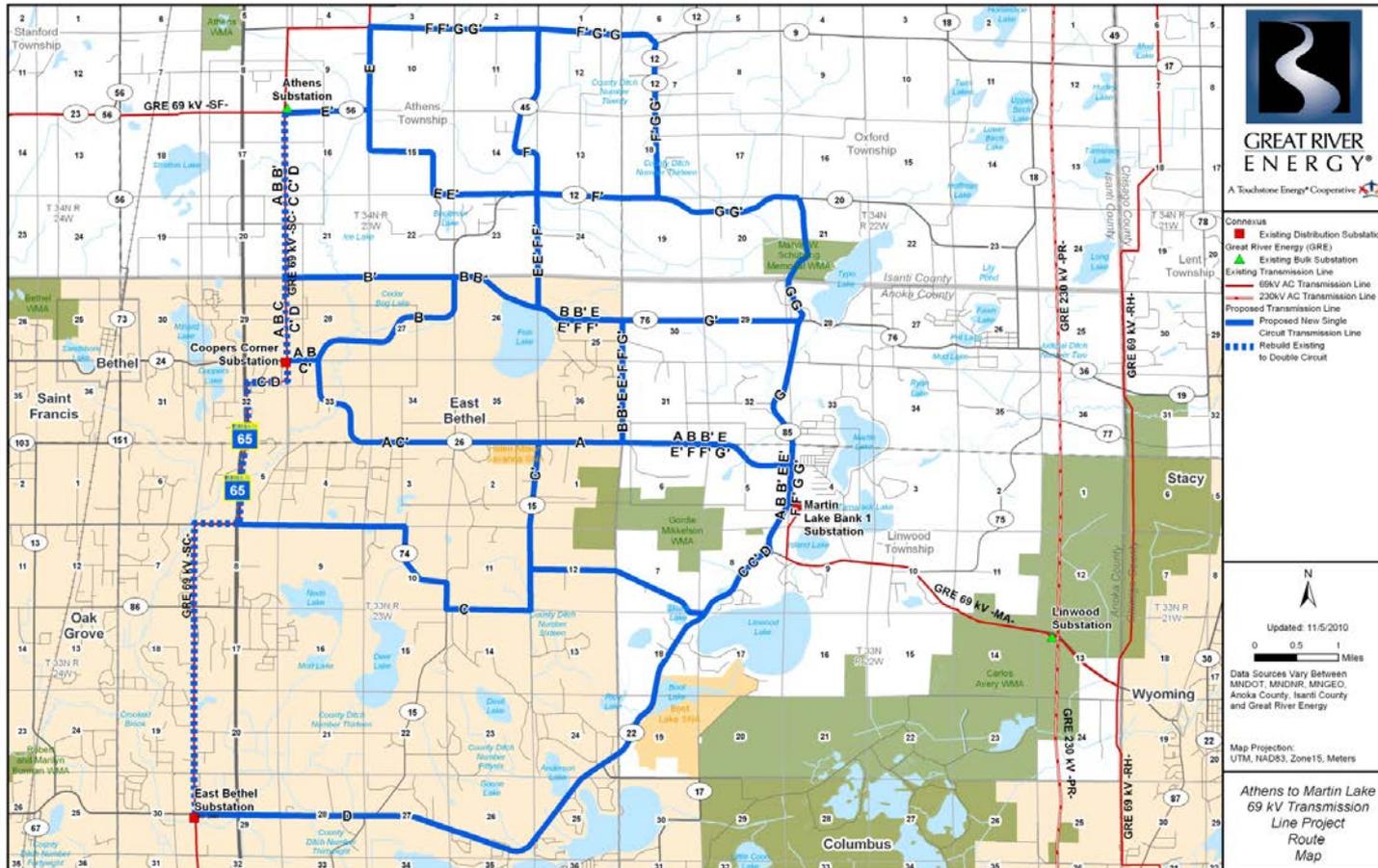
## Environmental/Cultural considerations

- Compliance with federal, state and local regulations
- Adherence to sound environmental principles, i.e. avoid creating new corridors, minimize length of corridor
- Identification of avoidance areas (historically and archaeologically significant areas such as burial sites, wildlife management areas (WMAs), protected wetlands, scientific research areas, and populations of threatened and endangered species of concern)
- Tree and vegetation removal on non-residential property
- Agricultural operations, i.e. center pivot irrigation systems
- Impact to existing utilities

## **Engineering/Construction considerations**

- Adherence to sound engineering/construction principles
- Safety
- Reliability
- Accessibility
- Engineering Considerations
- Suitable soil conditions
- Required angle structures
- Structure size
- Span lengths
- Total line length
- Special construction requirements
- Cost effectiveness

# Overview of Routes



**GREAT RIVER ENERGY**  
A Touchstone Energy Cooperative

- Existing Distribution Substation
- Great River Energy (GRE)
- ▲ Existing Bulk Substation
- Existing Transmission Line
- 69kV AC Transmission Line
- 230kV AC Transmission Line
- Proposed Transmission Line
- Proposed New Single
- Circuit Transmission Line
- - - Rebuild Existing
- = = = to Double Circuit

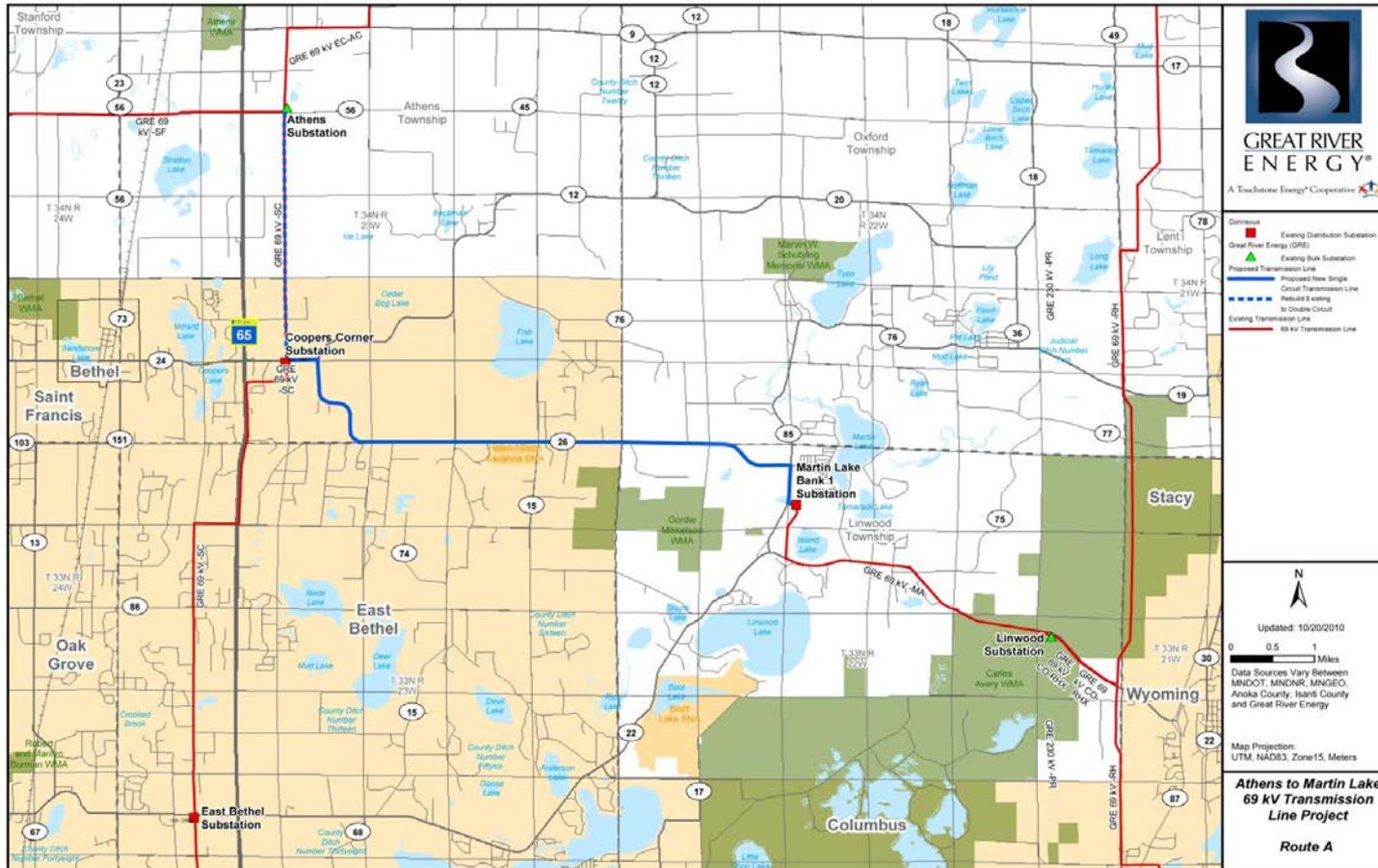


Data Sources Vary Between MNDOT, MNDNR, MNGEO, Anoka County, Isanti County and Great River Energy

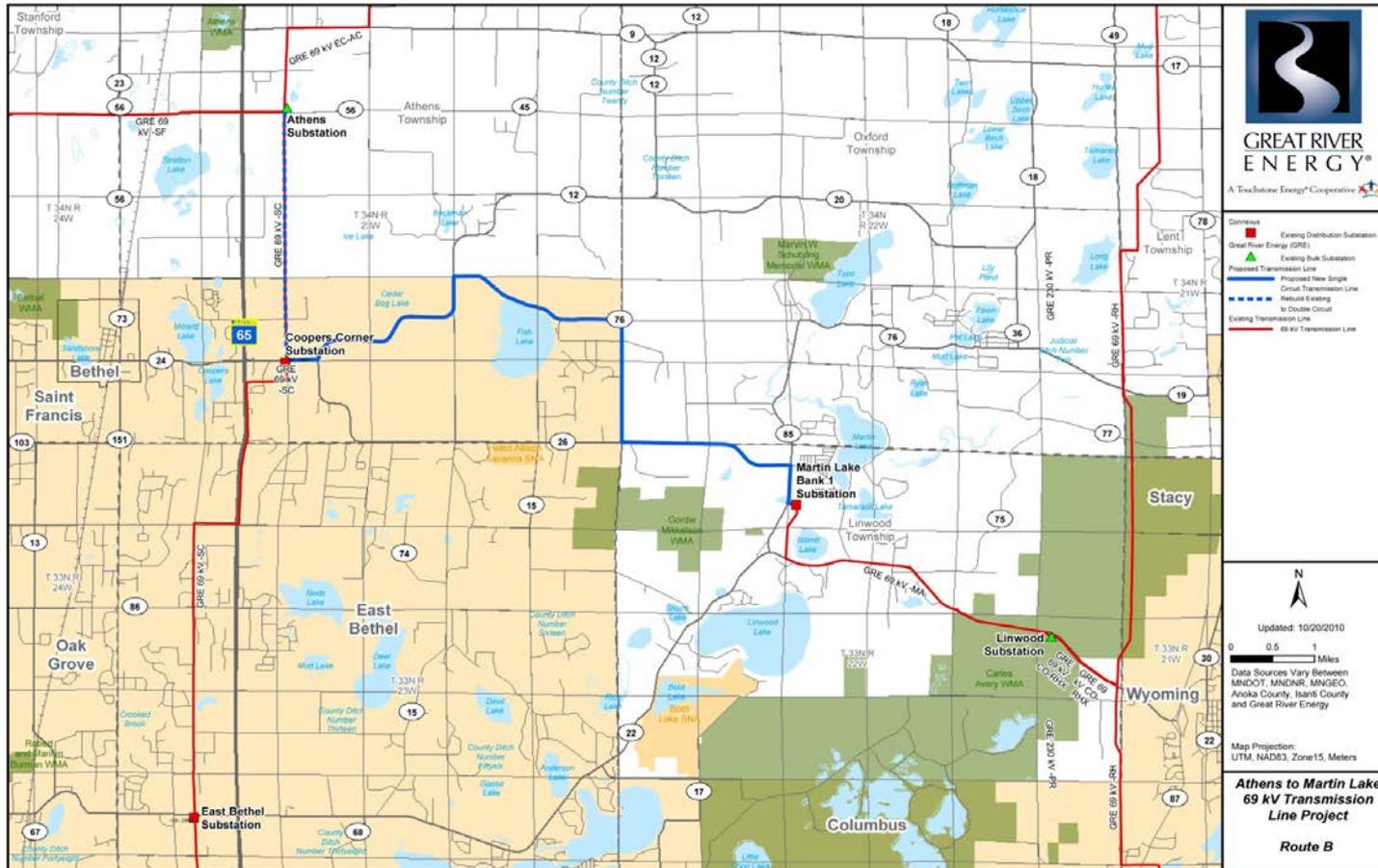
Map Projection: UTM, NAD83, Zone 15, Meters

*Athens to Martin Lake 69 kV Transmission Line Project Route Map*

# Route A



# Route B



**GREAT RIVER ENERGY®**  
A Techeles Energy Cooperative

Updated: 10/20/2010

0 0.5 1 Miles

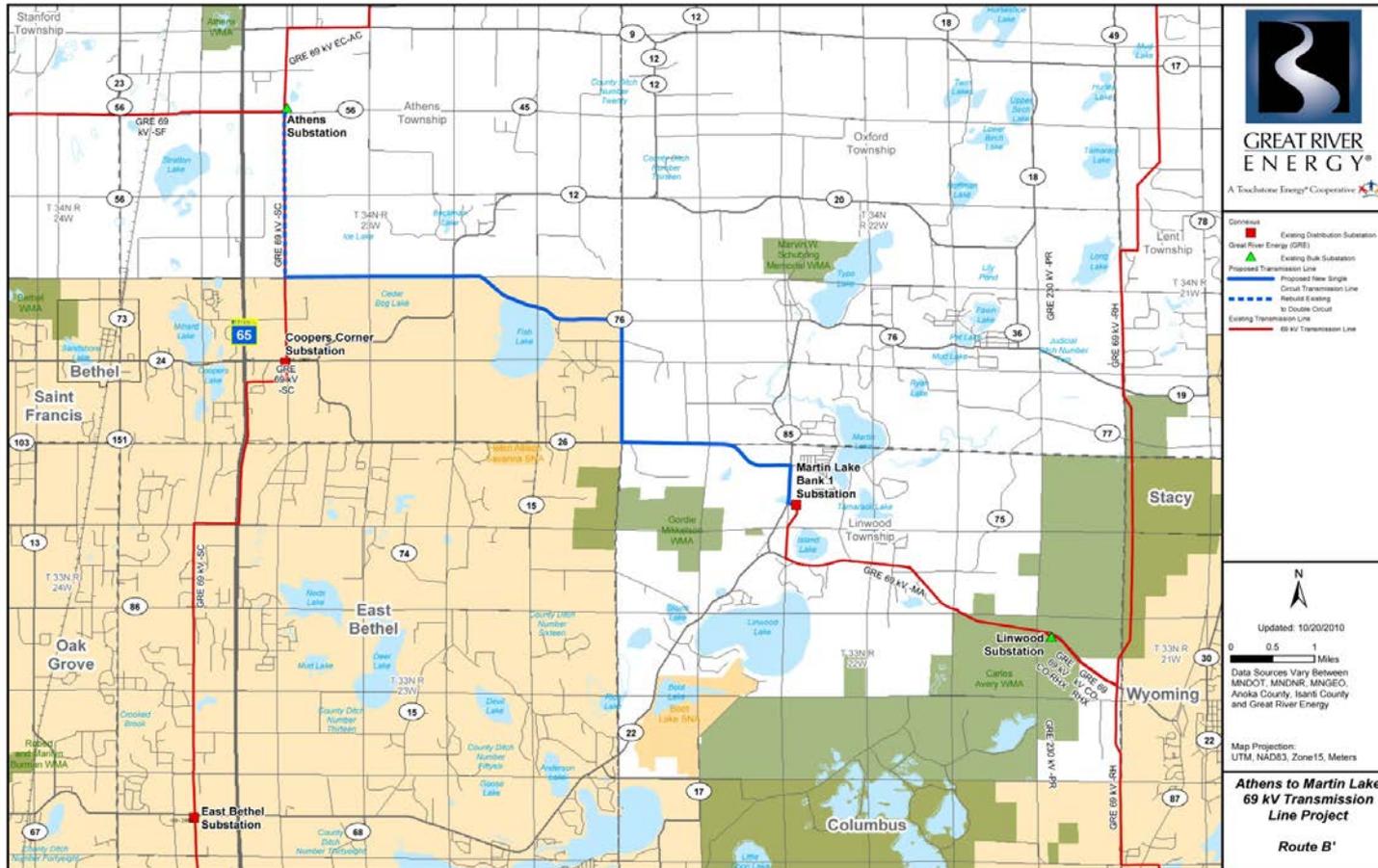
Data Sources Vary Between MNDOT, MNDNR, MNGEO, Anoka County, Isanti County and Great River Energy

Map Projection: UTM, NAD83, Zone 15, Meters

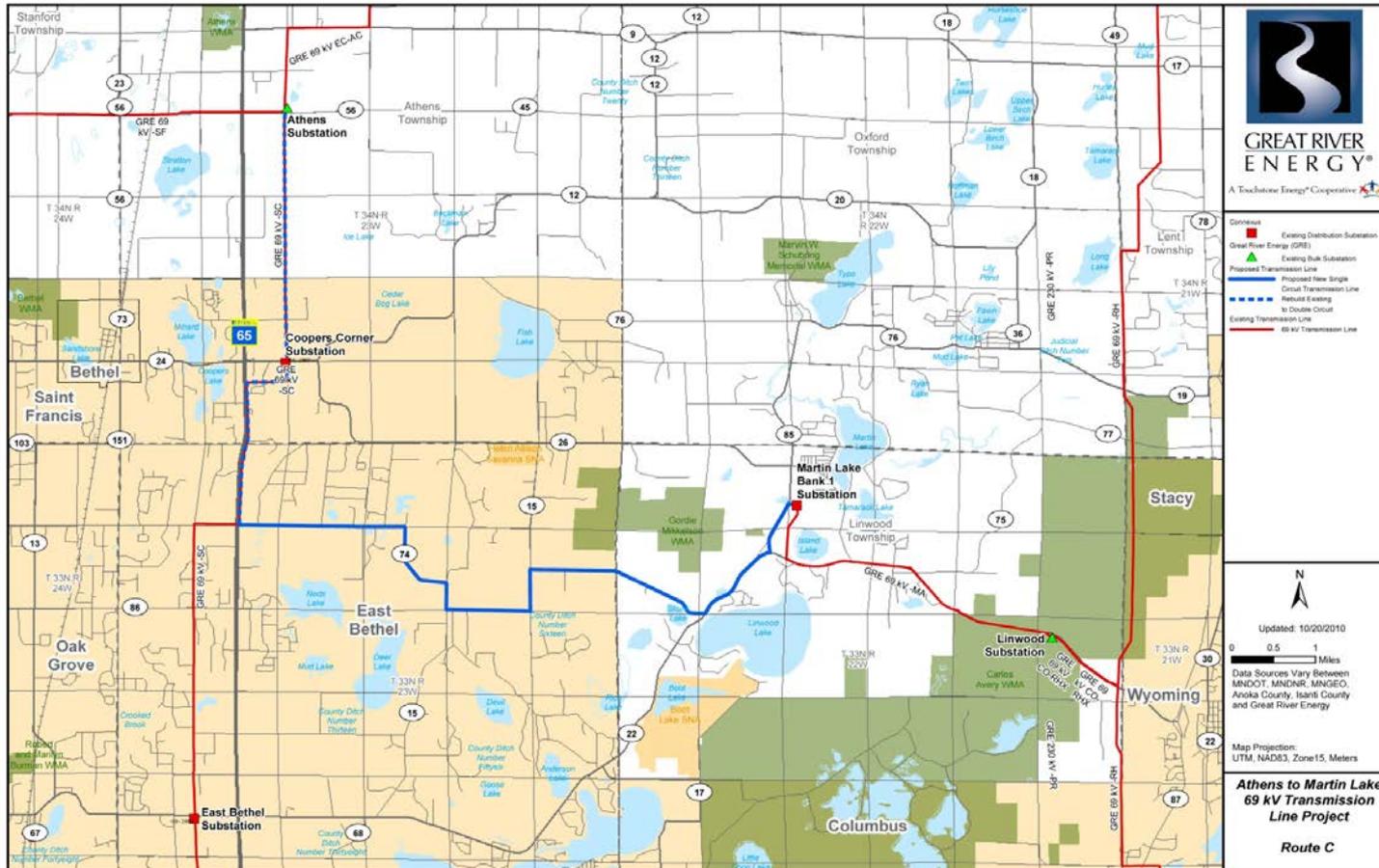
**Athens to Martin Lake 69 kV Transmission Line Project**

**Route B**

# Route B1

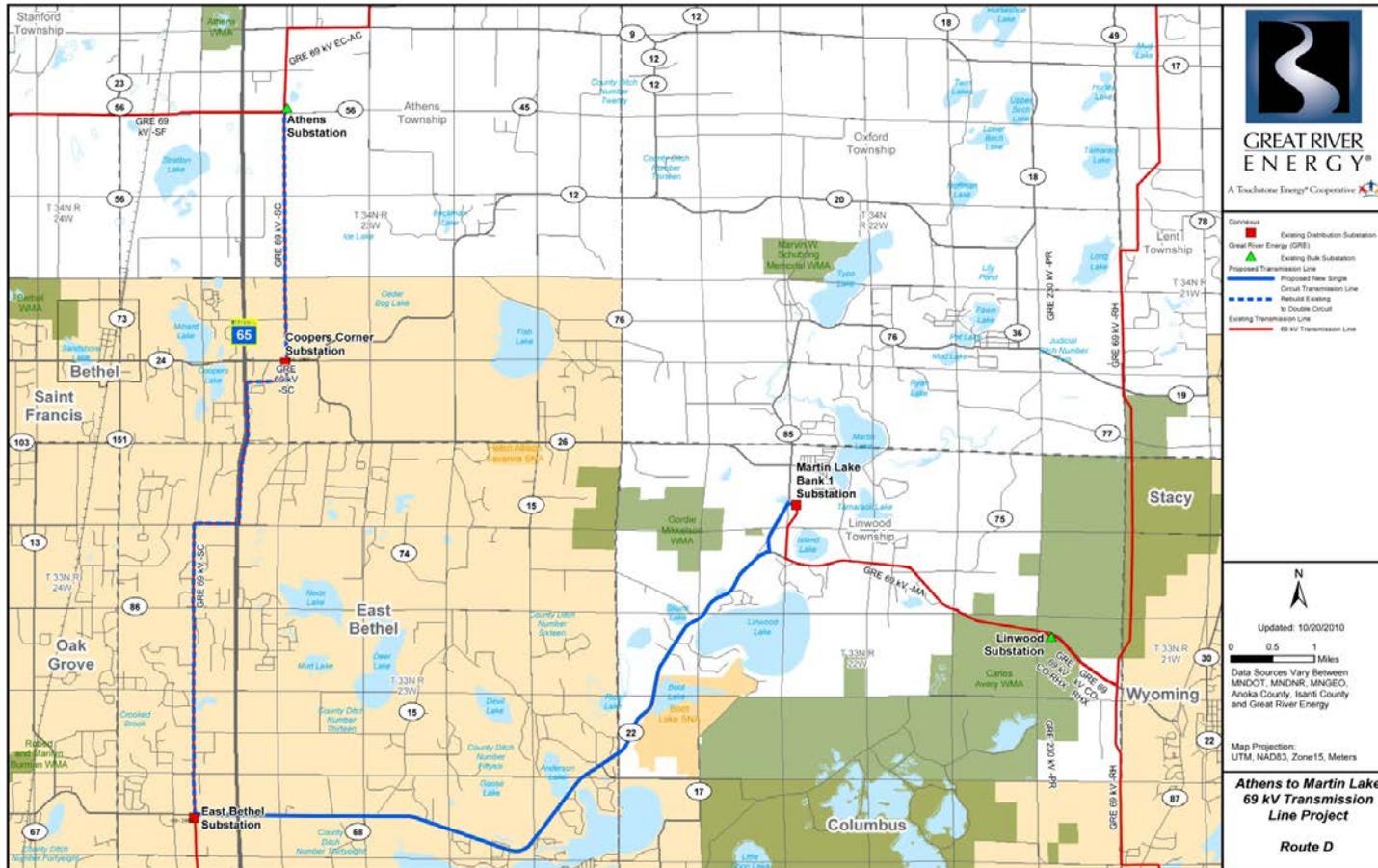


# Route C

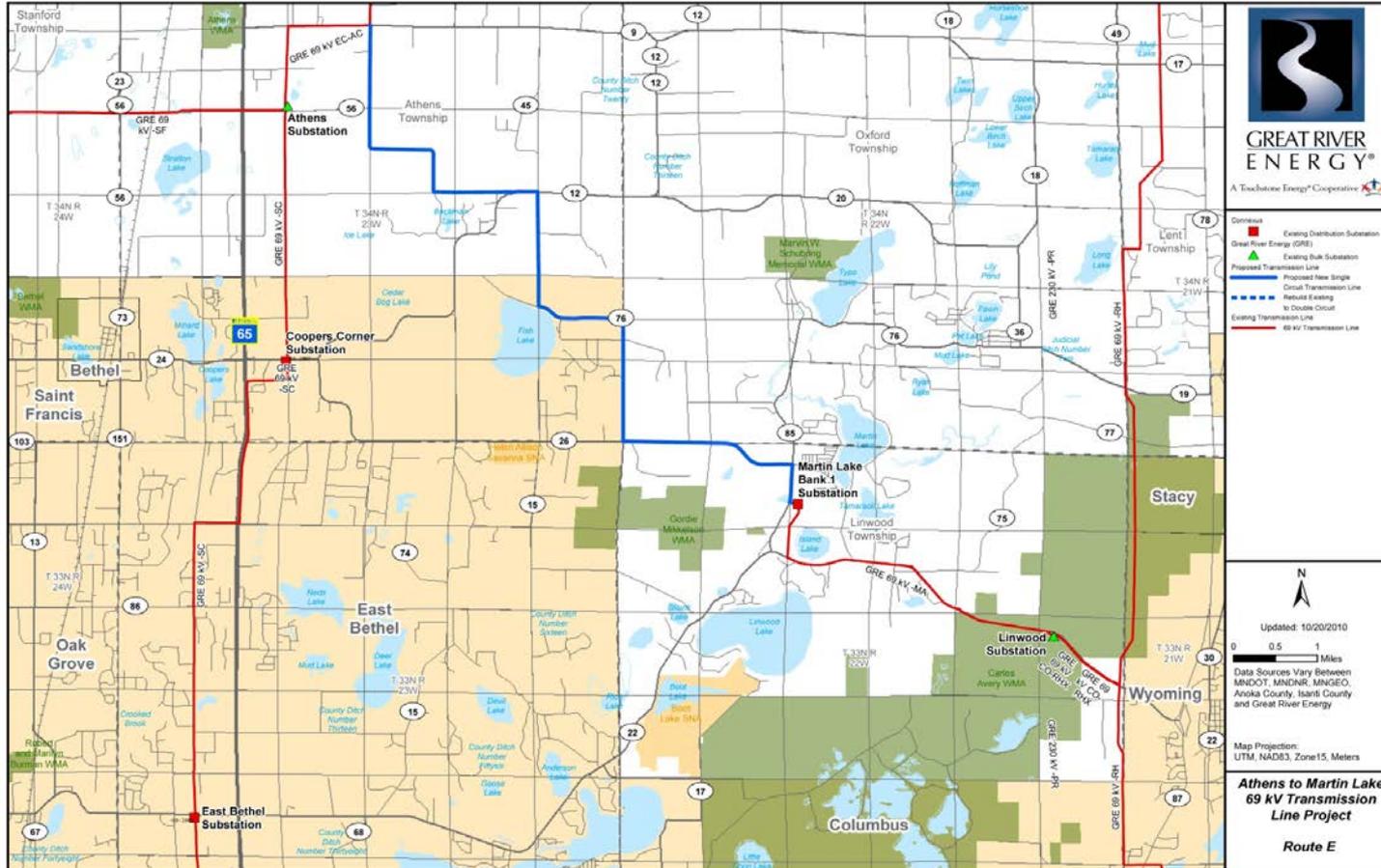




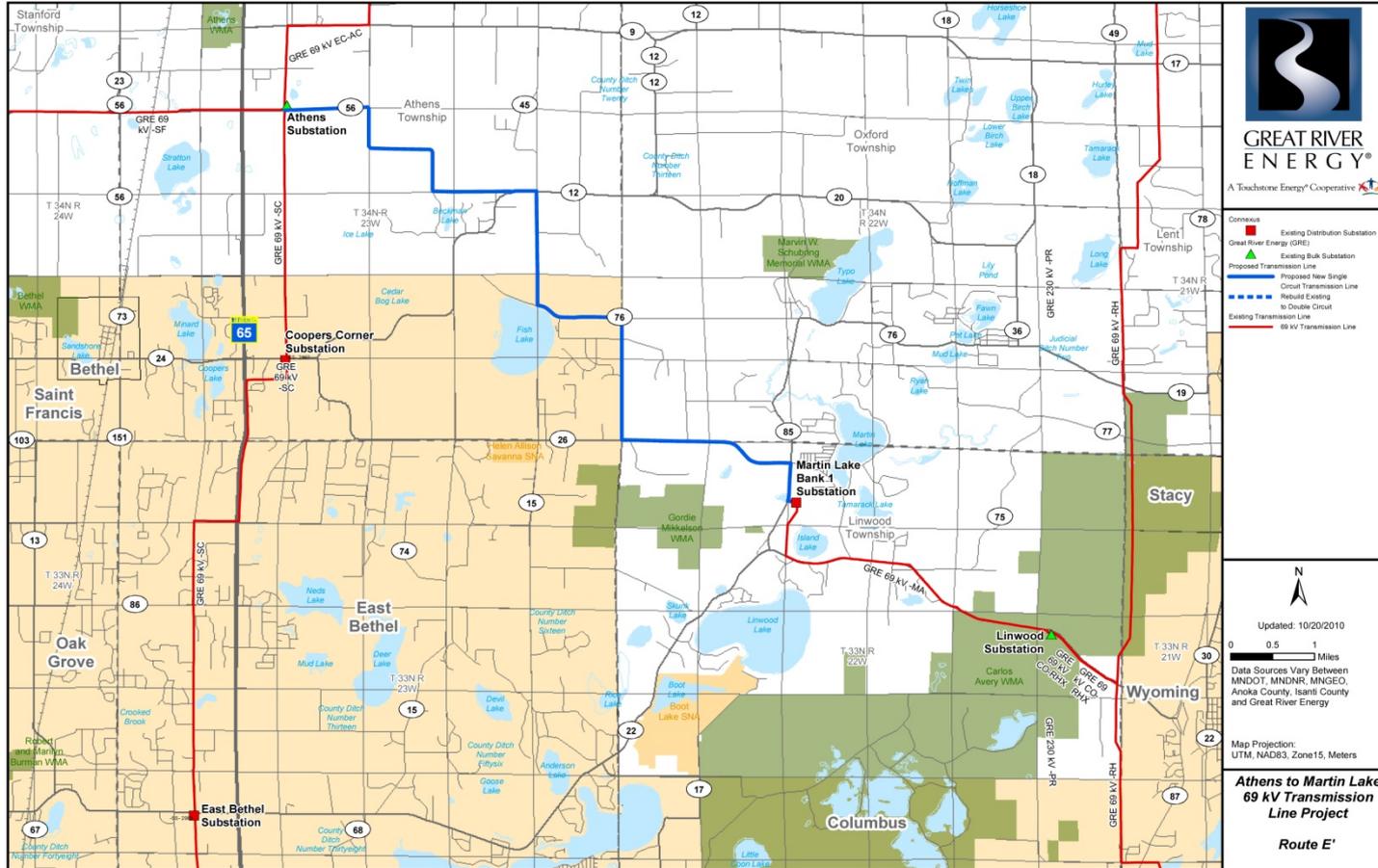
# Route D



# Route E



# Route E1

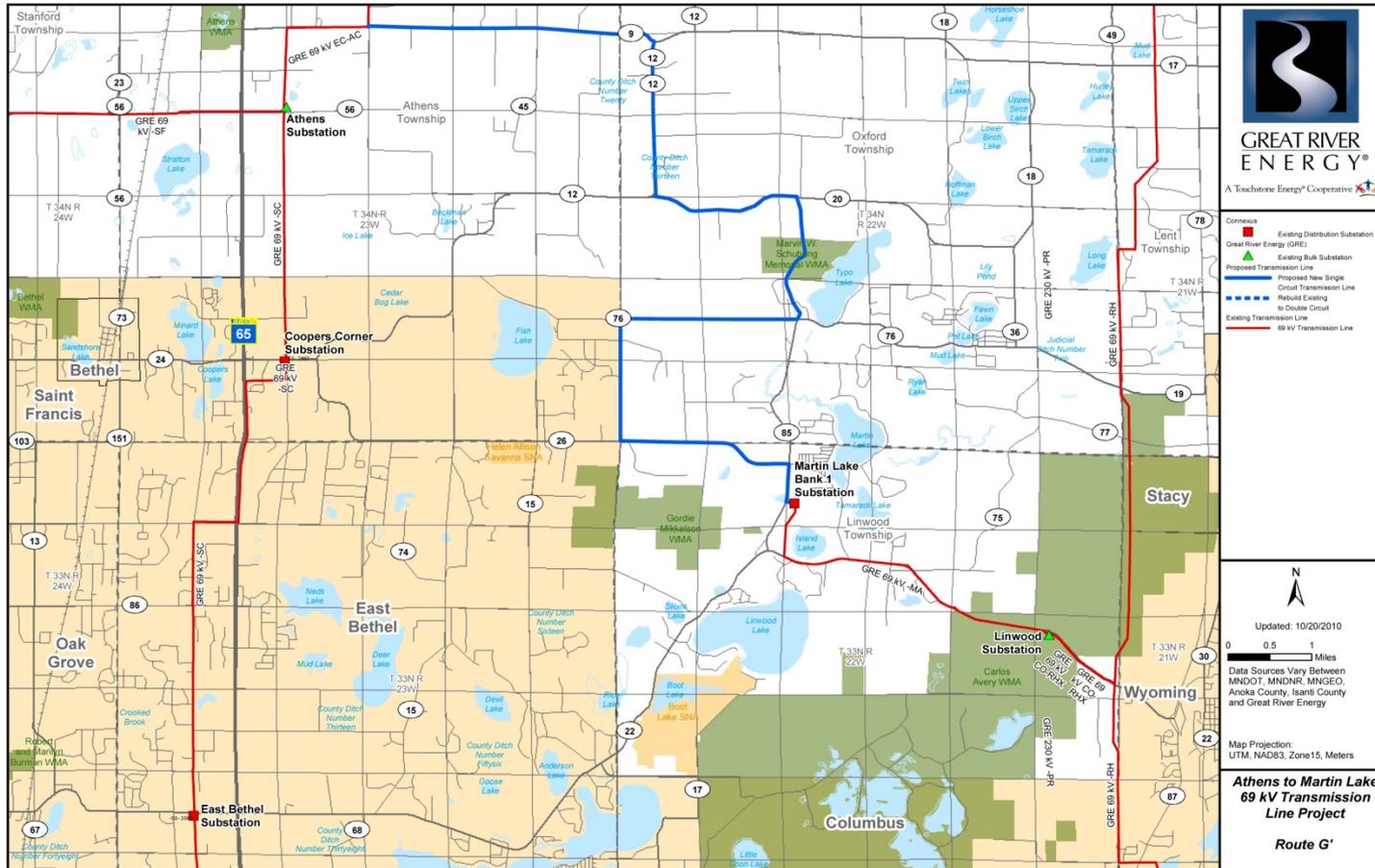




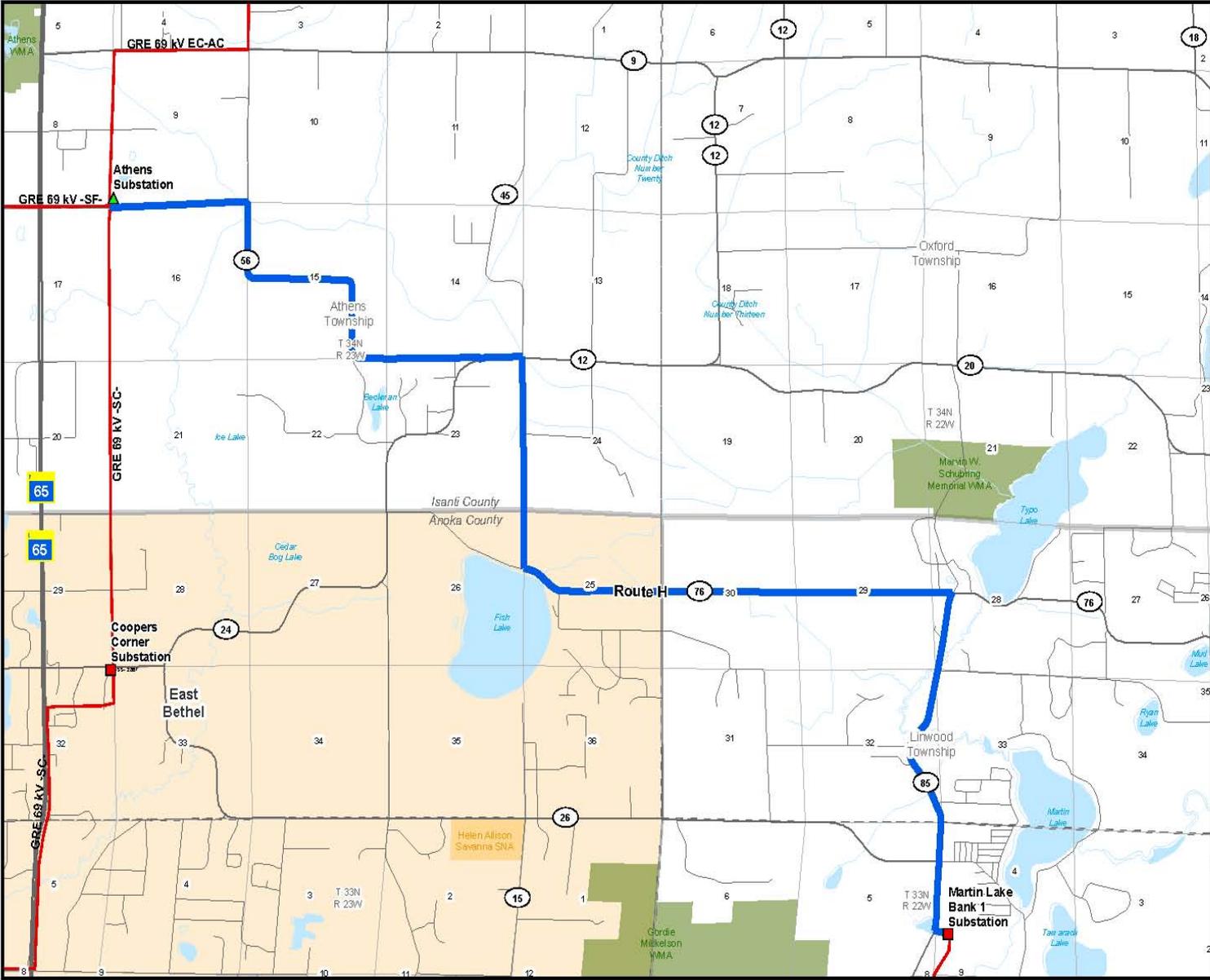




# Route G1



# Route H



**GREAT RIVER ENERGY**<sup>®</sup>

A Touchstone Energy<sup>®</sup> Cooperative

- Comexus
- Existing Distribution Substation
  - Great River Energy (GRE)
  - ▲ Existing Bulk Substation
  - Existing Transmission Line
  - 69kV AC Transmission Line
  - 230kV AC Transmission Line
  - Proposed Transmission Line
  - Proposed New Single Circuit Transmission Line



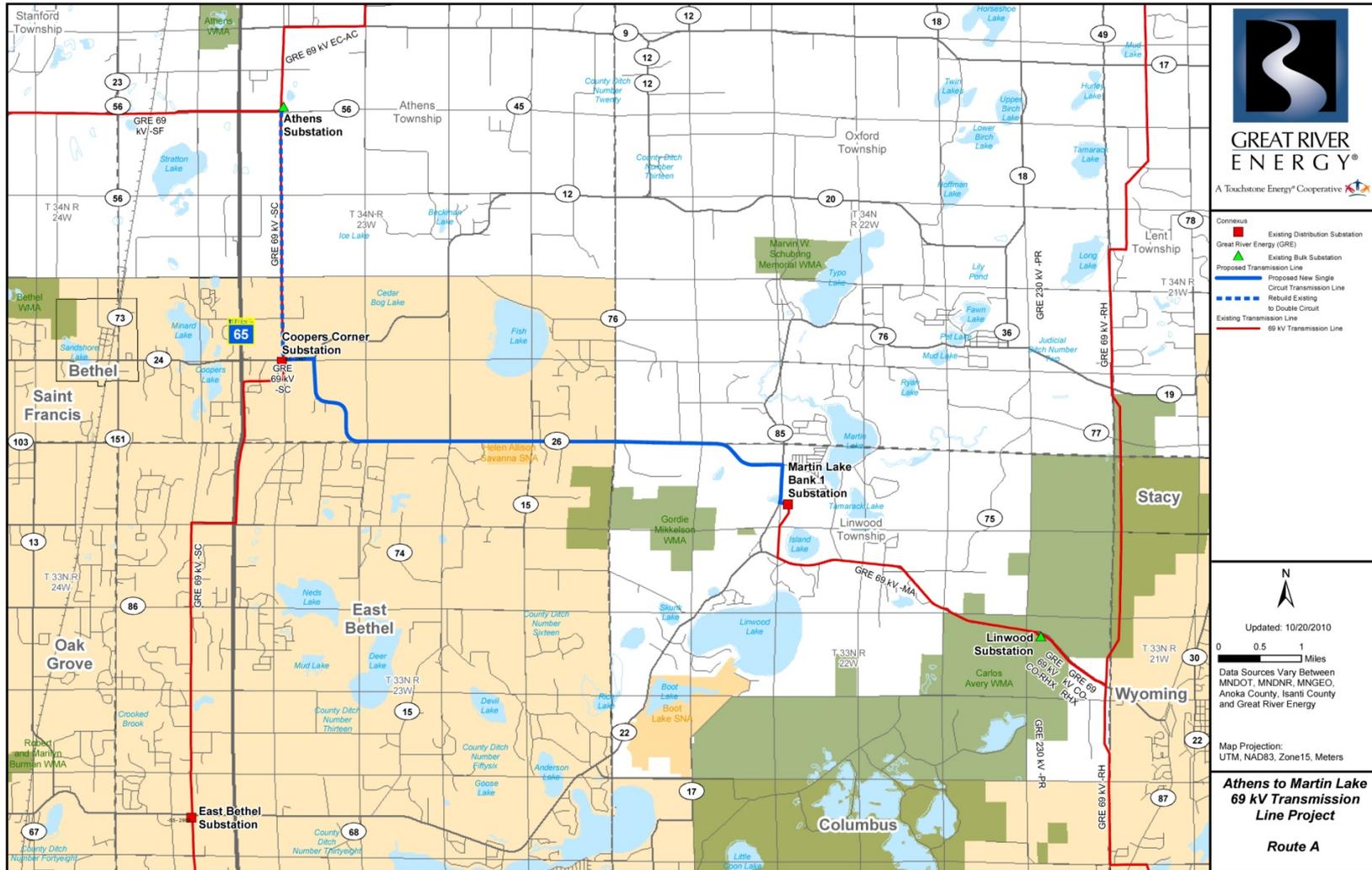
Updated: 1/11/2011  
 0 0.25 0.5  
 Miles

Data Sources Vary Between  
 MNDOT, MNDNR, MNGEO,  
 Anoka County, Isanti County  
 and Great River Energy

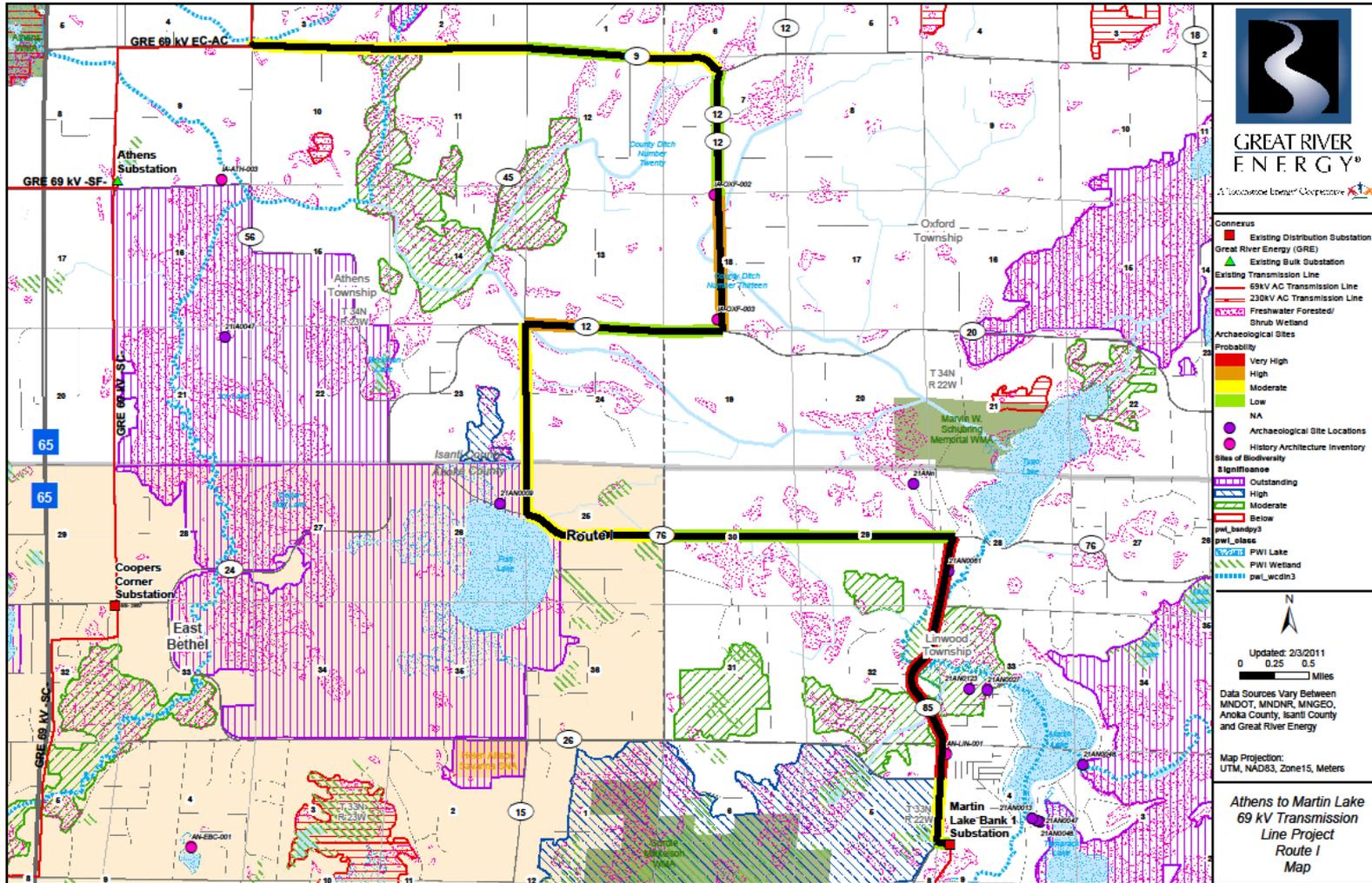
Map Projection:  
 UTM, NAD83, Zone15, Meters

*Athens to Martin Lake  
 69 kV Transmission  
 Line Project  
 Route H  
 Map*

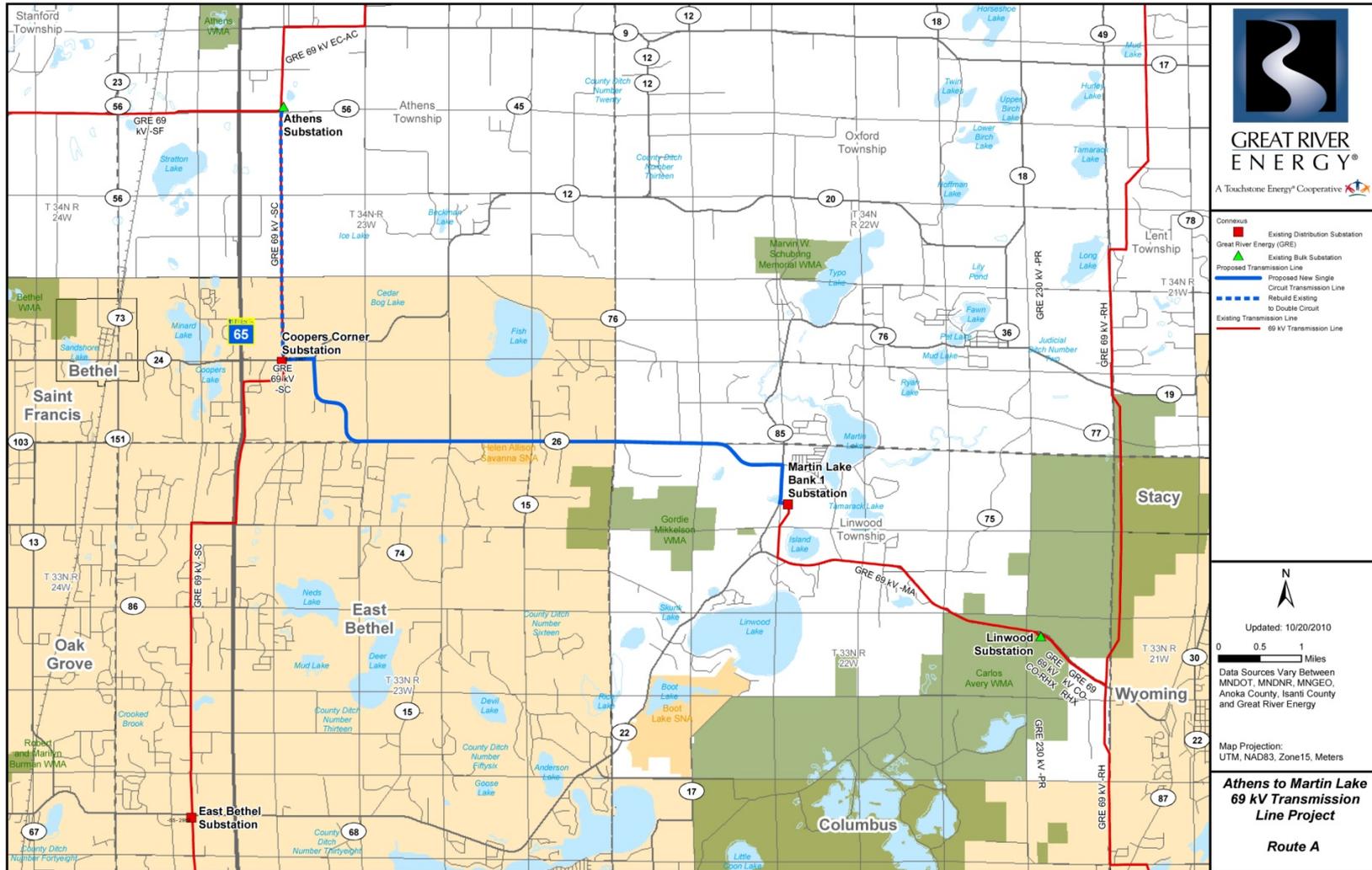
# Route A



# Route I



# Route A



Existing Great River  
Energy SC 69 kV  
transmission line -  
three miles from  
Athens Substation to  
Coopers Corner  
Substation



Existing Connexus  
Energy distribution  
line from Coopers  
Corner along  
CSAH 24





Facing east of Gopher Drive – at 237<sup>th</sup> Avenue

## Cedar Creek along CSAH 26





Underground utilities currently in creek area



West end of Cedar Creek Reserve – primarily wooded



Moving east, land opens to oak savanna



CSAH 26 – wide shoulders cleared, trees back from road ROW



Typo Creek Drive – south of CSAH 26

## Route A

### ***Public/Social Considerations***

#### ➤ *Homes*

- 0 homes within 100 feet of anticipated transmission centerline.
- 43 homes within 200 feet of anticipated transmission centerline.
- 84 homes within 300 feet of anticipated transmission centerline.

#### ➤ *Public Facilities, Parks, Trails*

- This route does not cross parkland.
- According to the East Bethel Comprehensive Trails and Open Space Concept Plan, a bituminous surface trail is proposed for the southern edge of the Cedar Creek Ecosystem Science Reserve (“Cedar Creek Reserve”).

➤ *Tree/vegetation removal*

- The existing three-mile transmission corridor is maintained and minimal additional clearing would be required. Within the remaining 7.4 miles of the route, approximately 14 acres of trees/vegetation would need to be cleared.

➤ *Historic/Archaeological Sites*

- Two historic sites within ½ mile of the route (AN-LIN-001 and AN-LIN-004, both close to the Martin Lake Substation).
- No archaeological sites within ½ mile of Route A.

## ***Environmental/Cultural Considerations***

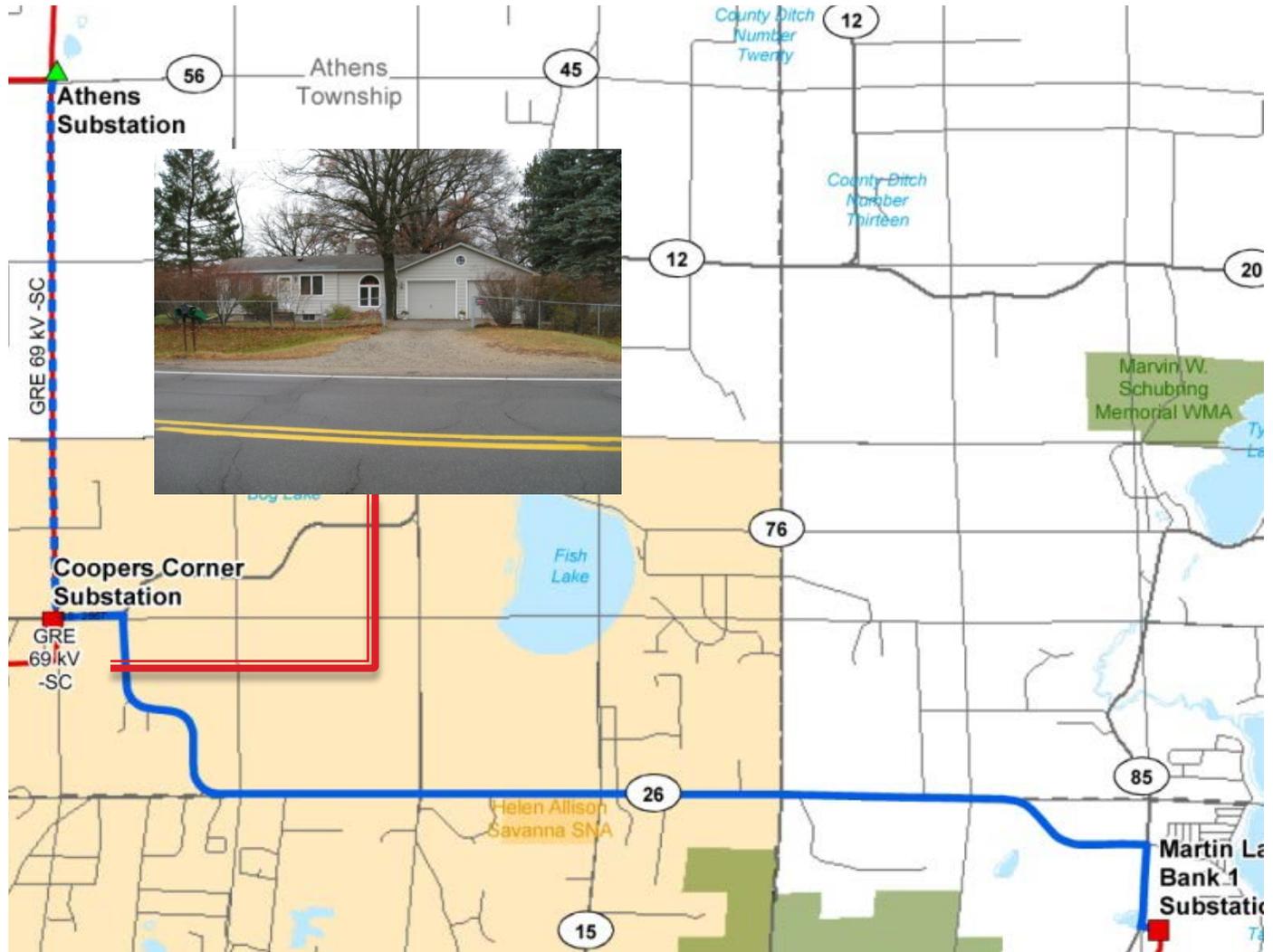
- Identification of avoidance areas – The University of Minnesota Cedar Creek property is an area of ecological significance. The Allison Savanna Scientific Natural Area and the Linwood School Forest are also along the route. This route has the lowest percentage of forested wetlands of all routes (0.11 % or 0.1 acres).
- Agricultural operations – this route should not affect agricultural operations.
- Impact to existing utilities – There are no negative impacts to existing utilities. The distribution line along the route will be upgraded (3.3 miles). This route affects the fewest miles of distribution line.

## ***Engineering/Construction Considerations***

### ➤ *Route Distance*

- 10.4 miles total length
- 7.4 miles new transmission line/new easements for estimated total of 34.8 acres
- 3.0 miles existing SC 69 kV transmission line corridor – very few to no new easements required

Private home across from Cedar Creek Reserve





Private home surrounded by Cedar Creek Reserve



Pinch point  
 – CSAH 26  
 and Durant  
 Street



Pinch point – CSAH 26 and Durant Street



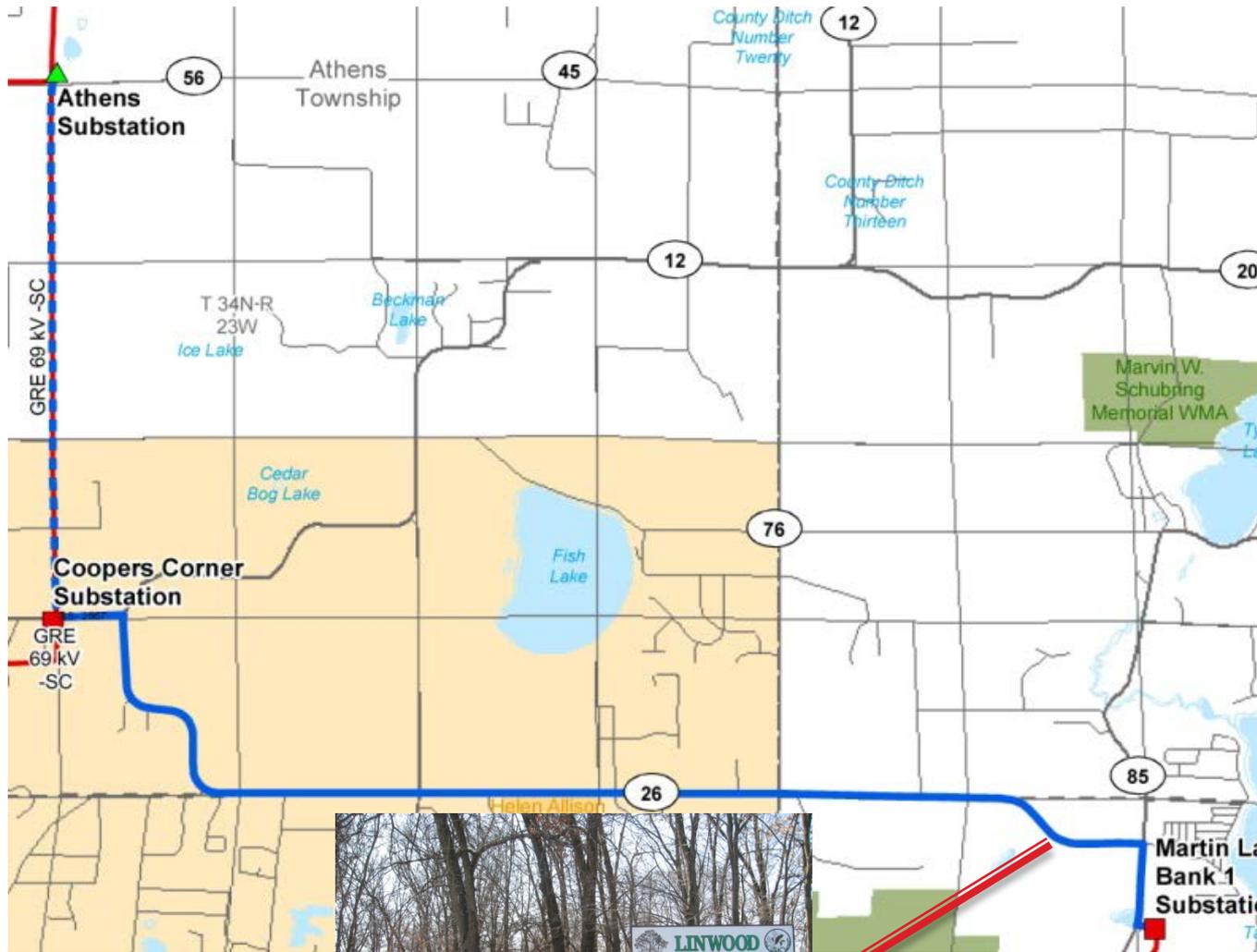
Pinch point  
 – CSAH 26  
 and  
 Jewel Street



Pinch point – CSAH 26 and Jewel Street



Pinch point –  
CSAH 26,  
between  
Packard  
Street and  
Sunset Road



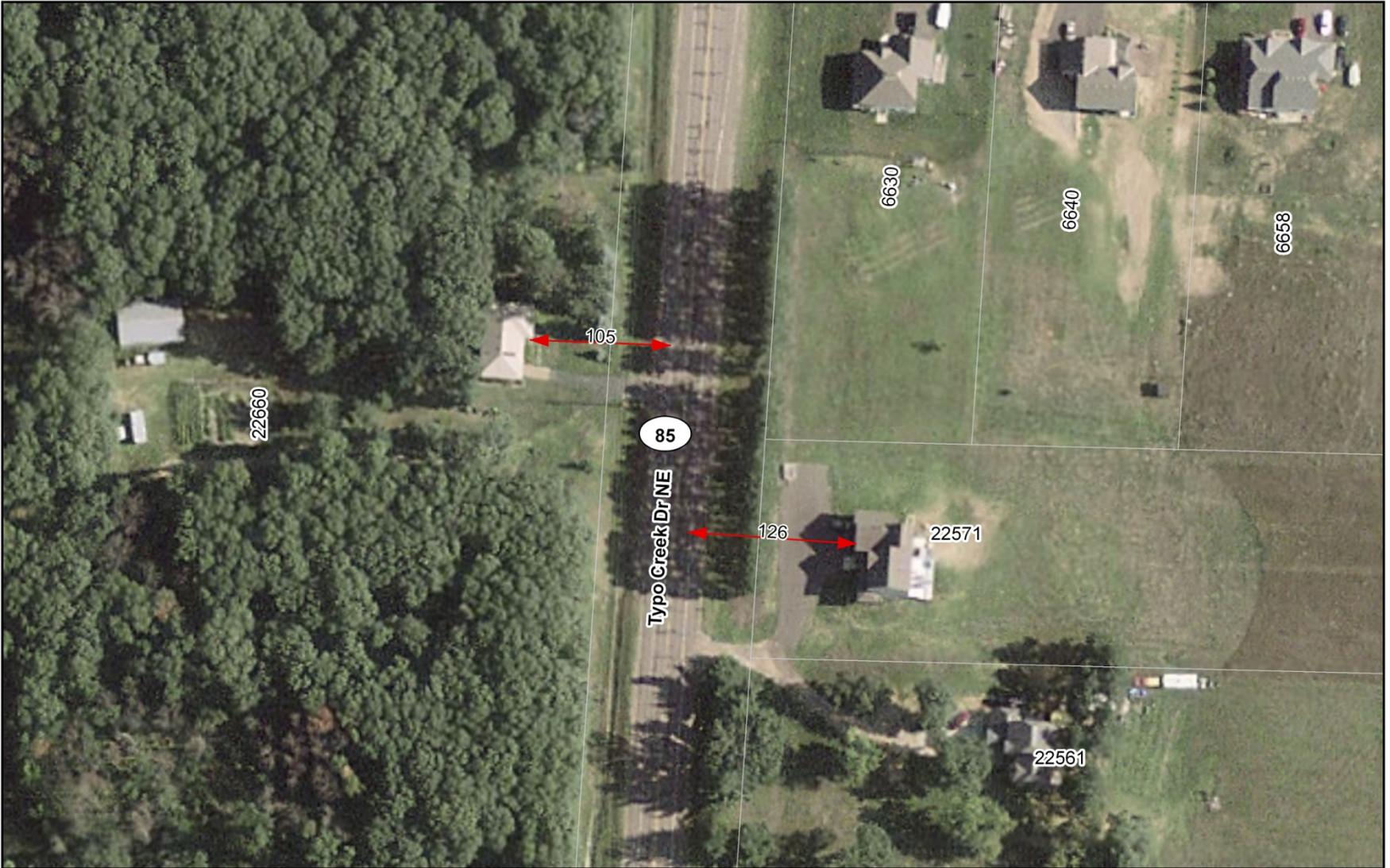
Linwood  
School  
Forest with  
homes  
across  
CSAH 26





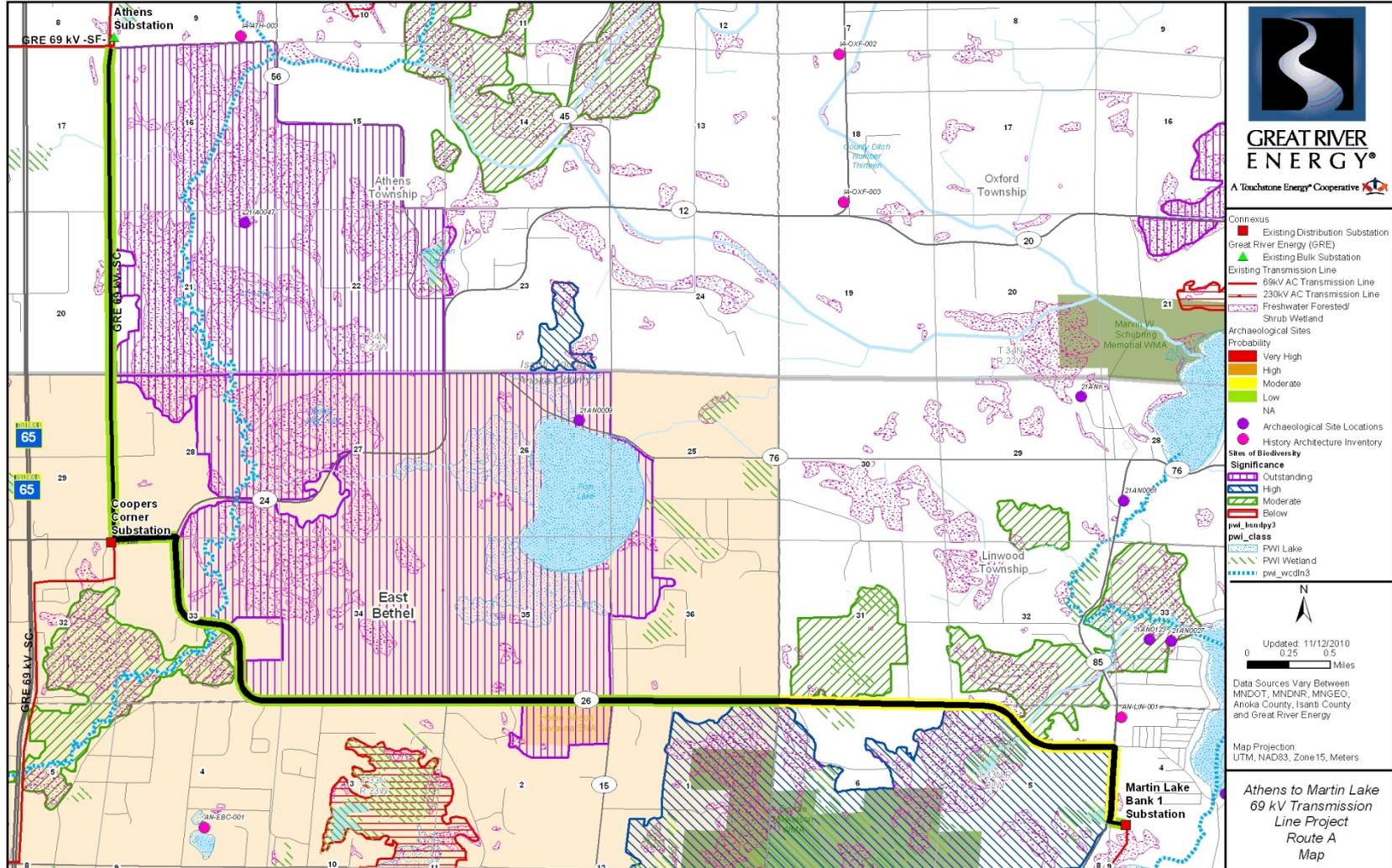
Pinch point  
 – South of  
 CSAH 26  
 on Typo  
 Creek Drive





Pinch point – south of CSAH 26 on Typo Creek Drive

# Route A - Environmental



## **Environmental Issues**

### *Species Listed in the Area of Route A*

**Red Shouldered Hawk** - DNR has guidelines on when to do construction and precautions to take. The design of the structures and conductor spacing would keep raptors from electrocution.

**Sandhill Crane** - USFWS has guidelines on when to do construction and precautions to take. Bird diverters may be required in flyways.

**Blanding Turtle, Gopher Snake, Jumping Spider, Leonards Skipper and Karner Blue** - DNR has guidelines on when to do construction and precautions to take. Wherever possible construction would happen during the species dormant season

**Oak Savanna, Dry Barrens Prairie, Wet Prairie, Walter's Barnyard Grass, Violets, Wild Indigo** and all other rare native plant communities - Most of the plant communities would not be located in the transmission easement. In cases where they are DNR guidelines and mitigation would be followed. Spanning areas would also be a possibility for some species.

## Agency Consultation for Project

- **US Fish and Wildlife Service** – consulted; no concerns noted. Rare species listing – Gray wolf.
- **Minnesota Historical Society** – not yet consulted. Will be consulted regarding excavation.
- **US Army Corps of Engineers** – not yet consulted but, will be consulted if the wetlands cannot be spanned or forested wetlands are involved.
- **MnDOT** – consulted, there are no airports in the area of Route A.
- **DNR** – consulted on the general concerns of the area.
- **Cedar Creek Ecosystem Science Reserve**, University of Minnesota - Have consulted with Jeffrey Corney, Ph.D.
- **Anoka County and Isanti County Highway Departments** - Consulted regarding plans for future highway expansion/improvements.

To avoid harming sensitive plant and animal life winter construction will be used wherever possible. Power lines have been designed to prevent electrocution of birds of prey. DNR will be consulted regarding bird diverters.

## Affect on VA/FHA Financing

*VA Rules state:*

- No part of any residential structure may be located within a high voltage electric transmission line *easement*.
- Any detached improvements even partially in a transmission line easement will not receive value for VA purposes.

*FHA Rules state:*

- No dwelling or related property improvement may be located within the *engineering (designed) fall distance* of any pole, tower or support structure of a high-voltage transmission line, .... For field analysis, the appraiser may use tower height as the fall distance.

Pursuant to the FHA Handbook 4150.2, Section 2-2(J):

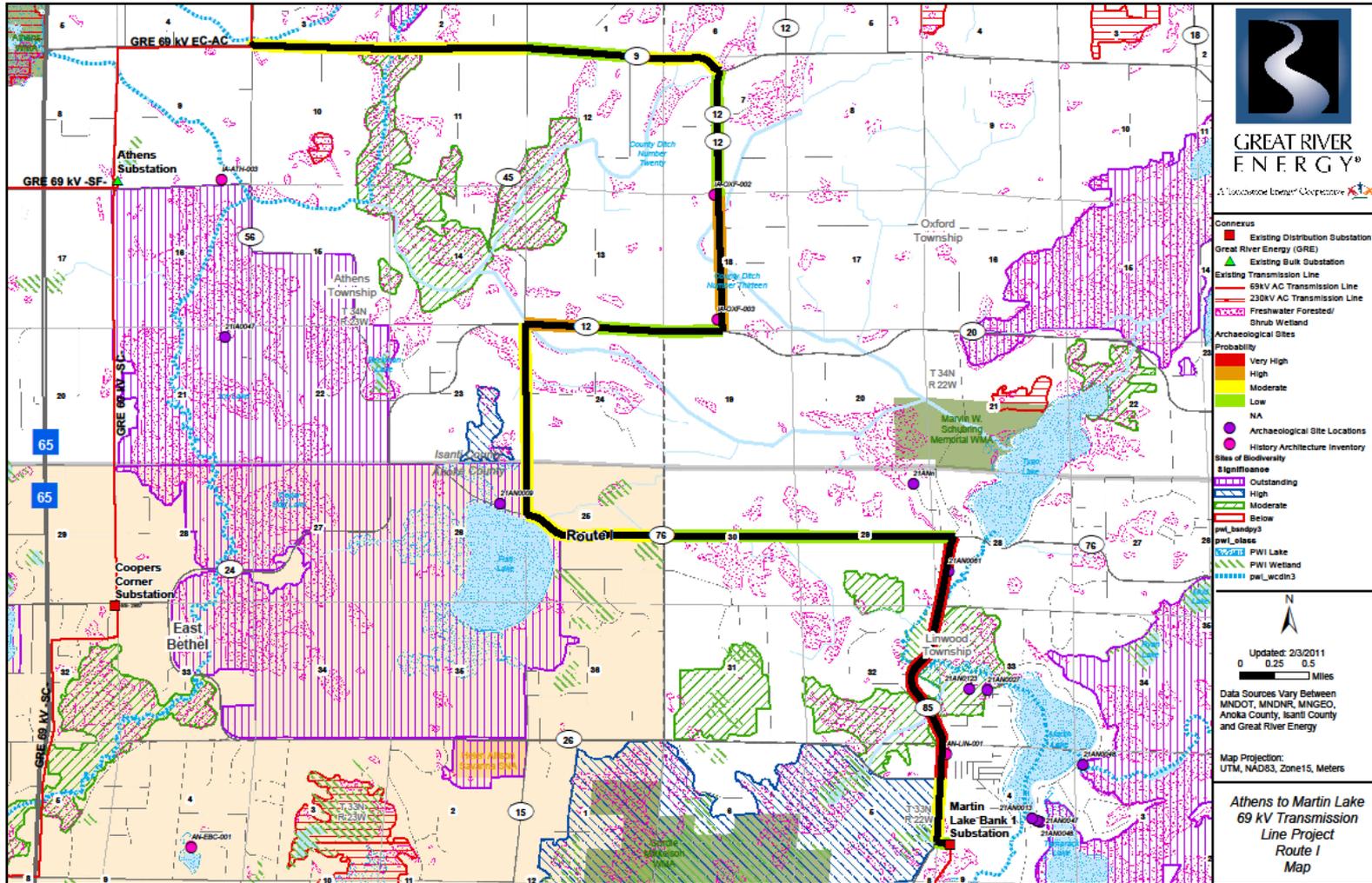
- 1) If the dwelling or related property improvement is located within such an easement, the lender must obtain a letter from the owner or operator of the tower indicating that the dwelling and its related property improvements are not located within the tower's (engineered) fall distance in order to waive this requirement.

2) If the dwelling and related property improvements are located outside the easement, the property is considered eligible and no further action is necessary. The appraiser, however, is instructed to note and comment on the effect on marketability resulting from the proximity to such site hazards and nuisances.

# Summary of Route A Features

- ▶ Route length 10.4 miles - shortest viable route
- ▶ Shortest length of new transmission line to build – 7.4 miles
- ▶ Use three miles of existing transmission line corridor
- ▶ Fewer easements – single landowner (Cedar Creek Reserve) for much of new route
- ▶ Lowest impact to historical and cultural resources
- ▶ Moderate impact to sensitive plants and high, but temporary impact to animal populations in the area
- ▶ Fewest number of wetlands and public waters involved on new transmission line ROW
- ▶ Second most desirable soil conditions
- ▶ County Highway – wider cleared ROW entire route
- ▶ Two pinch points
- ▶ Fewer turns and angles than other routes
- ▶ Savings to Connexus - rebuild distribution line
- ▶ Existing distribution corridor along most of route
- ▶ Lowest construction cost ≈ \$3,677,700.00)

# Route I





East of Xylite Street on CSAH 9



Continue east on CSAH 9 – forested wetlands on both sides



CSAH 9 & County Road 45 Intersection



Intersection of CSAH 9 and CSAH 12 heading south



South on Durant Street approaching Fawn Lake Drive



East on Fawn Lake Drive



Facing east - Fawn Lake Drive from Durant Street



Looking east on Fawn Lake Drive – pinch point



South on Typo Creek Drive - wetland after County Road 76



South on Typo Creek Drive - wetlands on both sides



South on Typo Creek Drive - cemetery and homes



South on Typo Creek Drive – firehouse on west side



South on Typo Creek Drive – Linwood Hall and cell tower



Typo Creek Drive – south of CSAH 26

## Route I

### ***Public/Social Considerations***

- *Homes* - GRE was informed of Work Group's decision on February 8<sup>th</sup> and attempted to prepare this information and submit it to the City of East Bethel by February 10<sup>th</sup>. Therefore, we apologize but, we do not currently have accurate information regarding proximity of homes.
  
- *Public Facilities, Parks, Trails*
  - This route would run along the eastern border of the Linwood Municipal Park.
  - According to the East Bethel Comprehensive Trails and Open Space Concept Plan, there is an on-road trail on Durant St. and a proposed natural surface trail on the north end of Fish Lake.

➤ *Tree/vegetation removal*

- Approximately 29.2 acres of trees/vegetation would need to be cleared.

➤ *Historic/Archaeological Sites*

- Four historic sites within ½ mile of the route (IA-OXF-002, IA-OXF-003, AN-LIN-001 and AN-LIN-004, two are located on Apollo [CSAH 12], two are on Typo Creek Drive).
- Five archaeological sites are within ½ mile of the route.

## ***Environmental/Cultural Considerations***

- Identification of avoidance areas – the areas in Oxford Township and north of Linwood have high to very high probability of cultural resources of both history and architecture (along Typo Creek Drive from Fawn Lake Drive to CSAH 26).
- This route has            percent of forested wetlands (        acres).
- Agricultural operations – this route should not affect agricultural operations.
- Impact to existing utilities – there are existing distribution lines along the route (approximately 7 miles). All other utilities would not be negatively affected by a new transmission line.

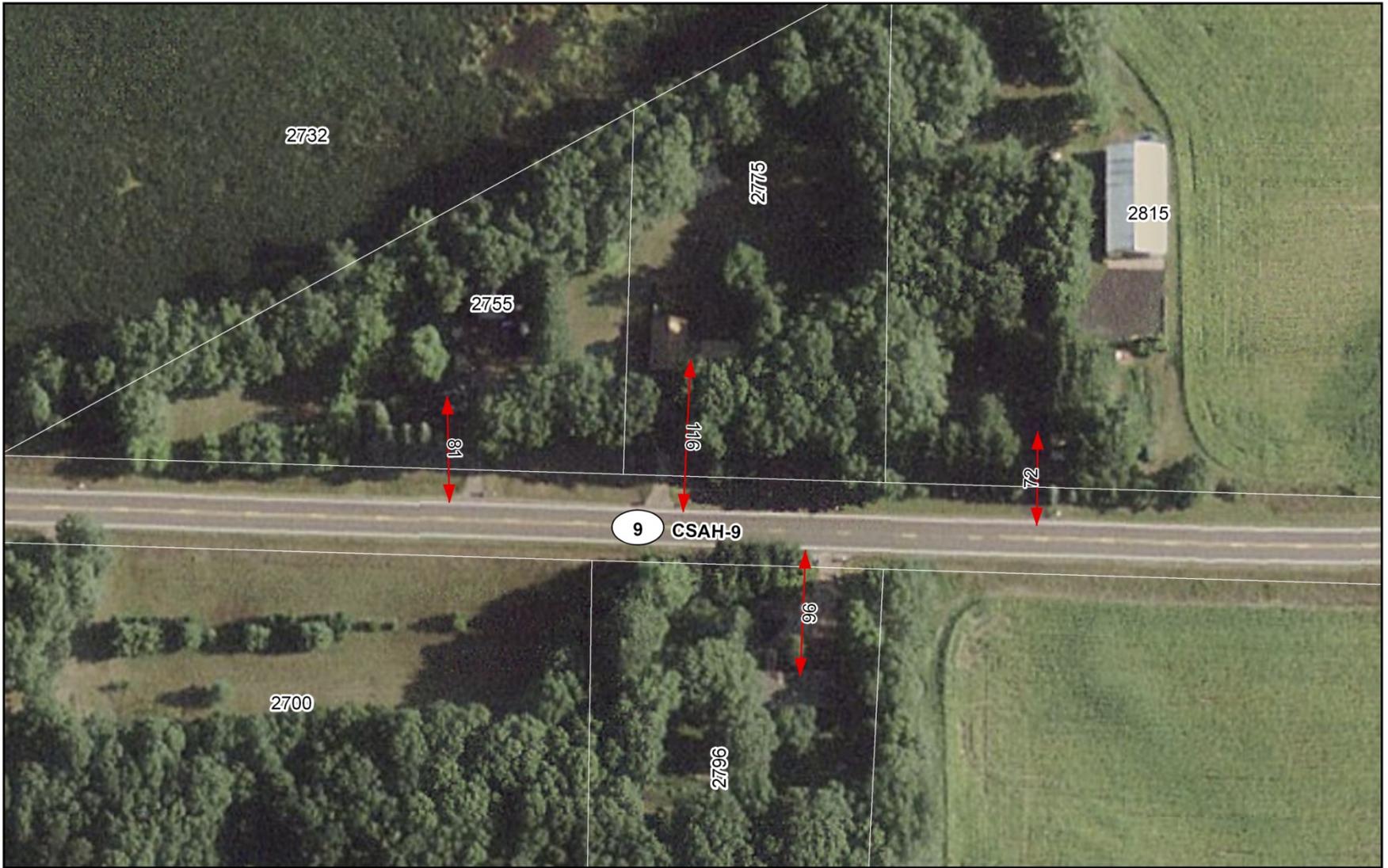
## ***Engineering/Construction Considerations***

### ➤ *Route Distance*

- 13.7 miles total length.
- 13.7 miles new transmission line.
- New easements, approximately 63 acres.
- Approximately 7 miles overhead distribution lines within route corridor.



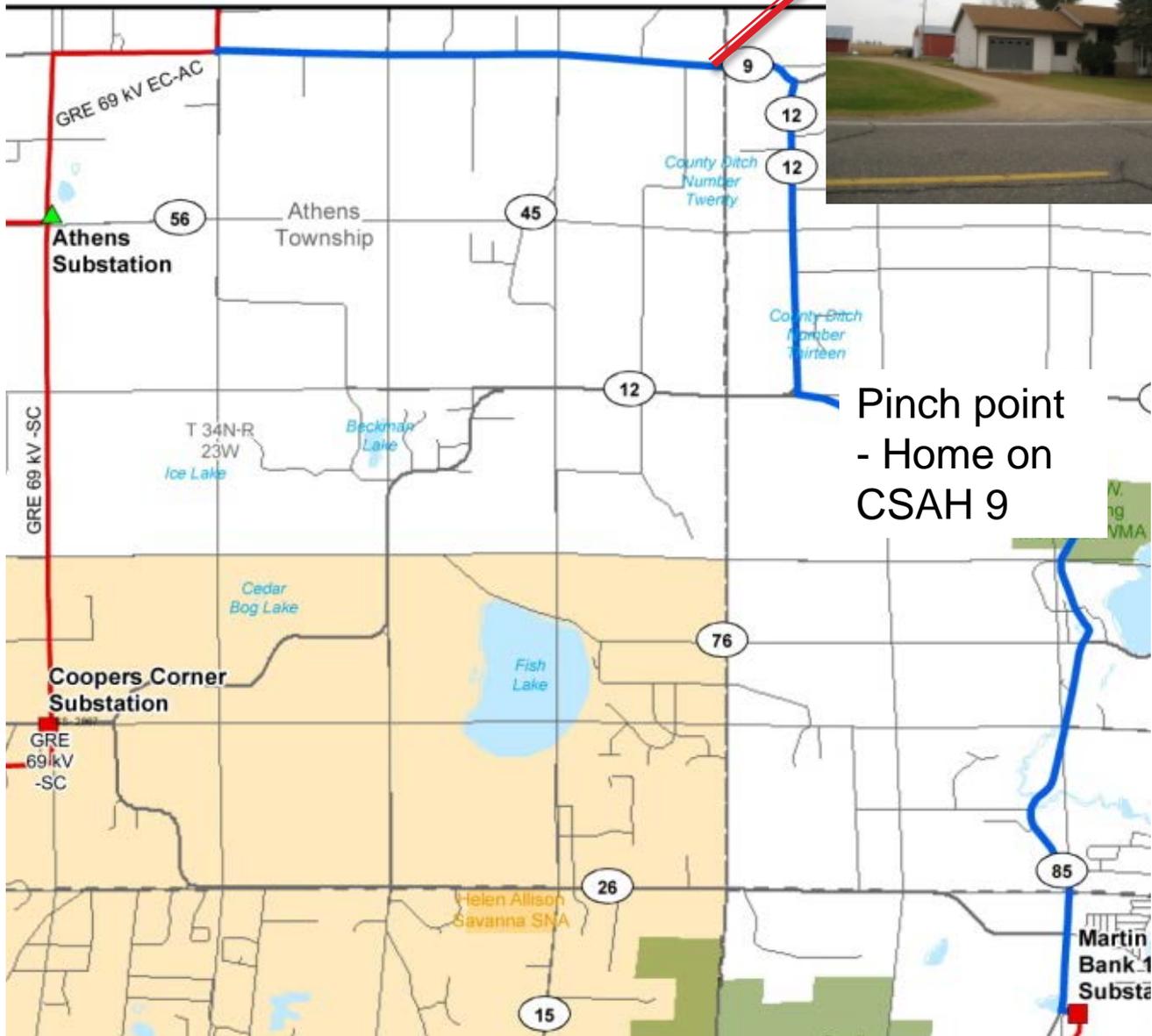
Pinch point -  
CSAH 9,  
east of Xylite  
Street



Pinch point CSAH 9 and Xylite Street



Pinch point -  
CSAH 9  
and  
Zest Street



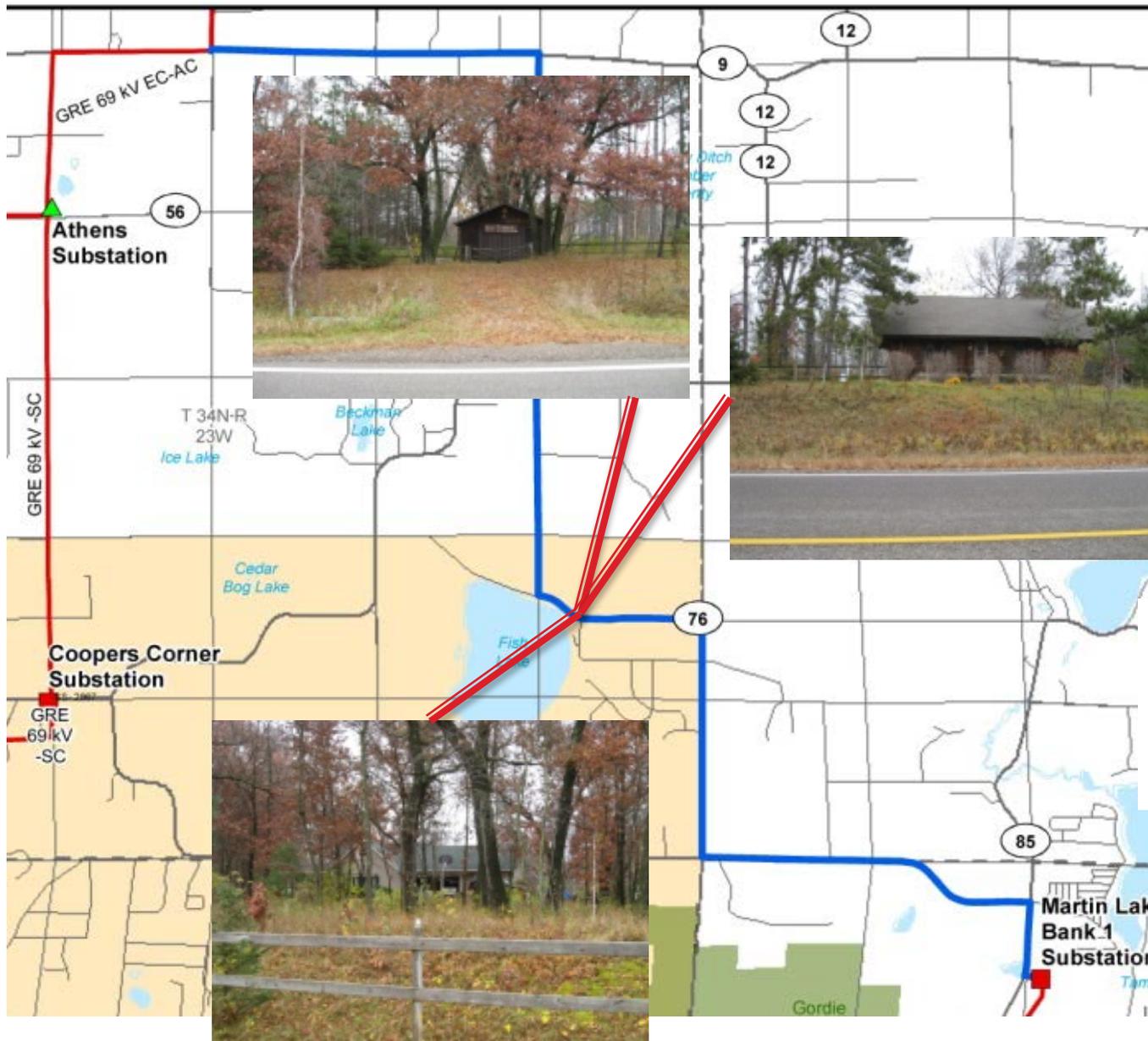
Pinch point  
- Home on  
CSAH 9

V  
ng  
VMA

Martin  
Bank 1  
Substa



Pinch point  
 – on 253<sup>rd</sup>  
 Avenue



Pinch points  
 – Fawn Lake  
 Drive, east  
 of Fish Lake

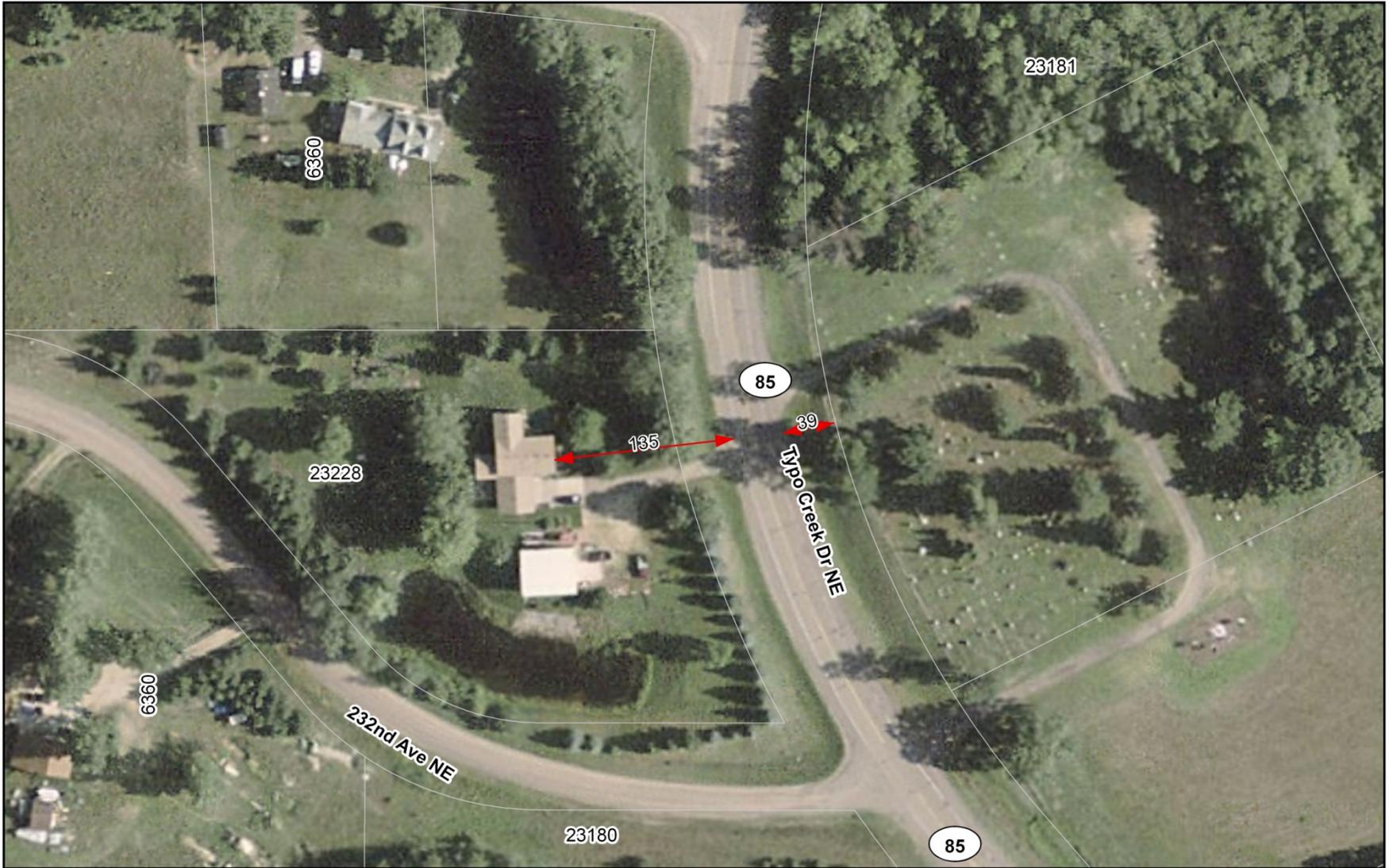


Pinch points  
– west of  
intersection  
of Fawn  
Lake Drive  
and Typo  
Creek Drive

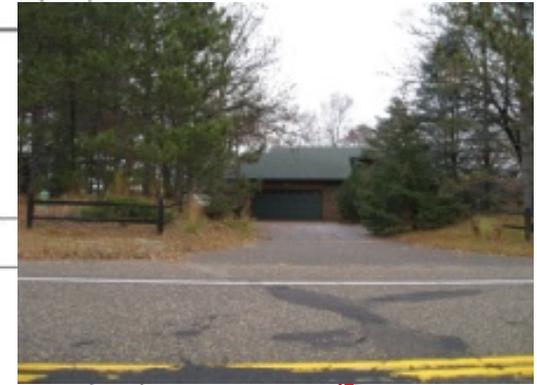




Pinch point- Cemetery and home along Typo Creek Drive



Pinch point - cemetery and home along Typo Creek Drive



Pinch points  
- along Typo  
Creek Drive

GRE 69 kV EC-AC

Athens  
Substation

Coopers Corner  
Substation

County Birch  
Number  
Thirteen

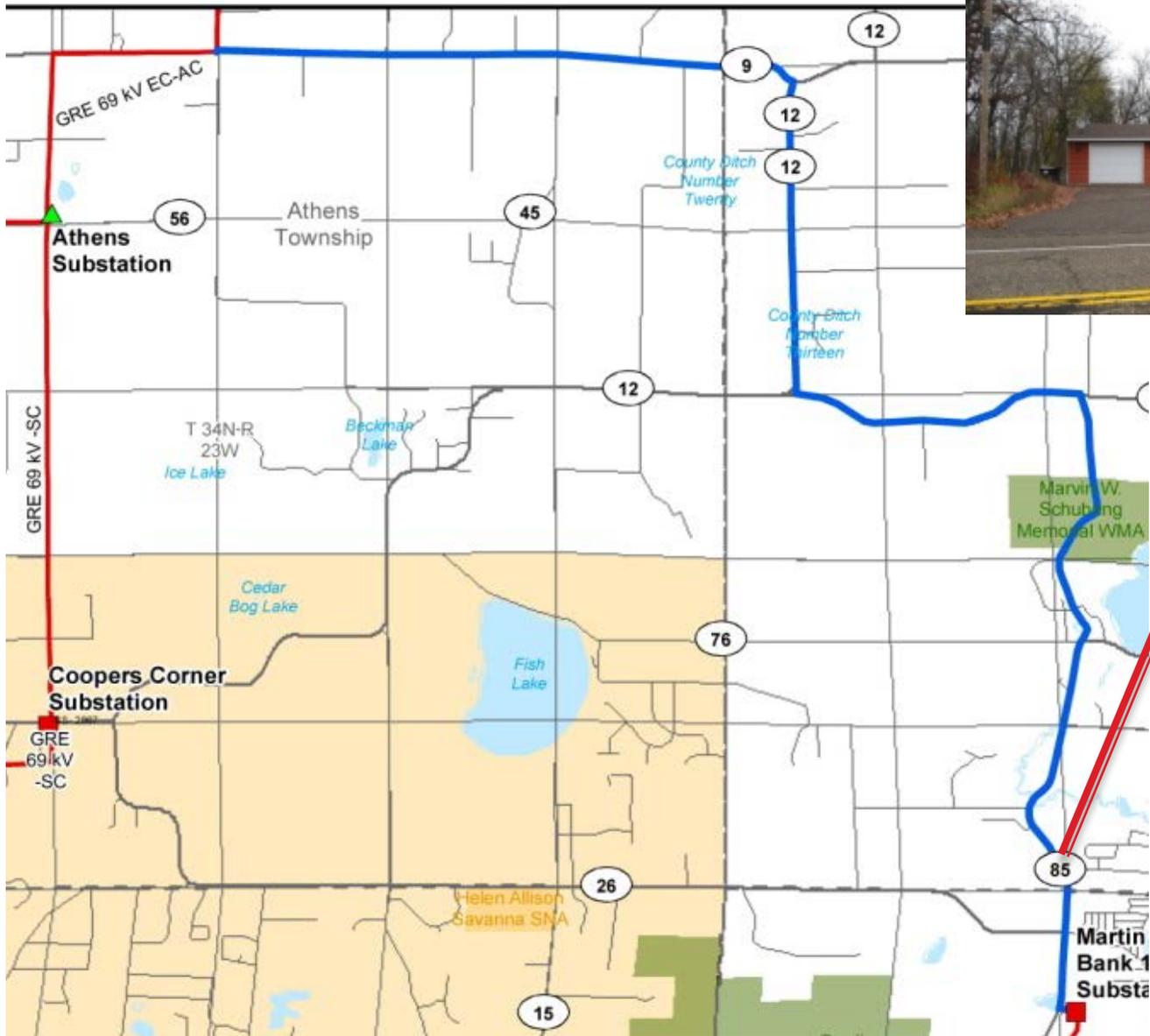
Marvin W.  
Schubing  
Memorial WMA

Helen Allison  
Savanna SNA

Martin  
Bank 1  
Substa



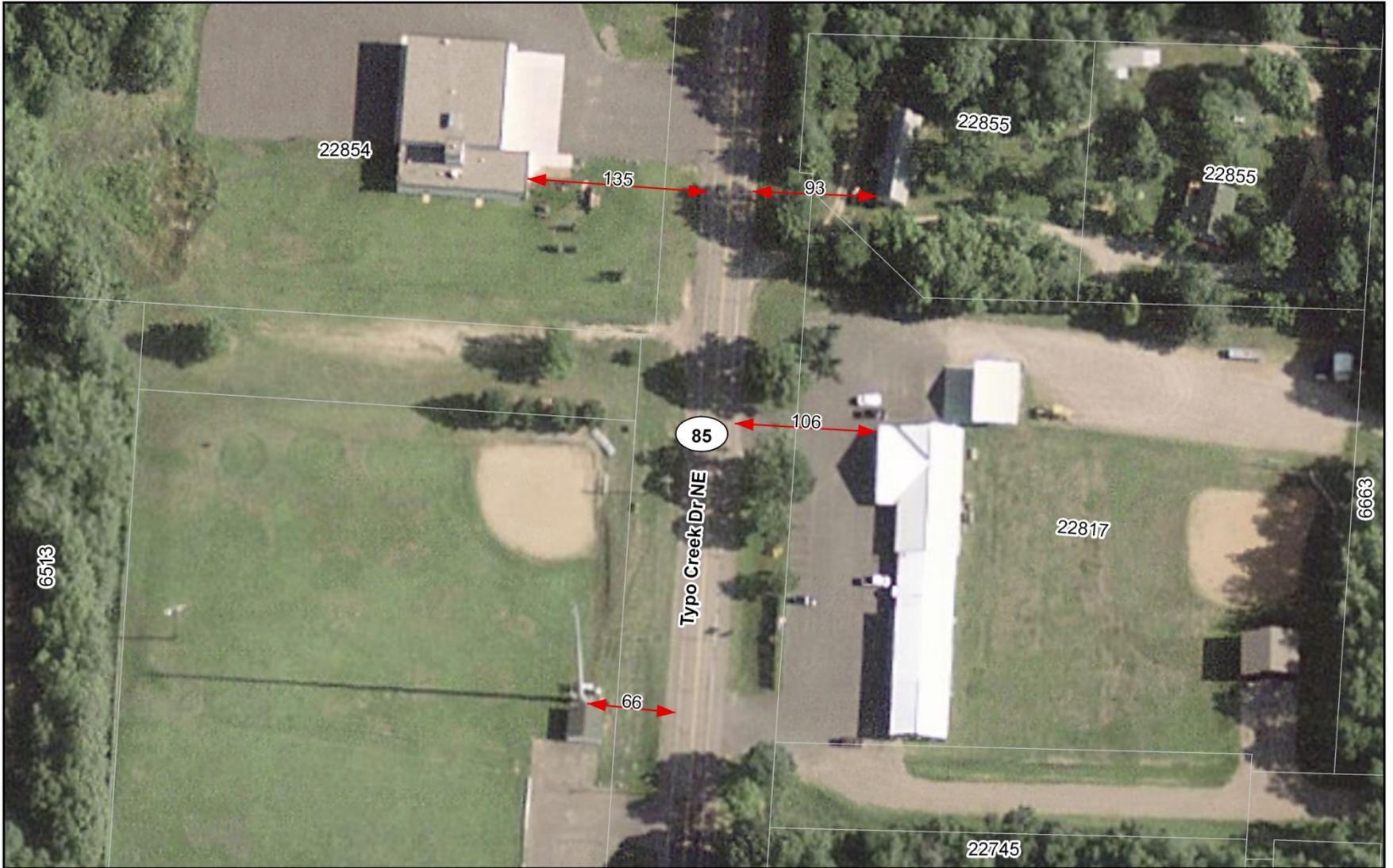
Pinch points - Typo Creek Drive, south of 232<sup>nd</sup> Street



Pinch point along Typo Creek Drive



Pinch points-  
Linwood  
along Typo  
Creek Drive

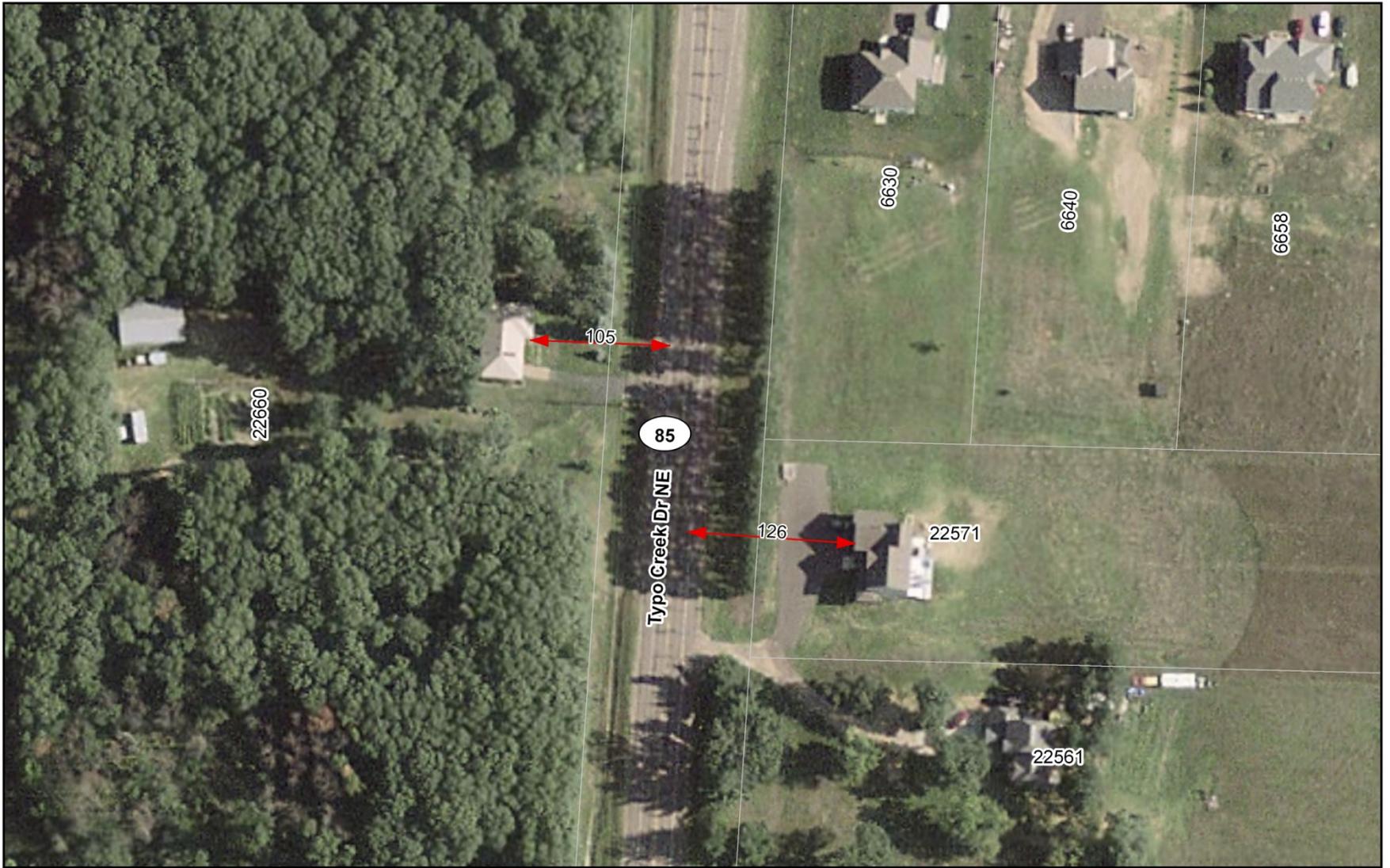


Pinch points - Linwood along Typo Creek Drive



Pinch point  
 – south of  
 CSAH 26  
 on Typo  
 Creek Drive





Pinch point – south of CSAH 26 on Typo Creek Drive

## Species Listed in the Area of Route I

Like Route A, Route I would also have plant and animal species that are considered sensitive. These include the following:

- Blanding Turtle
- possible Fen
- Violet
- Humped Bladderwort
- Sandhill Crane
- Red Shouldered Hawk
- Native Plant communities
- Halbred-leaved Tearthumb

# Summary of Route I Features

- ▶ Route length 13.7 miles
- ▶ 13.7 miles new transmission line to build
- ▶ Approximately 63 acres of new easements required
- ▶ Tree clearing – approximately acres
- ▶ Line not directly on environmentally sensitive areas
- ▶ Very tight pinch point on CSAH 9 – approximately 55 feet from house
- ▶ Pinch points along CSAH 12, Fawn Lake Dr. & Typo Creek Drive
- ▶ More culturally sensitive areas = greater uncertainty
- ▶ No direct benefit to Connexus system
- ▶ Construction cost - \$5,119,400.00

# Matrix

Route (Analysis of route follows either the center of the road or is the average of a North and East or South and West route)	Corridors							Homes			Farmlands	Wetlands							
	Total Route Length (miles)	Total Route Acres (Includes road ROW) assumed 70' along road , 70' double circuit and 100' cross-country	New Transmission Line (Miles)	New Cross-Country Transmission Line (Miles)	New Transmission Line right of way (Acres)	Double circuit Existing Transmission Line (Miles)	Corridor Sharing - Existing Distribution OH (Miles)	0-100 ft. from Route Centerline	0-200 from Route Centerline	0-300 ft. from Route Centerline	Farmland within the ROW (Acres)	Total wetlands within the ROW (Acres)	Number of Wetlands Crossed	Total Wetlands within Existing Transmission ROW (Acres)	Number of Wetlands Crossed in Existing Transmission ROW	Forested wetlands in ROW (Acres)	Number of Forested Wetlands Crossed	Total Forested Wetlands within Existing Transmission ROW (Acres)	Number of Forested Wetlands Crossed in Existing Transmission ROW
Route A (Center or Average)	10.4	88.6	7.4	0.0	34.8	3.0	3.3	0	43	84	23.9	5.8	17	5.2	8	0.1	3	0.0	0
Route B (Center or Average)	12.0	101.7	9.0	0.0	41.8	3.0	4.4	4	39	68	27.3	6.8	20	5.2	8	0.2	4	0.0	0
Route B1 (Center or Average)	10.3	94.6	8.3	2.0	53.7	2.0	3.2	4	38	62	15.8	7.3	19	4.8	6	9.7	8	0.0	0
Route C (Center or Average)	14.3	121.7	8.9	0.0	41.6	5.4	3.8	7	82	121	33.3	9.1	23	7.7	11	1.9	4	1.3	1
Route C1 (Center or Average)	12.4	105.4	9.4	0.0	43.8	3.0	4.4	2	54	99	27.0	6.3	20	5.2	8	0.6	3	0.0	0
Route D (Center or Average)	19.0	161.5	9.5	0.0	44.6	9.5	4.7	14	182	271	27.4	9.9	26	0.0	0	3.3	8	0.0	0
Route E (Center or Average)	10.5	89.4	10.5	0.0	48.9	0.0	5.2	4	58	96	7.6	1.8	12	0.0	0	0.6	7	0.0	0
Route E1 (Center or Average)	10.5	89.3	10.5	0.0	48.8	0.0	5.3	4	53	89	8.0	2.0	12	0.0	0	0.6	6	0.0	0
Route F (Center or Average)	10.9	92.2	10.9	0.0	50.4	0.0	5.3	6	60	94	7.9	1.9	12	0.0	0	0.8	8	0.0	0
Route F1 (Center or Average)	13.4	113.3	13.4	0.0	61.7	0.0	6.7	4	62	102	14.2	2.2	18	0.0	0	0.7	8	0.0	0
Route G (Center or Average)	11.2	94.9	11.2	0.0	51.9	0.0	5.2	3	49	76	13.0	2.1	18	0.0	0	0.6	7	0.0	0
Route G1 (Center or Average)	15.0	127.3	15.0	0.0	69.3	0.0	7.1	4	72	116	15.0	2.4	22	0.0	0	0.7	9	0.0	0

# Matrix

Route (Analysis of route follows either the center of the road or is the average of a North and East or South and West route)	PWI Waters						Environmental														
	Number of Perennial Streams and Rivers crossed by Intended Centerline	Number of Intermittent Streams and Rivers crossed by Intended Centerline	Number of PWI Streams Crossed by Intended CL	Number of PWI Wetlands within Route	Number of PWI Lakes within Corridor	Number of PWI Wetlands within Corridor	Trees Clearing along ROW (Acres)	Trees along ROW (Miles)	Number of MCBS Biodiversity sites crossed	Biodiversity area (acres) in corridor	Number of WMAs crossed in Route	Number of SNAs crossed in Route	Rare Natural Features - Zoological within 500 ft	Rare Natural Features - Botanical within 100 ft	Rare Natural Features - Ecological within 100 ft	Number of Archaeological sites within 1/2 mile	Number of Historical sites within 1/2 mile	Archaeological Probability Very High (Miles)	Archaeological Probability High (Miles)	Archaeological Probability Moderate (Miles)	Archaeological Probability NA (Miles)
Route A (Center or Average)	2	1	1	1	0	1	14	4	8	12.0	0	1	18	7	7	0	2	0.0	0.0	2.6	0.0
Route B (Center or Average)	2	3	1	1	1	2	17	4	9	24.8	0	0	8	5	4	1	2	0.0	0.0	3.6	0.0
Route B1 (Center or Average)	2	2	1	1	1	2	31	5	10	43.2	0	0	6	5	3	1	2	0.0	0.0	3.6	0.0
Route C (Center or Average)	3	3	1	3	1	4	20	5	6	15.3	1	0	8	0	1	3	5	0.0	1.2	0.5	0.0
Route C1 (Center or Average)	2	1	1	2	0	2	19	5	7	15.3	1	1	18	13	7	2	3	0.0	1.2	0.5	0.0
Route D (Center or Average)	6	3	1	2	1	3	15	5	6	15.6	0	1	14	0	3	4	3	0.0	1.2	0.5	11.8
Route E (Center or Average)	2	2	1	1	1	2	18	5	5	9.8	0	0	4	1	1	1	3	0.0	0.0	6.2	0.0
Route E1 (Center or Average)	3	2	2	1	1	2	18	5	6	12.0	0	0	4	1	1	1	3	0.0	0.0	7.2	0.0
Route F (Center or Average)	4	2	1	1	1	2	19	5	6	6.5	0	0	4	1	1	1	2	0.0	0.0	7.0	0.0
Route F1 (Center or Average)	5	4	1	1	1	2	17	5	5	5.8	0	0	5	1	1	1	4	0.0	1.5	7.7	0.0
Route G (Center or Average)	6	3	3	1	0	1	17	5	2	1.8	1	0	3	0	0	4	4	3.5	1.0	4.9	0.0
Route G1 (Center or Average)	6	3	1	1	0	2	27	7	4	5.0	1	0	4	0	1	2	4	1.6	1.0	7.1	0.0

COST ESTIMATES FOR ROUTES  
ATHENS TO MARTIN LAKE PROJECT  
69KV LINE

ROUTE	TOTAL MILES	STANDARD SINGLE CIRCUIT STRUCTURES MILES	STANDARD SINGLE CIRCUIT STRUCTURES COST ESTIMATE (\$240,000)	STANDARD DOUBLE CIRCUIT STRUCTURES MILES	STANDARD DOUBLE CIRCUIT STRUCTURE COSTS (\$360,000)	WETLAND AREAS MILES	WETLAND AREAS COST ESTIMATE (\$100,000)	UNDERBUILD NORMAL STRUCTURES MILES	UNDERBUILD NORMAL STRUCTURES COST ESTIMATE (\$90,000)	SPECIAL STRUCTURES W/WO UNDERBUILD	UNDERBUILD SPECIAL STRUCTURES COST ESTIMATE (\$12,000)	SPECIAL ENGINEERED STRUCTURES	SPECIAL ENGINEERED STRUCTURES COST ESTIMATE (\$50,000)	TOTAL ESTIMATED COST OF THE ROUTE	ROUTE
A	10.4	7.4	\$1,776,000	3	\$1,080,000	1.767	\$176,700	3.3	\$297,000	4	\$48,000	6	\$300,000	\$3,677,700	A
B	12	9	\$2,160,000	3	\$1,080,000	3.538	\$353,800	4.4	\$396,000	9	\$108,000	4	\$200,000	\$4,297,800	B
B1	10.3	8.3	\$1,992,000	2	\$720,000	3.876	\$387,600	3.2	\$288,000	9	\$108,000	4	\$200,000	\$3,695,600	B1
C	14.3	8.9	\$2,136,000	5.4	\$1,944,000	2.718	\$271,800	3.8	\$342,000	8	\$96,000	7	\$350,000	\$5,139,800	C
C1	12.4	9.4	\$2,256,000	3	\$1,080,000	1.687	\$168,700	4.4	\$396,000	6	\$72,000	7	\$350,000	\$4,322,700	C1
D	19	9.5	\$2,280,000	9.5	\$3,420,000	4.083	\$408,300	4.7	\$423,000	14	\$168,000	9	\$450,000	\$7,149,300	D
E	10.5	10.5	\$2,520,000	0	\$0	4.113	\$411,300	5.2	\$468,000	17	\$204,000	7	\$350,000	\$3,953,300	E
E1	10.5	10.5	\$2,520,000	0	\$0	4.237	\$423,700	5.3	\$477,000	13	\$156,000	7	\$350,000	\$3,926,700	E1
F	10.9	10.9	\$2,616,000	0	\$0	4.045	\$404,500	5.3	\$477,000	15	\$180,000	6	\$300,000	\$3,977,500	F
F1	13.4	13.4	\$3,216,000	0	\$0	3.982	\$398,200	6.7	\$603,000	14	\$168,000	8	\$400,000	\$4,785,200	F1
G	11.2	11.2	\$2,688,000	0	\$0	3.287	\$328,700	5.2	\$468,000	13	\$156,000	8	\$400,000	\$4,040,700	G
G1	15	15	\$3,600,000	0	\$0	4.542	\$454,200	7.1	\$639,000	13	\$156,000	8	\$400,000	\$5,249,200	G1
I	13.7	13.7	\$3,288,000	0	\$0	4.094	\$409,400	7	\$630,000	16	\$192,000	12	\$600,000	\$5,119,400	I

## Problems with Route I

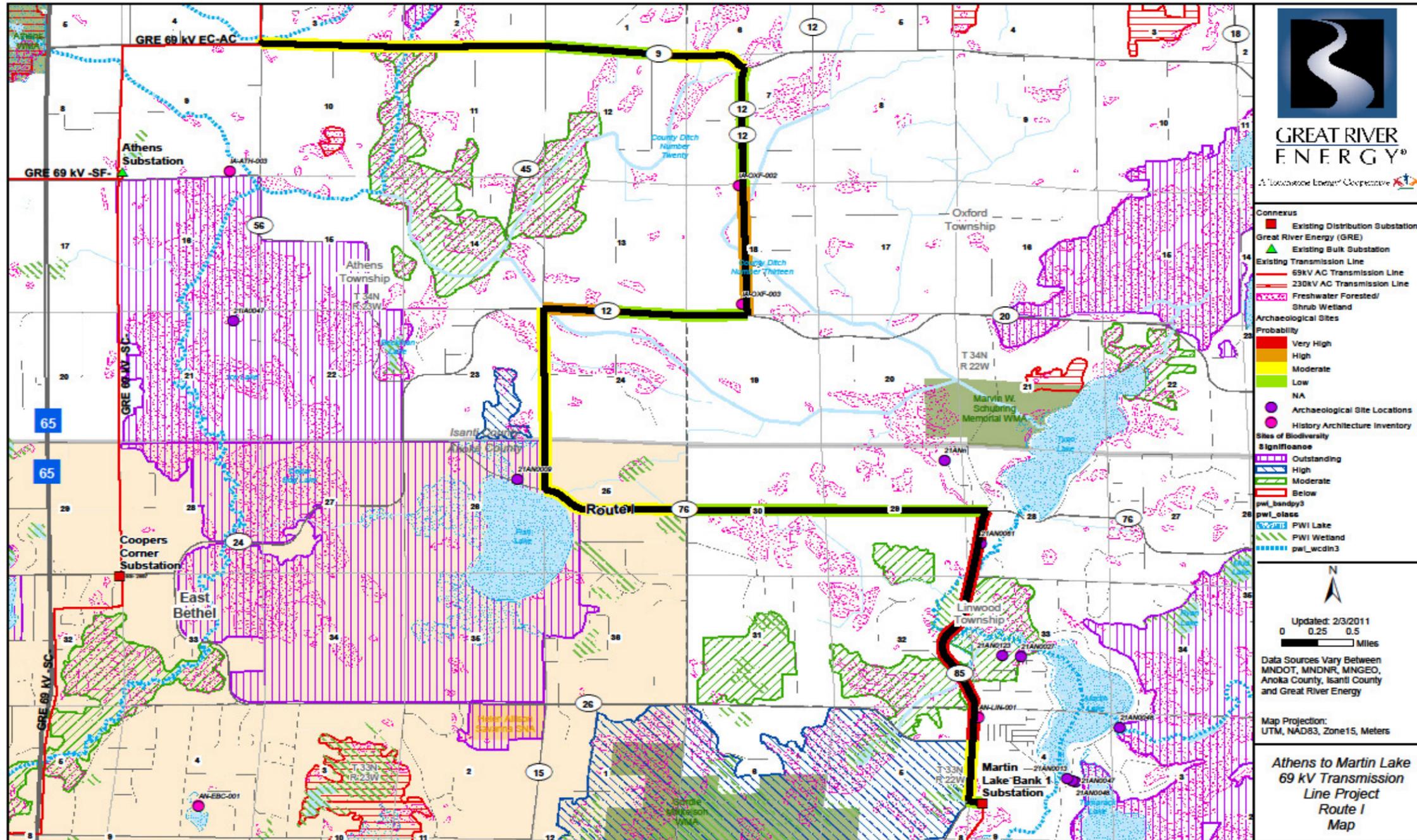
- More angles/special structures
- Road r-o-w narrower in some areas
- Greater estimated construction costs \$5,119,400.00
- No ability to use existing transmission line r-o-w/easements
- Underbuilding existing distribution lines will not benefit Connexus or East Central
- More trees/vegetation to cut
- More easements to acquire - 63 acres
- Longer route – 13.7 miles
- More known culturally sensitive areas
- More pinch points
- Greater overall cost to Great River Energy
- Longer permitting process – more delays

## **Benefits of Route A:**

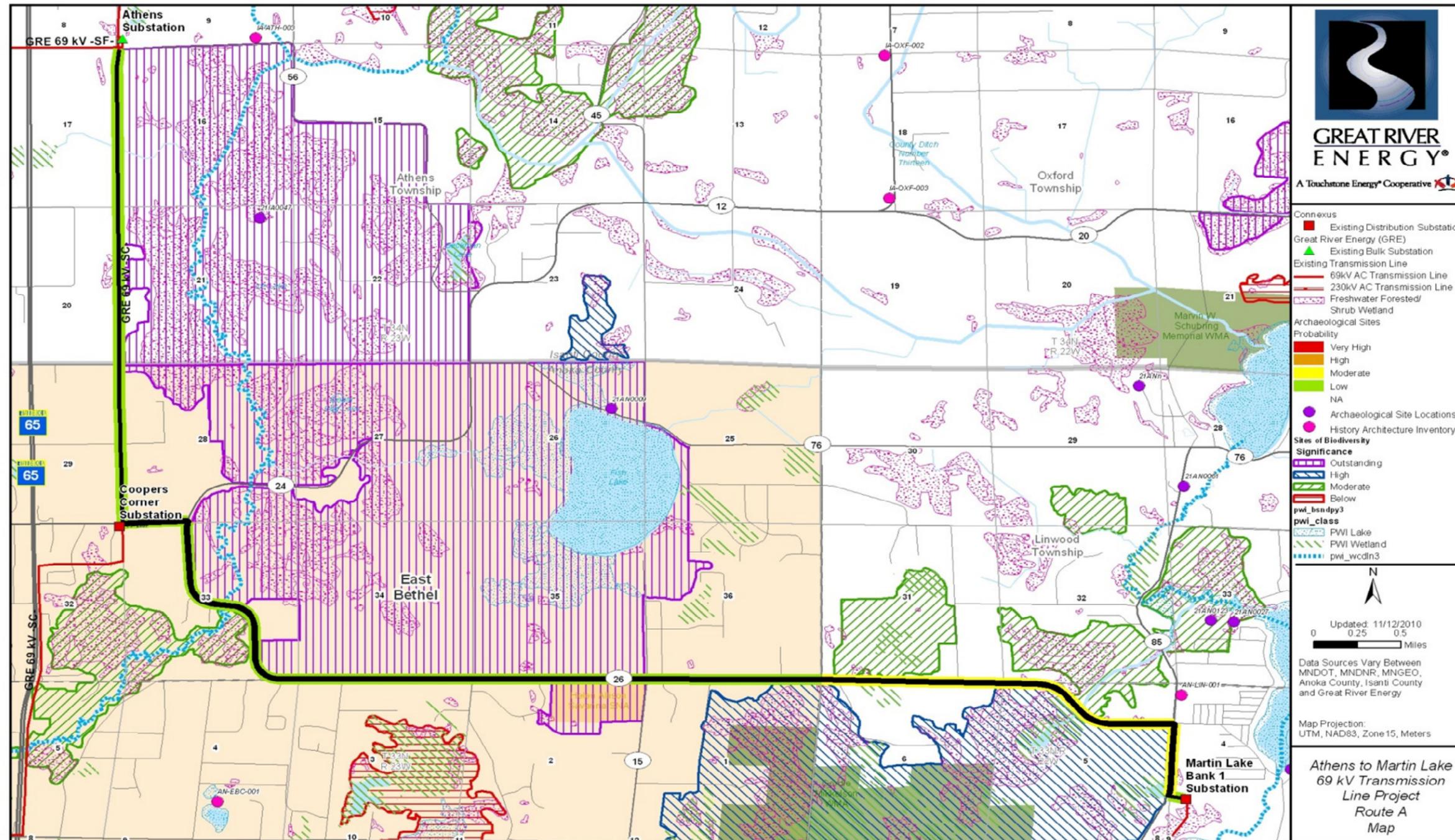
- Fewer angles/special structures
- Wider road r-o-w generally
- Lowest estimated construction costs \$3,677,700.00
- Use of existing transmission line r-o-w/easements
- Replacing existing distribution lines will benefit Connexus
- Fewer trees to cut
- Less easements to acquire
- Shorter route – 10.4 miles
- Fewer known culturally sensitive areas
- Fewer pinch points
- Lower cost to Connexus
- Lower cost to Connexus rate payers
- Lower overall cost to GRE

Following this transmission line project presentation at the February 16, 2011, City Council meeting and the February 22<sup>nd</sup> Planning Commission meeting, Great River Energy plans to continue to follow East Bethel city ordinances and submit a Conditional Use Permit application, which will likely seek a permit for Route A.

# Route I



# Route A - Environmental



Ordinance 15, Second Series

AN ORDINANCE ESTABLISHING A REQUIREMENT AND CRITERIA FOR  
CONDITIONAL USE PERMITS FOR TRANSMISSION LINES IN THE CITY OF EAST  
BETHEL, ANOKA COUNTY, MINNESOTA

1. Purpose.

The purpose of this Ordinance is to establish general and specific criteria and process relating to conditional uses for certain transmission lines. These uses shall be subject to careful evaluation to ensure that their location, size, and design are consistent with the standards, purposes, and procedures of this Ordinance and the city's zoning ordinance and comprehensive plan. Such uses shall address the future power needs of the city.

2. Definitions.

- A. *City Engineering Standards Manual* is that manual that provides definitions, standards, regulations, and other pertinent information regarding the engineering requirements for infrastructure in the city.
- B. *Comprehensive Plan* means that plan for growth and development as adopted on August 15, 2007 as from time to time modified by the city council of the City of East Bethel.
- C. *Electric Transmission Line* means any electric utility transmission line and related facilities that is not subject to exclusive Minnesota Public Utilities Commission route permitting under Minnesota Statutes, chapter 216E or certificate of need determination under Section 216B.243.
- D. *Tree Preservation Ordinance* means Chapter 66, Section VIII, Tree Preservation, of the City of East Bethel City Code as adopted on January 7, 2009 as from time to time amended by the city council of the City of East Bethel.
- E. *Zoning Ordinance* means Appendix A, Zoning Code, to the City of East Bethel City Code as adopted on January 7, 2009 as from time to time amended by the city council of the City of East Bethel.

3. General Standards.

All transmission lines in any zoning district shall require a Conditional Use Permit. No conditional use permit for a transmission line shall be granted unless the city council determines that the standards set forth in Section 4.9 of the Zoning Ordinance and all of the following standards are met:

- A. the use is consistent with the purpose of this ordinance;
- B. the use is consistent with the goals, policies, and objectives of the comprehensive plan;
- C. the use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements; and
- D. the use does not have an undue adverse impact on property values, public health, safety or welfare, environmentally sensitive areas, and FHA and VA home financing alternatives.

4. Specific Standards.

In addition to the general standards specified in subdivision 3, no conditional use permit shall be granted for transmission line unless and until the city council determines that all of the following specific standards are met.

- A. Utility poles and appurtenances (such as wires) over 40 feet in height and freestanding upon the ground, and transmission lines that are not subject to state review under the Minnesota power plant siting must comply and participate in the following process:

Phase I: Preliminary Process Before a Transmission Line Conditional Use Permit Application is Submitted:

- 1) Before submitting a conditional use permit application, the applicant must participate in a work group process. The work group will consist of one council member, one member from each of the city's commissions (Planning, Parks, and Roads); and the city planner. The work group will include at least one city resident appointed by city council. Up to two additional residents may be appointed as deemed appropriate and necessary by the city council.
  - 2) The work group will meet with the applicant to review the proposed project and alternatives for the proposed locations. The applicant must submit an analysis to the work group that includes but is not limited to the following:
    - a. documentation demonstrating the need and purpose for such a transmission line so alternatives to the transmission line can be adequately assessed;
    - b. all of the alternatives and associated costs considered by the applicant;
    - c. alternative locations;
    - d. A "no-build" alternative that discusses measures that could be taken in an attempt to meet the documented need without construction of the transmission line; and
    - e. designation of the applicant's preferred location.
- B. The city may retain an independent technical expert paid for by the applicant to assist the work group. The city will advise the applicant of the identity of the expert and the applicant will have five business days to object to the expert after receiving notice from the city. If the applicant does not object to the expert within that time, the expert will be deemed to be acceptable. If the applicant objects to the expert, the work group will give good faith consideration to the objection and determine whether to use the expert or select another one. If another is selected, the process set forth above will be used for the selection of the expert. The work group will conduct an analysis of the alternatives and present its report to the city's planning commission. The city's planning commission, based on the work group submittals and applicant presentations, will narrow the alternatives for the siting of the transmission line or facility. One of those alternatives may be a no-build alternative.
- C. Following the Phase I process, the applicant may submit an application for a conditional use permit. In addition to the other information required by the city for a conditional use permit application, the application must include the following information for each alternative selected by the planning commission:
- 1) the cost;

- 2) the amount of vegetation that would be removed or damaged;
- 3) for an electric transmission line, a summary of current research regarding the health effects of EMF levels, conducted by health and scientific professionals, including those who do and do not receive utility sponsorship;
- 4) for an electric transmission line, the EMF levels under maximum and average anticipated loading at the base of the utility poles, underneath the wires between the poles, at ground level above underground wires, at the edge of the property line, at the edge of the closest habitable building along the proposed route, and at the point above ground where there would be the greatest EMF level;
- 5) for an electric transmission line, a description of the reasonable and prudent measures that the applicant would take to minimize EMF levels along all alternative routes;
- 6) depictions of the views of the proposed transmission line, if above ground, from at least two directions selected by city staff;
- 7) a statement of ownership interest in the property for which the conditional use permit is requested;
- 8) a description of the potential environmental impacts for each alternative;
- 9) a proposed timeline for each alternative to include planning, permitting, construction, and activation;
- 10) all necessary data to incorporate into the city's emergency management plan; and
- 11) other information, data, surveys, and studies that may be reasonably required by the work group.

- D. The applicant must comply with all of the following unless the applicant shows that compliance is not reasonable or prudent:
- 1) The routes must be on or along corridors presently used for public roads, railroads, or above-ground utilities, or on corridors that were previously used for such purposes and are being retained for future public or utility purposes;
  - 2) Along arterial or collector streets, as identified in the city's comprehensive plan, transportation section, instead of local streets;
  - 3) Along platted utility easements in residential zones which do not abut public roads or roadway easements may not be used, unless the lines are placed underground; and
  - 4) Along privately acquired easements.
- E. After receiving a complete application, the planning commission must hold a public hearing on the application. At least 10 days before the hearing, the city must mail notice of the hearing to all affected owners of property, which shall be all property wholly or partially within a 1,000-foot radius of any portion of the alternative locations to be presented to the planning commission.

The city will ensure notice is mailed to affected property owners that provides for a description of the project; description of the potential impacts to include but not limited to pole heights, clearing limits, tree removal, and easement distances; and, other relevant information regarding the proposed transmission line such as size/capacity, description of the need and land acquisition issues.

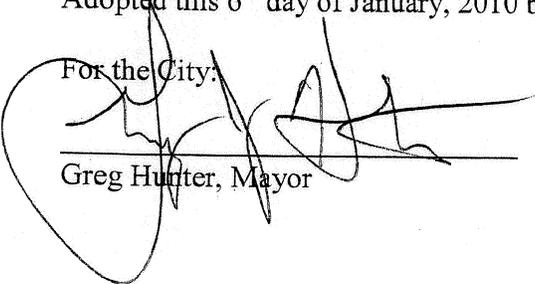
- F. Following the public hearing, the planning commission will recommend a preferred alternative to the city council. The city council may accept the recommendation, modify the recommendation, or reject the recommendation by a majority vote of the members present. The planning commission may recommend and the city council may impose reasonable conditions as part of the permit.
- G. In making their decisions, the planning commission and city council must consider the following factors:
- 1) the potential adverse aesthetic, economic, environmental, social, health, and/or safety impacts on adjacent properties or people;
  - 2) the potential interference with public use of public property;
  - 3) the applicant's need to adequately and reliably serve customers within the relevant service area now and in the foreseeable future;
  - 4) compliance with the requirements in subparagraph D and other ordinances relating to utility facilities in the right-of-way;
  - 5) cost; and
  - 6) traffic impacts
- H. The applicant may notify the city and request selection of a different alternative after the city council's action if the applicant believes that it cannot use the selected alternative because of a reason that was beyond its own control and not apparent during the selection process. The city council may approve a different alternative that has been subject to Phase 1 requirements if it finds that the applicant is prevented from using the selected location.
- I. At a minimum, conditions addressed in the permit required by this ordinance must address the following items:
1. A description of any easements, as proposed, for the placement of a transmission line by the power or communications company, subject to availability;
  2. Address the requirements of the city's tree preservation ordinance;
  3. Address the requirements and comply with all applicable elements of the city's comprehensive plan, zoning ordinance, and engineering standards manual.
- J. Phase II: Site Plan
1. The applicant must apply for site plan approval after receiving the conditional use permit and before beginning construction. At the applicant's request, the city council may choose to consider the site plan at the time of the conditional use permit. The application must comply with the conditions specified in paragraphs A through E. The applicant must have sufficient interest in the property on which the transmission lines are to be located and for which the site plan review is requested.
  2. The applicant must submit a landscape plan prepared by a registered landscape architect. The plan must be designed to mitigate the amount of trees removed for the transmission line and must minimize the visual impact on abutting properties caused by the transmission line. The landscape plan will be subject to review and approval by the city. The applicant must submit a letter of credit or cash escrow in an amount

equal to at least 150 percent of the approved estimated landscaping cost. The landscaping must be installed and maintained in compliance with code provisions and the plan as approved by the city. With the concurrence of the abutting property owner, the landscape plan may include plantings on abutting property; in which case, the applicant will be responsible for installation, and the abutting property owner will be responsible for the maintenance of the landscaping.

3. The applicant must design the transmission line to minimize its visual impact. The applicant must submit configuration, material, and color options that are technically feasible. The city may require the applicant to design the transmission line in a manner that reduces the visual impact of the project, including regulating the height and spacing of utility poles. Utility poles may not exceed 80 feet in height, except when needed to cross a major roadway such as a freeway or to maintain horizontal alignment along uneven rights-of-way or easements.
4. The line must not interfere with the use of public rights-of-way, including use for vehicular and pedestrian travel, snow storage, and lateral support.
5. The applicant and any subsequent owner must continually maintain the transmission line in good condition, securing poles and/or guy wires to the ground, and replacing poles that are in a deteriorated condition.
5. **Penalty.**  
Any individual found in violation of any provision of this ordinance shall be guilty of a misdemeanor.
6. **Severability.**  
If any provision of this ordinance is found to be invalid for any reason by a court of competent jurisdiction, the validity of the remaining provisions shall not be affected.
7. **Effective Date.**  
The ordinance becomes effective on the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, Subd. 4, as it may be amended from time to time, which meets the requirements of Minnesota Statute Section 331A.01, Subd. 10, as it may be amended from time to time.

Adopted this 6<sup>th</sup> day of January, 2010 by the City Council of the City of East Bethel.

For the City:

  
\_\_\_\_\_  
Greg Hunter, Mayor

ATTEST:



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Douglas Sell, City Administrator

Adopted:	January 6, 2010
Summary Published:	January 15, 2010
Effective:	January 15, 2010

## EAST BETHEL CITY COUNCIL WORK MEETING

January 12, 2011

The East Bethel City Council met on January 12, 2011 at 6:00 PM for a work meeting at City Hall.

MEMBERS PRESENT: Bill Boyer                      Bob DeRoche                      Richard Lawrence  
                                 Heidi Moegerle                      Steve Voss

ALSO PRESENT:                      Dave Schaaf, Acting City Administrator  
                                 Mark Vierling, City Attorney

Call to Order      The January 12, 2011 City Council work meeting was called to order by Mayor Lawrence at 6:00 PM.

Adopt Agenda      Boyer asked why are items 4.0 through 8.0 on the agenda, we did not request these items to be on the agenda. Moegerle said maybe these items were not to be on agenda. Voss said items 3.0 through 5.0 were discussed at our regular meeting on January 5<sup>th</sup> when we set this meeting to be placed on the agenda. He said item 8.0, City Administrator Compensation was to be placed on the next regular meeting agenda.

**Moegerle made a motion to adopt the January 12, 2011 Work Meeting Agenda including items 1.0 through 5.0 and item 9.0, deleting items 6.0, 7.0 and 8.0. DeRoche seconded. Boyer, nay; DeRoche, Lawrence, Moegerle and Voss, aye; motion carries.**

Planning,  
Road and Park  
Commission  
Interviews      Lawrence asked should we start with the interviews for the Planning Commission. Voss said he hopes this doesn't take an hour and a half, as it is noted on the agenda. Schaaf said you can take this by commission. He said most have applied for a certain commission. Schaaf said the Planning Commission is made up of seven members, you have three vacancies. He said you have new applicants, and then you have two residents reapplying for their positions. Schaaf said also you have two residents that expressed interest tonight in applying. He said also staff was contacted today by a resident who indicated that the former mayor was given her application and it was not in the information provided to us, so the resident provided it today and it has been handed out. Schaaf asked how Council wants to do this, do you want the new applicants to go first and then the people that are reapplying. Council consensus was to take the applicants alphabetical, have them step forward, introduce themselves and then answer a few questions.

Steve Channer of 21572 Tyler Street NE said he guesses one reason he put in for the Planning Commission is he has previous experience on the commission, he enjoys looking at subdivision plats. He said he is interested in how things are triggered such as variances, although he realizes we can't do them because of case law, but he likes the ability to serve the community. Channer said he had three years on the commission, one year as the chair and he would enjoy to do it again. Lawrence asked is this the only commission you are interested in serving on. Channer said yes, this is the only commission he applied for. DeRoche asked where do you see East Bethel in 10 years. Channer said he definitely thinks sometime in the next 10 years we will increase in population some. He said in most places he thinks we are tapped out in the home market, but he thinks there are businesses that will come here. DeRoche asked what do you think is most important issue for the Planning Commission at this time. Channer said he thinks we want to revisit the comp plan and

ordinances. He said he thinks we want to go through those and decide what to keep and what to change.

Tiana Channer of 21572 Tyler Street Ne said she has applied for the Planning Commission because she has lived in East Bethel for almost seven years and her kids are growing up and she is getting more involved in community activities and she feels like the commission is a way to get involved in the growth of the City. She said her work experience is in the medical device field and a large part of her work is interpreting compliance. DeRoche asked where do you see East Bethel in 10 years. Channer said growth is inevitable. She said she believes we need to involve the citizens to make sure growth is managed in a smart way. Channer said who knows with the economy, she can't predict x numbers of residents and businesses will come here, but we need to manage it appropriately within the rules and laws. Lawrence asked would you consider any other commission. Channer said she would be open to discussion about other commissions, but the Planning Commission is what she is most interested in.

Jessica Kloss couldn't attend the interviews.

Brian Mundle, Jr. of 24159 Pierce Street NE said he believes he will bring a new and fresh perspective to the Planning Commission. He said he has been a resident most of his life, if not a resident he has been involved in community organizations. Mundle said he attended Independent School District 15, then Mankato State where he graduated with a Bachelors of Science in Construction Management and he is currently employed by BDM who builds in East Bethel. He said he is their construction manager, he does a lot of remodeling. Mundle said he would like to serve on the Planning Commission, he likes East Bethel, it is a great town and his and his skills sets are a good background for the Planning Commission. DeRoche asked where do you see East Bethel going and in 10 years. Mundle said between Isanti and Ham Lake. He said in 10 years, well in the marketing meetings he has been to, as far as construction and the housing market, the outer tier will probably not see sales for five years or more, and if nothing big happens by 10 years out, there will be more growth, depending on what happens with sewer and water, there will be more growth. Lawrence asked where he got his information. Mundle said seminars he has been attending. Moegerle asked about his work in Isanti County. Mundle said that is where his office is. Moegerle asked do you have opinions on Isanti and East Bethel, comparisons. Mundle said that is where he works. Moegerle asked compared to, what are East Bethels strengths. Mundle said East Bethel is a rural community, it has Hwy. 65 and a lot of people like East Bethel because it is rural, and there is not a lot of City sewer and water, people like it because it is rural. He said we are close to shopping in Blaine, it is only 15 minutes away and we are within 45 minutes to the cities and watching a show. DeRoche asked what are the most pressing issues for the Planning Commission. He asked if there was one project you wanted to do, what would it be. Mundle said he would have to look at the traffic a bit, he said there has been a lot of talk about the Coopers Corner intersection, and the 221<sup>st</sup> Avenue and Highway 65 intersection and he hasn't seen anything go on about that. Moegerle said she has to ask this, are there any other commission you would be willing to serve on. Mundle said he would be interested, he is would like to serve the City, he would like to give back, but he would be most interested in the Planning Commission.

Dana Straubus is the applicant that Council just received her application today. She could not attend the interviews.

Dale Voltin of 190 Grove Road NE said just in case you didn't have enough help, he thought he would apply, but if you need help in other areas he would be interested in other areas

such as economic He said he has not served on planning, but has always had good results in what he has done. Moegerle asked what strengths he would bring to the Planning Commission. Voltin said he has a good background in building. He said he has time and education in building and developing, he knows how to read the information and the rules and laws. Moegerle asked what kind of development he has done. Voltin said he subdivided land in Ramsey and Coon rapids. He said he built houses, he has been the financier and the general contactor in Garrison, Aitkin and Crow Wing County. Lawrence asked size of the subdivision. Voltin said the one in Ramsey was 67 acres in and in Coon Rapids it was an old homestead seven7 lots. Moegerle said so you have experience in commercial development, so where do you see East Bethel in 10 years. Voltin said he doesn't see much happening soon. He said if we have sewer and water it will happen, but not much in 10 years. Voltin said he thinks it will take a good five years for recovery to happen and development to happen.

Tom Ronning of 20941 Taylor Street NE said he was under the impression there was a little more time so he doesn't have a resume to give Council, but he will have something to staff tomorrow. He said he would live to be considered for the Planning Commission because he would like to be part of what is happening with the community. He said he spent 37 years with Ford. Ronning said he was on the Blue Cross/Blue Shield Board of Directors in Michigan, and he went to Detroit and was with the United Autoworkers, and he spend his last three years there training people at plants on problem solving and he worked with consultants out of Princeton. He said he then did 10 years of arbitration, he was the head of the arbitration department, and then was the assistant director to the director overseeing the health and safety department, this is job security, he oversaw the collective bargaining. Ronning said his International Union time was in Detroit, Michigan. He said he has a substantial background from writing grievances, to settling contracts. Moegerle asked him what is the greatest strength he would bring to the Planning Commission. Ronning said he ran the arbitration, so he had to learn to listen, to content and context, and problem solving is something everyone should take in high school. Moegerle asked would you consider being on another commission. Running said he would prefer the Planning Commission. Moegerle asked where do you think East Bethel will be in 10 years. Ronning said he is a pessimist. He said he doesn't think the economy has bottomed out yet. Ronning said they are forecasting minimal job growth. He said and when you hear there are 250 homes foreclosing, and almost zero building permits in East Bethel, he thinks we are going to have to buckle down and figure out what there is to do about it.

Harley Hansen of 1960 221<sup>st</sup> Avenue NE said he has a brief resume he will pass out. He said as you notice he operated his own business for many years and worked for several construction companies. Hansen said he has had schooling in talking and reasoning with people and so forth, his sales rep job was to deal with the public and actually set up dealerships, he worked the five-state area. He said it was very trying to raise a family at that time, so he moved into something else. Hansen said he worked as an adult education teacher in the evenings for many years in Minneapolis. He said has been very active for the last 15 years, he thinks he moved up here in 1996. Hansen said Booster Days was a big part of his doings. Moegerle asked and how does your direct experience relate to the Planning Commission. Hansen said he has been in construction and self-employed, he had to do bidding and cost analysis, it all relates. Moegerle asked him if he pulled the permits for the construction. Hansen said yes he did for a 20 year period. DeRoche asked where do you see the City in 10 years. Hansen said he hopes it goes in the right direction. He said you have to look at the floor mat and how you lay your plans out. Hansen said he has started an organization in the City, a business organization, he has consulted with a number of business

people and he is very excited about it. He said he understands there are 60 or more people to contact.

Eldon Holmes of 2773 222<sup>nd</sup> Lane NE said he has been on the Planning Commission for seven years and has been the chair a couple times. He said he has always tried to do what is right for the City as far as the ordinances and always tried to remain neutral for decision making. Holmes said he has went against most of the people on the commission, he has volunteered for other committees for the City and is currently on the GRE committee. Lawrence asked where do you see East Bethel in 10 years. Holmes said he would like to see the City grow, but the financial situation we are in is a big factor. He said he would like to see it grow but still retain the rural factor. Holmes said he would like to stay on the Planning Commission, he likes the Planning Commission, his background is in construction and he will do the best he can. He said he was the chair last year and three years ago. DeRoche asked what is the most important issue the Planning Commission is facing right now. Holmes said the GRE project is a big project, but it is not a straight answer right now. He said another thing is traffic areas, he said he hears this from his neighbors all the time. Holmes said and the water and sewer is a big issue, City Center, comp plan, they are all big issues and all are important. He said they all have to be tackled and tackled properly.

Lori Pierson of 22707 London Street NE said she has been on the Planning Commission for 8 or 10 years. She said we owned a business in this City for 19 years, and she works for a current business in this City and would like to stay involved. Pierson said she comes from a construction background. Moegerle asked what is the most important issue the Planning Commission is facing right now. Pierson said the biggest issue is sewer and water. She said she is aware of businesses that want to come to this City, if you build the water and sewer they will come. Pierson said there are more than one, but if you build it they will come.

Joseph Pelawa of 20948 Davenport Street NE said he was hesitant about applying before with all the turmoil going on. He said he served on the Road Commission and he currently works for Hakanson Anderson which is the City engineer and in times it was difficult since he worked for the City. Pelawa said he wants to contribute to the City. He said there are a lot of good candidates, but he hopes Council will consider him. Moegerle said it looks like you have a lot of road experience. Pelawa said yes, he does. Moegerle asked why are you interested in Planning Commission, not the Road Commission. Pelawa said his experience in planning when his house burned down and he went through the rebuilding, and his work experience, he feels he has another perspective in what he was put through and along with his experience, including with the communities he works with and what is working and not working, he has a lot to bring to the commission. Moegerle asked for an example of what is working. Pelawa said what is working in East Bethel in regards to properties and lot sizes, is allowing the size of lots, but also having a minimum lot size, not putting houses in the middle of where roads should be, don't box yourself in, Highway 65 is a prime example, a large corridor. He said what is not working, we need an overpass on 221st and Hwy. 65.

Schaaf explained that the Road Commission is made up of seven members, and we have three seats to fill.

Kathy Paavola of 213 Hawthorne Road NE said she is just finished serving an elected term of 8 years on Council. She said she did her first year as the Road liaison and did her last year as Road liaison. Paavola said she served on all the commissions during her time. She said she would like to serve on the Road Commission, not knowing a whole lot about roads, she has learned a lot, and it is a way to stay involved and to give a little bit of herself to the community. Paavola said that is where she would like to stay, if at all possible because she is

learning a lot. Lawrence asked here how long she has served on the Road Commission. Paavola said she served two years on the Road Commission as a liaison. She said her first year and this last year. She said she saw great changes, not just in how things were done, but people that were working in that area. Paavola said one of the biggest things we deal with at the Road Commission is the safety of the community and how the roads are kept up. She said we have a lot of issues, she has been on tours and there are some really bad areas in the community and she would like to see that we take care of all of those that are issues in community. Moegerle asked would you tell the rest of these people to get them to apply to roads. Paavola said it is a great place to start and the people are great to work with and she has learned a lot, her biggest was bituminous, and learned how a road an as-built. Moegerle asked what road project do you think has to be of high priority. Paavola said Coon Lake Beach is a big issue, that road project has been put off for 7-10 years and that has to be looked at immediately as far as she is concerned. She said that is a big one. Paavola said if anyone ever drives through there in the summer the roads are falling apart, that is a big issue. Schaaf said you live in that are the residents eager for street assessments to get them fixed. Paavola said she doesn't know, but if you want them fixed you will have to pay for that, and something has to be done. Voss said East Bethel doesn't assess for this. Boyer said unless it is a rare case of a gravel road that is being paved. Paavola said that is her biggest concern. Boyer said the former Council woman is being modest about her knowledge of roads.

Al Thunberg of 22965 3<sup>rd</sup> Street NE said he has been on the Road Commission for three years and he served the last year as the chair. He said he is interested in the safety of the roads, the commission is a group of guys, and it was all guys at that time, that looked at the safety of the roads, looked at biggest issue of the safety of the roads. Moegerle asked him for his background. Thunberg said he works at the City of Minneapolis, been there 10 years, his youngest child is in college now. He said he is in Public Works. Moegerle asked him what projects are important for the Road Commission. Thunberg said the 221<sup>st</sup> and Highway 65 signal light project, that was a really important project and now that signal lights are slated to go there now in 2013 or 2014, we would have liked it to go in earlier, but that is good that this is going forward. He said also he agrees with Paavola that something needs to be done at Coon Lake Beach. Thunberg said also, Klondike, off of 65, maybe we need to close it off, close the access from Highway 65, but it is a bad intersection. Boyer said yes, we had an accident off of there about a year and half ago. Thunberg said in most of those cases they are heading to cross the highway and someone is in the turn lane and they can't see, and that causes the accident. He said he knows most people don't want more lights on Highway 65, but it would be safer.

Schaaf explained that there are seven commission members on the Park Commission. He said we have three seats to fill.

Tim Hoffman had an emergency and could not attend.

Sue Jefferson of 20610 East Bethel Blvd. said she has been on the Park Commission for 20 some years, she is not really sure how long. She said it has been a long time, she has seen a lot of City Council's, different people, different positions, she never joined Parks because she had something to gain from it, and she did it because she thought it was the right thing to do to be a good citizen. Moegerle asked what were the easiest, most fun and hardest things to do for the Park Commission. Jefferson said it is hard to plan into the future without knowing what the funding is going to be. She said the plus is with the economic situation we have a good City that has a comprehensive plan and parks does too. DeRoche asked as far as the current parks are any of them unsafe and/or is the equipment unsafe. Jefferson said we take a tour of our parks every year and we look at that. She said not all of our parks

are in good shape, some are more than others, and we do what we can with our budget. DeRoche said provided you had the money, what would be your goal. Jefferson said just trying to keep the equipment safe and trying to get parks and trails in here according to our comp plan, with green space in the future.

Denise Lachinski of 22286 Vermillion Street NE said she is directly behind the City Hall building here. She said she has 22 years retail experience working with a \$29 million dollar budget in research and development and she ended her employment, she told people where to put it and left. Lachinski said she has children in an age range that are using parks. She said she would like to maintain the parks system. Lachinski said she read seven years of minutes and it seems a common theme was SSA and skate park. She said we need to start putting our best foot forward and we can help with this. Lachinski said the North Metro Soccer Association used to play her. She said we don't have maintained soccer parks although there are two fields in Booster West. Moegerle said is that because of condition there are in. Boyer said he thinks it had a fair amount to do with membership in North Metro, a lot of their membership is in Andover. Lachinski said we have a lot of children not using our parks because of organizations fighting, there would be less vandalism if we are using our parks. Boyer said if we are not irrigating we can't use the parks for certain things. Lachinski said all the notes brought up SAA, but we have seniors that want to use the trails, but there is no where on the trails for them to sit. She said our kids want to use the fields but there is not a bathroom, we need to get people back in the parks, right now people don't realize what we have. DeRoche asked what she suggests can be done about the vandalism. Lachinski said it is possible to get a grant through Tony Hawk organization to rebuild the skate park. She said we send our kids to skate park in pairs because of older kids. DeRoche asked her if she sees that as an enforcement issue. He asked her if we need patrols on the trails. Lachinski said we need people on the trails, then we wouldn't have issue, they would be used, so they wouldn't be able to be out there. She said we don't have a warming house, outdoor rinks. DeRoche asked when did the vandalism issue come about. Boyer said it has gotten worse in the last year. Lachinski said you can have someone park there, but in the middle of the night someone can come with a can of spray paint. She asked what do they do about this at Coon Lake Beach. DeRoche said believe it or not, there is not a lot of damage that happens at Coon Lake Beach. Lachinski asked not a lot of damage or unreported damage. Boyer said we have an issue with street signs disappearing at the beach. He said more we are looking at proposals from the Public Works Manager at the moment to install cameras at the parks. Boyer said he guesses it is a fad to climb on pavilions, use shingles as Frisbees, the kids were posting these videos on U-Tube. Lachinski said these things are based on T.V. program. Boyer said we are talking about five kids. Voss said we had cameras in Booster Park before, and we did get a recording and found out who it was. Schaaf asked looking out window how much do you see a deputy sheriff. Lachinski said we just saw last a deputy last week. Moegerle asked about after school programs. Lachinski said they are non-existent. She said maybe we need a teen center. Lachinski said you are going in the right direction, but you need to take it further. Moegerle said if we did a weekly Friday night movie, would there be an interest for that. DeRoche said there is a trend in that, more and more things are being taken away for kids to do. Lachinski said Coon Rapids where we lived before had some good things to do that we might be able to incorporate here, maybe one night a month movie night, she would like to be involved in it.

Theresa Martin of 1130 233<sup>rd</sup> Avenue NE said she lives by John E. Anderson Park and everyone in her neighborhood is everyone keeps reminding her that the park is not hers. She said the biggest problem we had there is vandalism. Martin said her goal is maintenance of parks, just like our homes, we need to maintain them. She said she treats the park like her

home, the community needs to understand the park is your park, not just the City's park, you pay taxes if you live in the City so the park belongs to you. Martin said she has talked to many kids and told them if you wreck something in the park your parents are paying for it. Moegerle asked and how well is that received. Martin said they are usually very respectful. She said the park was redone, it has improved. Martin said we had vandalism on a bathroom window, but it happened because cameras were not put up.

Greg Vokovan was not present, he indicated on January 5, 2011 that he probably would not be present.

Brian Bezanson of 22337 Quincy Street NE said he has served on every one of these committees, and a little over 8 years on City Council. He said at one time we had a horse committee that was part of the Planning and Zoning and in his younger days he was a horseman so he also served on that. Bezanson said he has a construction background, he knows way too much about these processes. Lawrence asked what commission would you like to serve on. Bezanson said he would like to serve on Planning, but he thinks you should serve where you are asked to serve. Moegerle said we had so many applicants for Park and Planning, tell me about your views of the Road Commission. Bezanson said he was on the commission when it was roads and bridges, the they took the bridges off, probably because we don't really have any bridges. He said his experience with that commission was what it really does is budget setting and equipment planning function, there used to be a lot of crossover and head butting between Planning and the Road Commission, but he is under the impression that has gone away. Bezanson said he knows way too much about soils, he worked for general contractors and worked across the spectrum and put in lots of roads. He said it is an important commission and he thinks what he saw was good leadership on the budget and making sure maintenance superintendent had their ducks in a row for equipment and roads, even though the engineer had to build the roads, or make sure the plans were in.

Voss said every year we look at applications for commissions and it seems every year we get more and more applications, and we used to have to recruit. He said it is a great thing to have to make choices. Voss said and in case everyone is not aware, we are not making decisions tonight. Boyer said and we will still need volunteers for our schoolhouse project.

#### 2011 Comp Plan Review

Moegerle said she asked that this be on the agenda because in the 2008 adopted Comprehensive Plan, Chapter 9 there is a requirement that states: The Comprehensive Plan will be reviewed on an annual basis to insure that the plan remains as an effective development guide for East Bethel. As necessary, corrections will be made to deal with unforeseen circumstances. She said she understands the Maxfield study was done as a keystone for the comp plan and so she asked that it be placed here so we can get guidance on how this was used. Schaaf asked the Council Members with the most experience if they could tell us how this study was used in the comp plan. Voss said it was one of many items used as a development tool of the comp plan. Moegerle asked what other items were used for development of comp plan. Boyer said we had many meetings, he thinks they were every fourth Wednesday, and he thinks we had a consultant as well, Bonestroo, and we developed a lot of numbers, had a lot of discussions of the City plan, and an RFP for developing the comp plan. He said as he remembers, we interviewed all of them for 25 minutes each. DeRoche asked was there a study done after 2006. Boyer said this study cost \$20,000 he thinks. He said there has not been another study done in a formal way, he went to grad school for this, and he is hesitant to say this, but he did an informal study in 2007, he found the same numbers. Boyer said but it was not a formal study.

Voss said this study was done for the City Center plan. Moegerle said when she read this

what she saw was the growing population, now what the question is, should we redo the market study and see what it says after the economy has taken this downturn. Boyer said in a certain sense Council would view this as a market tool, we were handing this out to potential developers. DeRoche said his concern is this, in 2006 the economy was doing pretty good, in 2007 it was okay, but since then it hasn't been very good. He said people are living on unemployment, and they don't have money to spend on anything. Voss asked how does that have to do with anything. DeRoche said so this has to do with sewer and water. He asked so do we have enough people to pay for system. DeRoche said with this study being from 2006, it is no good. Voss said with any study you do as soon as printed will be outdated. He said the question is what is the community's vision as far as long term development of the City, has the vision changed. DeRoche said he would say it changed quite a bit, if the mean income has changed. Boyer said he has heard this statement about 250 foreclosed homes where did that come from.

Marsha Carlson of 150 Maple Road NE said years ago there was emergency assistance you could apply for. She was told it would be \$6,000 to hook up to the street, but if they had to do vertical boring it might be \$12,000, but funds are given to counties in blocks, but if a person can't afford it they will be condemned. Carlson said they can only put out so much for welfare. She has been a welfare worker for 29 years.

Schaaf said the 250 foreclosed homes came from the census returns, the US Census does a running survey and it is constantly updated. Boyer said the City numbers will be released in the census in late February/early March. Moegerle asked should we do another market study. Boyer said you could compare the numbers in the census study to the market study. He said we have four new houses going up, there has been some signs of life. Lawrence said yes, maybe we should get an update on the numbers. Voss said he thought tonight this the review. Moegerle said she thought we were preparing for the review. Boyer said he would think that this would go to the Planning Commission. Voss asked is this required by Met Council. Schaaf said he is not sure. He said can find out what the requirements of Met Council are. Voss asked what is the scope of this review, what do they expect. Moegerle said she read the review expectations from Chapter 9. Boyer said he doesn't think Met Council expects us to reinvent the wheel. Voss said you keep coming back to the economy, in terms of the comp plan, it is nothing more than that, the fuel for the fire. He said the comp plan was developed by the community. Voss said the question we are asking is how fast do we get there. He said the question he is asking is has the community changed the vision for the future.

DeRoche said there are wants and needs, we have to look at what we want to do and say is this practicable, we have to look at the budget and everything around and see if we have to do some rethinking here. Voss said everyone should have a vision of how they want to retire, everyone wants to retire sooner than they can, there are a lot of folks that have to put that off, because of the means to retire might have been changed by the economy, but I bet no one has put off their vision to retire because of what has happened, so the vision remains the same. He said just how you are going to get there has changed. Voss said it was the community that set the goals and objectives long term for the comp plan. He said and as far as the market study, the economy might affect how we get there, and in terms of comp plan review, has the vision changed. Moegerle said that is a great question, how do we ask it. She said her thought is when the economy changed, the vision might have changed. Moegerle said she is not saying it did change, but it might have changed. Boyer said are you prepared to do that, another 30-40 meetings, etc. He said say we have two meetings about this, it couldn't be the same as 30-40 meetings and 10 town hall meetings and consultants, etc., it

won't give the same information.

DeRoche said he is still working on the analogy of the retirement thing. He said so he is saving for retirement and he loses his job, well then things change and he wants the City to slow down, put on the breaks and say the economy has changed, he want to see it develop, but he doesn't want to see it turn into the City of Blaine, it would be nice to see businesses. Boyer said it would lower our taxes. Schaaf said as he understands the direction to staff is explain to Council what is expected from Met Council on the comp plan review. Voss said and statutory how much of the comp plan has to be updated. He said every communities comp plan has to be updated every 10 years, but we had to do it this time because they changed the process and we were the first City to submit it and the second to be approved. Voss asked what constitutes a review. He asked what is the process, not Met Council's intent. Tom Ronning said he remembers in 2006 at a number of town hall meetings, on of the that came out was they were forecasting around a population of 30,000 by 2020. Boyer said he remembers a number being talked about for ultimate phase one build out, the state demographer for 2020 is 30,000. Ronning said and part of that was an overpass on 221<sup>st</sup> and Klondike. Boyer said at one point council was certain about an overpass at 221<sup>st</sup>.

Bezanson said as someone who was involved with two comp plans before this one, at some point you are having a failure to communicate, the comp plan is supposed to drive where development occurs, but not drive development. He said he never heard anyone up there say, let's turn this into a big City faster. Bezanson said he heard Evelyn Bond say she wanted to see senior housing and she passed away in her house. He asked when did we have this big push to become urbanized. Bezanson said he wants to figure out when it happened that there was a big push to become urbanized. He said insofar as growth, there is no question that money is cheap right now, one of the reasons he is retired only is because right now money is cheap, but you have to be golden to get it. Bezanson said in the building trades you are dealing with more than 30% unemployment. He said he was the 17<sup>th</sup> house coming from county road 30 years ago, almost all of us were in construction. Bezanson said not anymore. He is asking Council to lower taxes, stop growth, don't get more services and keep the budget stays the same.

#### City Water and Sewer

Schaaf asked was the Maxfield report used in how big the sewer plant was going to be constructed. Voss said it was geared towards the City Center. He said he doesn't believe the engineers used it. Voss said it was done to provide developers background. Boyer said along those lines, virtually any developer will use their own numbers. He said Walgreens uses car numbers. Boyer said all developers use different numbers. Moegerle asked what numbers were given to the engineers. Voss said the comp plan. Moegerle said so nothing more than the comp plan. Boyer said and the areas to be served. Schaaf said what he is trying to decide is how they felt comfortable with a \$20,000,000 Wastewater Treatment project, SAC fees, etc. Boyer said the engineer developed the numbers, we went through many projections. Schaaf said he spent a couple hours with Kreg from Bolton and Menk and said he did x and z and after two hours the answer was we had in-depth conversations with City Council. Voss said eh is at a loss why you are asking this question. He said he knows it is on agenda and not sure why. Schaaf said we need to know more information so he can advise Council on how to move forward. Voss asked why is this on the agenda. Lawrence asked Schaaf to get more information.

Voss said if you want to get these answered, the consulting engineers would be able to give answers. He asked why aren't Bolton and Menk here. Schaaf said he asked him this and all Kreg from Bolton and Menk could tell him is they had lengthy discussions with City

Council. He said and if he comes here, he would have to say he told me something else. Voss said he gave us different scenarios and went through them. DeRoche asked what did the Council give them for a financial feasibility study for them to decide the residents could pay for it. Voss said you have been asking these questions right. DeRoche said he asked Council Members and asked staff. He said the minutes are wrong, they don't say what really happened. He said he has been before Council many times and he is not in the minutes. DeRoche said and they were told not to talk to him. Voss said the engineer made presentations, all that information is available, and the history is available. He said if you want to ask the question of how the numbers were arrived at the meetings were in November of 2009, they had to come back twice. Lawrence asked who generated those numbers. Voss said Bolton and Menk.

Lawrence said all he is asking and the residents are asking, how does the system pay for itself, we are looking for the process of how the system pays for itself. Voss said he thinks just this last October, if you want hard numbers those were presented to the City and we tabled action and brought in the businesses that were going to be affected. Lawrence asked but where did the numbers come from. Boyer said Bolton and Menk. Moegerle said a work meeting or regular meeting. Boyer said a work meeting. DeRoche said how did we go from we are assessing this to the business owners, to raising taxes and levies. Voss said you are mixing two different subjects. He said our concern for the longest time was who funds the project, a policy was developed, and the utility project is only paid for by actual users. Voss said a legitimate concern the people had is why if I live on Fish Lake should I pay for sewer on Highway 65. He said the second part is the bond sale, if the bonds don't make the payment schedule the first source of revenue is the users, the second is interest, and third is taxpayers. Boyer said that is assuming we didn't have enough hookups. Schaaf asked him to explain. Boyer said that is assuming we have assessed the property owners. Lawrence said he thinks it is assuming we don't have enough hookups. Voss said we discussed these scenarios with Bolton and Menk, what the ramifications are if we don't have the hook ups in 3 or 5 years. Moegerle asked did they have our budget, etc., did they just assume because we can pay it. Lawrence said we need to get Bolton and Menk in here. Voss said he would suggest we do it before the next meeting. Schaaf said normally you would send a staff person over to discuss this with them. He said the City Council has determined that they are going to pay for it with hook ups, now how do we determine that x will come. Schaaf said he thinks he knows how to ask questions, think they used the PFA (pluck from air) determination. Boyer said he is not used to a City Administrator advocating opinion. Schaaf said he does not believe the engineer had viable numbers. Boyer said you are not a voting member of this body.

Voss said the newly seated Council has questions about this. He said he has heard since the campaign that you don't understand, you deserve to understand. Voss said Bolton and Menk can give you a scope of what you are looking at. From a year and a half ago, from rosy picture to doomsday. He said he thinks that would be very enlightening. Boyer said he would suggest the 4<sup>th</sup> Monday of the month. Council consensus was Wednesday, January 26<sup>th</sup> to have Bolton and Menk in to do a presentation. Schaaf said he thinks three members are trying to determine how they came up with numbers and of how they determined connections. DeRoche said an how are you going to pay for this thing, that wasn't discussed. Moegerle asked and was there a marketing plan. Voss said all he is hearing is it doesn't matter what they are going to say. DeRoche said they didn't say how they came up with their numbers. He said someone should have done a current financial study on the City before they came up with the numbers.

Adjourn

**Boyer made a motion to adjourn at 8:32 PM. DeRoche seconded.** Schaaf asked why the

other agenda items were removed. Voss said the expectation is when we receive an agenda we want to know what to expect. He said he doesn't know what the other items are about. Voss said we want the background so we can make decisions and review. Schaaf said the ramifications of the actions the Council took at the last meeting are very significant. He said he wanted to discuss these things with the Council. **All in favor, motion carries.**

Attest:

Wendy Warren  
Deputy City Clerk