

Weekly Calendar of Events

Tuesday, September 11, 2012

- 5:30 p.m. – Finance Committee – Lake Itasca Room
- 5:30 p.m. – Personnel Committee – Trott Brook Room
- Immediately Following Finance & Personnel – City Council Work Session – Lk Itasca Rm
- 7:00 p.m. – City Council – Council Chambers
- Immediately Following City Council – HRA – Council Chambers

Thursday, September 13, 2012

- 6:30 p.m. – Park & Recreation Commission – The Draw Park Patron Picnic
7401 E. Ramsey Parkway, Ramsey

Preview of Next Week

The Draw Summer Series: Scheduled as entertainment for tonight, September 6 at The Draw – The Splatter Sisters– 6:30 to 8:00 p.m. *Attached to the Weekly Update is The Draw Summer Event Series Flyer.*

Farmer's Market. Today, September 6.

September 8, 2012 – Happy Days Festival – The Ramsey Happy Days Festival will be held on Saturday and Sunday, September 8 & 9. *Attached to the Weekly Update is the Happy Days Schedule of Events.*

Finance Committee (5:30 p.m. – LIR)

- Authorize Request for Proposals for Banking Services

Personnel Committee (5:30 p.m. – LIR)

- Consider a Resolution to Accept the IT Manager's Resignation and to Authorize a Recruitment for a Replacement IT Manager
- Consider a Resolution to Extend the Current City Engineer Contract and Authorize a Postponed Subsequent Recruitment

City Council Work Session (Immediately following Finance & Personnel – LIR)

- 2013 General Fund Budget and Levy
- Review of Performance Management Data

City Council (7:00 p.m. – CC)

- Consider Request for Special Events Permit for Live Music at 9539 Highway #10 NW, Ramsey
- Adopt an Ordinance to Amend City Code Chapter 6 - Alcoholic Beverages, Article I, Sec 6-4 consumption in Public Places
- Adopt Resolution Approving Proposed 2013 EDA Levy
- Adopt Resolution Approving Proposed 2013 Payable Tax Levy
- Review and Adopt Proposed 2013 General Fund Budget

HRA (Immediately following City Council – CC)

- Adopt Resolution Approving Proposed 2013 HRA Levy
- Approve Amendment Number 1 to Purchase Agreement - KONA Properties, LLC

Council Update

Utility Billing/Invoices Delinquent Letters Mailed Out. The city will be mailing out on Thursday, September 6, approximately 1,500 letters to residents/businesses in the city that are delinquent on their utility billing accounts and/or invoices for city services rendered. To be considered delinquent, an account must be more than 60 days past due as of August 31, 2012. The certification listing will be coming to the City Council meeting on September 25, 2012, when a public hearing will be held. To avoid certification to the property tax for 2013 payable, residents/businesses will have until Friday, November 9, 2012 to pay. Those who make full payment of the delinquency by November 9th, also avoid an administrative fee and interest calculated through December 31, 2013.

Public Utilities Commission (PUC) Approved Great River Energy Route Permit. *Attached to the Weekly Update is the Notice of Approval.*

Park and Recreation Commission again Chillin' 'n' Grillin'. Instead of the regular Park and Recreation Commission meeting for September, the Commission will be grilling for the second annual Park Patron Picnic. This event last year was fun and successful with 350 persons served 'free' brats, dogs and corn at The Draw. The picnic is both an end to programming for the summer, but also an appreciation event for park-goers *and* the Farmers Market growers. Some of the 2012 growers' booth fees are routed to prize purchases that are drawn from the hat at the party's conclusion around 7 pm on Thursday the 13th. Together with donated prizes from area businesses, it is estimated that approximately \$1,000 in products and services will be given away – ranging from 2 tickets to an Ultimate Fight Club event at Target Center to a \$300 gift card at Sears. Another \$300 dollars from the Ramsey Foundation is also directed for food purchases from Coborn's. *Attached to the Weekly Update is the Park Patron Picnic program.*

Parking Ramp Entrance – Street Closure. Veterans Drive will be closed the week of September 10 – 15 for installation of the pedestrian bridge between the ramp and the rail station. A flyer has been printed notifying people of the closure and the access option. The flyer also notices the temporary bus stop location. *Attached to the Weekly Update is a flyer that will be distributed in the ramp.* This information is also being provided to the bus company.

Department Activities:

Building Maintenance

- Happy days items
- Repair fridge in PD
- Work on office changes
- Place supply orders

City Clerk

- Working w/applicant on Special Events Permit
- EDA Meeting Minutes
- Agendas/Cases/Meeting Schedule

Finance

- Prepare Certification letters and send.
- Prepare Comdata
- Finalize documents for proposed levies: EDA, HRA & General

Fire

- Notable Responses
 - 8/31- P.I. accident at the 15600 block of Hwy 47. Single vehicle left roadway. Driver transported
 - 9/1- Burning smell in home at the 14200 block of Xenon St NW. Crew found doorbell solenoid stuck resulting in electrical burning odor. Doorbell was disconnected and homeowners advised.
 - 9/1- Pedestrians struck by vehicle at intersection of Sunfish Lake Blvd & Hwy 10. Crews provided patient care and assisted with traffic and accident reconstruction.
 - 9/4- Mutual aid to Anoka for house fire. Crew assisted with extinguishment and overhaul inside home.
- Administration
 - Site inspection of building addition- Cross of Hope Church
 - Happy Days preparation
 - Fire Prevention Week informational flyer for schools/daycares completed
- Training this week: Fire Pump Testing

HR

- Recruitment related work
- Multiple meetings related to staffing
- HR/Finance planning for open enrollment

Parks

- All-hands-on-deck for copious amounts of Happy Days' activity in addition the usual mowing, field maintenance and irrigation system repairs + Farmers Market and concert prep. DOC also removed dead trees within the ROW and processed for the HD fire pits.
- Football goalpost installation at Central Park (taken down again after the football season as they are in the outfields of the softball field for the Spring season).

- Well, you can almost set your watch to it: Vandals were busy last weekend spraying graffiti all over the skate park, dumping a truck load of garbage on the ground at Central, along with driving vehicles on the athletic fields throughout the city. Regrettably this 'wilding' occurs predictably the week before school starts... (Educators; good luck, and thanks for occupying their minds with other things until spring!)

Planning

- Meetings to discuss future land use options at 6080 Highway 10 NW
- Received three (3) land use applications for October (Northgate Performing Arts Center, SuperAmerica, and CUP for new location for Lake Region RV)
- Preparation for recycling grant implementation
- Additional data summary to Comprehensive Plan Amendment Memo based on conversations with Metropolitan Council

Police

- **Fatal Accident.** On September 1 at 2137 hrs, officers responded to a motor vehicle vs. pedestrian accident at the intersection Hwy #10 and Sunfish Lk Blvd. Upon arrival to the scene, officers located one male and one female victim. The female victim was deceased when officers arrived. Officers performed CPR on the male victim but he succumbed to his injuries and was pronounced dead at the scene. It is believed that the couple, who were in their seventies, was returning to the hotel on the south side of Hwy#10 after eating dinner, when they were struck by an eastbound vehicle. The accident is being investigated by the Minnesota State Patrol, the Anoka County Crime Lab and Criminal Investigative Division. The Ramsey Fire Department also assisted at the scene and provided traffic direction.
- **Wild Kingdom.** A Ramsey resident reported that two bucks were fighting near a pond behind her residence. Their antlers got locked together and they fell into the pond where they drowned. A neighbor indicated that he would remove the deer and dispose of them.
- **More Animals.** Officers were dispatched to an accident at the western edge of Ramsey on Hwy #10. A motorist struck a 300 pound bear, killing the bear. The motorist left the scene prior to squad arrival. The Minnesota Department of Transportation covered the bear with wood chips in the ditch.

Public Works

- Happy Days prep has occupied most of our time this week, with sign work being the biggest component. Barricades, cones, signs, curb painting and of course, the last minute sign request, all go into making the event run smoothly. This year the Department of Corrections crew also helped the street department remove 4 very dead trees! The crew then cut and split the wood for use in the bonfires at Happy Days.
- Parking ramp detour-Veterans Drive will be closed the week of September 10th-15th to allow for the installation of the rail station skyway connection to the ramp. This means a couple of changes need to happen. The Ramsey Express bus will be picking up on Sunwood Dr, and ramp users will only be able to access the ramp from the west. A detour will be in place starting at approximately 10:00 am on Monday the 10th, flyers will be posted on windshields, and there will also be additional signage in the ramp to advise riders of the change in bus stop location. Access to city hall and the license center will be open.

Utilities

- Over the weekend our on call person responded to a failed sewage pump at lift station #1, attempts were made to restart the pump but were unsuccessful so the station was set to run on only one pump until Monday morning when we could borrow Anoka's boom truck to pull the pump which is approx. 25 feet below ground in a sewage vault, both pumps were pulled and debris was removed from both pump impellers
- Utilizing the Jetter truck we vacuumed out all the solids from lift stations #1, 4 and 7 approx. 13 yards were removed and shipped to Anoka's sewage dump station.
- On Thursday we held a training session for all the on-call personal on jetter truck operation

Save the Date:

- **September 13, 2012 – Park Patron Picnic, 5:00 – 7:00 p.m.** – Come celebrate another successful year of The Draw Summer Event Series and Farmers Market. *Attached to the Weekly Update is the Park Patron Picnic Flyer*

Best regards,



Kurtis G. Ulrich
City Administrator

Attachments: The Draw Summer Event Series Flyer
Happy Days Schedule of Events
Notice of Approval for the Great River Energy Route Permit
Park Patron Picnic Program
Flyer that will be distributed in the ramp Regarding Street Closure



SEP 06:
THE SPLATTER SISTERS



- 6:30-8:00 PM
- PRESENTED BY:
RAMSEY HRA/
THE COR AT RAMSEY

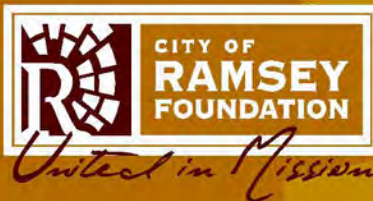


SEP 13:
PARK PATRON PICNIC

- 5:00-7:30 PM



- PRESENTED BY:
THE CITY OF RAMSEY PARK &
RECREATION COMMISSION
AND
THE CITY OF
RAMSEY FOUNDATION



Pick up your **free** meal card from the **FARMERS MARKET** Thursday from 3-7! For each \$6 purchase at the Farmers Market from Aug 23rd until Sept. 13th, you'll get a stamp worth **1 free meal** at the **Park Patron Picnic** **September 13th from 5:00-7:30.**

You could win a \$300 gift card to SEARS or 2 tickets to a UFC event at Target Center Oct. 5th!

SEP 06: THE SPLATTER SISTERS

The Splatter Sisters are a Minnesota favorite in family entertainment. They have been performing for years throughout the Twin Cities and locations in greater Minnesota and Wisconsin. The sassy-folk and jazz-based vocals swing Andrews Sisters style. Their upbeat, interactive act makes them the perfect showband for families.

Event Sponsor- Ramsey HRA/The COR at Ramsey

The primary purpose of the Housing and Redevelopment Authority is to undertake certain types of housing and redevelopment or renewal activities that will provide a balanced supply of housing for people of all income levels, ethnicity and physical abilities.

*Food and drinks will be available for purchase during the event.

SEP 12: PARK PATRON PICNIC

3: 00 pm Farmers Market Opens

Meet local growers and artisans. Now's the season for sweet Minnesota corn, juicy ripe tomatoes, vibrant peppers, flavorful squash, beets, cabbage and more. Sate your sweet tooth with cookies and breads and add some color to your life with fresh flowers.

5: 00 pm Radio Broadcast by BOB FM - Grill Opens

For each \$6 purchase, receive stamps towards one free meal at the Grill*. Turn in your stamped card from 5 - 6:45 pm for free food, drink & to enter the prize drawing. \$24 in purchases qualifies you for the Grand Prize.

6: 45 pm Prize Drawing by BOB FM

Stick around. You might be a winner and you must be present to win!

*Food and drinks will be available for purchase during the event.

Located at 'The Draw' - 7401 E Ramsey Parkway, Ramsey, MN
www.CORatRAMSEY.com

14th ANNUAL CITY OF RAMSEY

HAPPY DAYS



SATURDAY SEPTEMBER 8 AND SUNDAY SEPTEMBER 9, 2012

PLATINUM SPONSORS



GOLD SPONSORS

- Ace Solid Waste
- Ramsey Bicycle Connections Church
- The Links at Northfork
- NAU Country Insurance
- One Hour Heating & Air Conditioning
- PSD, LLC
- Coborn's

SATURDAY, SEPTEMBER 8, 2012

Pancake Breakfast	7:30 am	11:00 am
5K Run/Walk & Kids Fun Run	8:00 am	11:00 am
Car Show	11:00 am	2:30 pm
Business Expo	11:00 am	7:00 pm
Craft Fair	11:00 am	7:00 pm
Political Booths	11:00 am	7:00 pm
Farmers Market	11:00 am	7:00 pm
Kids INFLATABLES, ROCK WALL & POWER BUNGEE	11:30 am	7:30 pm
Minnow Races (NEW) AT EVENT TENT	12:00 pm	3:00 pm
Parade	3:00 pm	4:30 pm
Polka Fest (NEW)	4:30 pm	---
Dance Caravan (NEW) RENAISSANCE DANCE	4:30 pm	5:30 pm
Dew Dah Magician, Ken Shank (NEW)	4:30 pm	& 5:30pm
Bingo AT EVENT TENT	4:30 pm	---
Trebuchets (NEW) MIDDLE-AGES CATAPULTS	4:30 pm	---
Go Kart/Lawn Tractor Races (NEW)	5:00pm	9:30pm
<small>Ramsey Raceway, north side of Highway 10 at Armstrong Blvd</small>		
Bon Fires	6:30 pm	Midnight
Jacob Martin Band	6:30 pm	9:00 pm
Fireworks	9:00 pm	9:30 pm
Sterns County 17	9:30 pm	Midnight

SUNDAY, SEPTEMBER 9, 2012

Family Bike Tour	Noon	4:30 pm
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Sterns County 17

Jacob Martin Band

PLATINUM SPONSORS



SILVER SPONSORS

- Weikel & Boyd Law, PLLC
- LANO Equipment INC
- Lowe's
- State Farm Insurance
- Pearson Farm
- Randall & Goodrich, P.L.C.

BRONZE SPONSORS

- Healing Therapeutic Services, LLC



LOCATION: 7550 Sunwood Drive NW – Ramsey, MN 55303 –Within The COR

WEBSITE ci.ramsey.mn.us EMAIL happydays@ci.ramsey.mn.us PHONE 763-427-1410



GREAT RIVER
ENERGY

12300 Elm Creek Boulevard • Maple Grove, Minnesota 55369-4718 • 763-445-5000 • Fax 763-445-5050 • www.GreatRiverEnergy.com

August 31, 2012

Enterprise Park
WO #40011

Kurt Ulrich
City of Ramsey Administrator
7550 Sunwood Dr. NW
Ramsey, MN 55303

Subject: Great River Energy's Enterprise Park to Crooked Lake 115 kV Transmission Line Project
Surveying Activities Beginning Mid-September
PUC Docket No. ET2/TL-11-915

On August 24, 2012, the Minnesota Public Utilities Commission issued to Great River Energy a Route Permit for the Enterprise Park to Crooked Lake 115 kV transmission line project. The Route Permit designates a specific route and a conceptual alignment for the new transmission line. The Route Permit also outlines a specific notification process and details about project conditions. As a permit condition, a copy of the Route Permit and the Minnesota Department of Commerce fact sheet on Rights-of-Way and Easements for Energy Facility Construction and Operation are enclosed.

Great River Energy will soon begin surveying along the conceptual alignment to identify physical features and property boundaries so that preliminary design may begin. After the preliminary design is completed and easement documents have been prepared, a Great River Energy representative will contact owners or representatives of each property where easements are needed. The Great River Energy representative will provide specific information about the project and the construction process as well as presenting a compensation offer for executing the easement.

Your interest and participation in this important project is sincerely appreciated. You may contact me directly with questions or concerns at 763-445-5979 or by email at rheuring@grenergy.com.

Sincerely,
GREAT RIVER ENERGY

Rick Heuring
Sr. Field Representative

c: Matthew A. Langan, DOC EFP Staff – w/o encl.
Michael Kaluzniak, PUC Staff – w/o encl.
Chuck Lukkarila, Great River Energy – w/o encl.
Mark Strohfus, Great River Energy – w/o encl.

Enclosures

RH\jh\S:\Transmission\Capital Projects\20152 - Enterprise Park 115-69kV Source\40011 - Build Crooked Lake - Enterprise Park 115 kV line (5.8 miles)\LR-ENV\Land Rights\Notification letters\Survey Notice & RP Submittal.doc

Direct Dial (763) 445-5979

E-Mail rheuring@grenergy.com

FAX (763) 445-6779

STATE OF MINNESOTA PUBLIC UTILITIES COMMISSION

ROUTE PERMIT FOR CONSTRUCTION OF A HIGH-VOLTAGE TRANSMISSION
LINE AND ASSOCIATED FACILITIES

IN ANOKA COUNTY

ISSUED TO
GREAT RIVER ENERGY

PUC DOCKET NO. ET2/TL-11-915

In accordance with the requirements of Minnesota Statutes Chapter 216E and Minnesota Rules Chapter 7850, this route permit is hereby issued to:

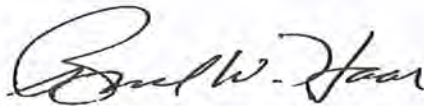
GREAT RIVER ENERGY

Great River Energy is authorized by this route permit to construct approximately 5.8 miles of new 115 kV transmission line between the Enterprise Park and Crooked Lake substations in Anoka County, Minnesota, and to expand and modify the Enterprise Park and Crooked Lake substations to accommodate the new 115 kV transmission line.

The transmission line and associated facilities shall be built within the route identified in this permit, as portrayed on the official route maps, and in compliance with all other conditions specified in this permit.

Approved and adopted this 24th day of August, 2012

BY ORDER OF THE COMMISSION



Burl W. Haar,
Executive Secretary



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Complaint Handling Procedures for High Voltage Transmission Lines

Permit Compliance Filings

Compliance Filing Procedures for High Voltage Transmission Lines

Route Maps

Wildlife-friendly Erosion Control Matting Fact Sheet (MnDNR)

Blanding's Turtle Fact Sheet and Construction Best Management Practices (MnDNR)

1 ROUTE PERMIT

The Minnesota Public Utilities Commission (Commission) hereby issues this route permit to Great River Energy, a Minnesota cooperative corporation (Permittee) pursuant to Minnesota Statute 216E.03 and Minnesota Rules 7850. This permit authorizes the Permittee to construct approximately 5.8 miles of new 115 kV transmission line and associated facilities in Anoka County, Minnesota, as identified in the attached route permit maps, hereby incorporated into this document.

2 PROJECT DESCRIPTION

The Permittee is authorized to construct a new 115 kV transmission line and associated facilities, described as follows:

- Construction of a new 115 kV transmission line from the Enterprise Park substation in Coon Rapids, Minn., to the Crooked Lake substation in Anoka, Minn. (approximately 5.8 miles);
- Removing, rebuilding and attaching Anoka Municipal Utility's existing overhead distribution (12.5 kV) lines to the new transmission line where the proposed new overhead 115-kV transmission line overtakes the existing distribution. Alternatively, Anoka Municipal Utility may choose to bury some of the distribution lines that are overtaken by the new high voltage line; and,
- Modifying the Xcel Energy Crooked Lake Substation and the Anoka Municipal Utility Enterprise Park Substation to accommodate Great River Energy's new transmission line. Work within the Crooked Lake Substation will include the reconstruction of the 115-kV side to a more reliable ring bus and breaker additions. Work within the Enterprise Park Substation will include the addition of a new 115-kV/12.5-kV step down transformer and associated switch gear.

2.1 Project Location

The project is located in Anoka County, Minnesota, in the cities of Anoka, Coon Rapids, and Ramsey.

2.2 Associated Facilities and Substations

The project will modify the Xcel Energy Crooked Lake Substation and the Anoka Municipal Utility Enterprise Park Substation to accommodate the new transmission line. Work within the Crooked Lake Substation will include the reconstruction of the 115-kV side to a more reliable ring bus and breaker additions. Work within the Enterprise Park Substation will include the addition of a new 115-kV/12.5-kV step down transformer and associated switch gear.

2.3 Structures and Conductors

The Permittee shall use single pole wooden structures as the primary structure type for the project. Poles with horizontal post insulators will be the primary structure for project; braced

post insulators will be used if longer spans are required. Structures would range in height from 60 to 85 feet with an average span of 300 to 400 feet between structures.

Specialty structures (e.g., laminate wood poles, steel poles, taller poles) may be used in certain areas along the route. Guying may be used to minimize structure deflections.

Single pole with underbuild design may be used in areas where the new transmission line overtakes Anoka Municipal Utility's 12.5 kV overhead distribution line. These structures may be taller to allow the higher voltage circuit to be stacked on top of the lower voltage circuit, resulting in a pole that averages 75 to 85 feet in height above ground. Span lengths shall average 250 to 300 feet.

The single circuit structures shall have three single-conductor phase wires (not bundled) and one shield wire. The phase wires will be 795 ACSS 26/7 (Aluminum Conductor Steel Supported with 7 steel core strands and 26 outer aluminum strands). The shield wire will be 0.528 optical ground wire (OPGW.)

The transmission line shall be equipped with protective devices to safeguard the public if an accident occurs.

The transmission line shall be designed to meet or exceed local and state codes, the National Electric Safety Code (NESC), and North American Electric Reliability Corporation (NERC) requirements. This includes standards relating to clearance to ground, clearance to crossing utilities, clearance to buildings, clearance to vegetation, strength of materials, clearances over roadways, right-of-way widths, and permit requirements.

3 DESIGNATED ROUTE

The approved route and anticipated alignment are shown on the route maps attached to this permit and further designated as follows:

3.1 Route Width and Alignment

The designated route width for the new 115 kV transmission line shall be 100-400 feet, except in the area near Anoka High School where the route width will be 800 feet, as indicated on the attached route maps.

The route width noted above provides the Permittee with flexibility for minor adjustments of the specific alignment or right-of-way to accommodate landowner requests and unforeseen conditions. The final alignment (i.e., permanent and maintained rights-of-way) will be located within this designated route unless otherwise authorized below.

The designated route identifies an alignment that minimizes the overall potential impacts to the factors identified in Minnesota Rule 7850.4100 and which was evaluated in the environmental review and permitting process. Consequently, this permit anticipates that the actual right-of-way will generally conform to the alignment shown in the attached maps, unless changes are requested by individual landowners, unforeseen conditions are encountered, or are otherwise provided for by this permit.

Any alignment modifications within this designated route shall be located so as to have comparable overall impacts relative to the factors in Minnesota Rule 7850.4100 as does the alignment identified in this permit, and shall be specifically identified, documented, and approved as part of the plan and profile submitted pursuant to Section 4.1 of this permit.

Route width variations outside the designated route may be allowed for the Permittee to overcome potential site specific constraints. These constraints may arise from any of the following:

- 1) Unforeseen circumstances encountered during the detailed engineering and design process.
- 2) Federal or state agency requirements.
- 3) Existing infrastructure within the transmission line route, including but not limited to roadways, railroads, natural gas and liquid pipelines, high voltage electric transmission lines, or sewer and water lines.
- 4) Planned infrastructure improvements identified by state agencies and local government units (LGUs) and made part of the record for this permit.

Any alignment modifications arising from these site specific constraints that would result in right-of-way placement outside the designated route shall be located so as to have comparable overall impacts relative to the factors in Minnesota Rule 7850.4100 as does the alignment identified in this permit and shall also be specifically identified, documented, and approved as part of the plan and profile submitted pursuant to Section 4.1 of this permit.

3.2 Right-of-Way Placement

Where the transmission line route parallels existing highway and other road rights-of-way, the transmission line right-of-way shall occupy and utilize the existing right-of-way to the maximum extent possible, consistent with the criteria in Minnesota Rule 7850.4100, the other requirements of this permit, and for highways under the jurisdiction of the Minnesota Department of Transportation (MnDOT), MnDOT rules, policies, and procedures for accommodating utilities in trunk highway rights-of-way.

3.3 Right-of-Way Width

The new 115 kV transmission line will be built primarily with single pole structures, which will require a 50 to 70-foot right-of-way, 25-35 feet on each side of the transmission line centerline. Additional right-of-way may be required from landowners to accommodate guy wires and anchors.

4 GENERAL CONDITIONS

The Permittee shall comply with the following general conditions during construction of the transmission line and associated facilities and the life of this permit.

4.1 Plan and Profile

At least thirty (30) days before right-of-way preparation for construction begins on any segment or portion of the project, the Permittee shall provide the Commission with a plan and profile of the right-of-way and the specifications and drawings for right-of-way preparation, construction, transmission structure specifications and locations, and restoration for the transmission line. The documentation shall include maps depicting the plan and profile including the right-of-way, alignment, and structures in relation to the route and alignment approved per the permit.

The Permittee may not commence construction until the thirty (30) days has expired or until the Commission has advised the Permittee in writing that it has completed its review of the documents and determined that the planned construction is consistent with this permit. If the Permittee intend to make any significant changes in the plan and profile or the specifications and drawings after submission to the Commission, the Permittee shall notify the Commission at least five (5) days before implementing the changes. No changes shall be made that would be in violation of any of the terms of this permit.

4.2 Construction Practices

The Permittee shall follow those specific construction practices and material specifications described in Great River Energy's route permit application to the Commission, dated October 4, 2011, and as described in the environmental assessment and Findings of Fact, unless this permit establishes a different requirement, in which case this permit shall prevail.

4.2.1 Field Representative

At least fourteen (14) days prior to commencing construction, the Permittee shall advise the Commission in writing of the person or persons designated to be the field representative for the Permittee with the responsibility to oversee compliance with the conditions of this permit during construction.

The field representative's address, phone number, email, and emergency phone number shall be provided to the Commission and shall be made available to affected landowners, residents, public officials and other interested persons. The Permittee may change the field representative at any time upon written notice to the Commission.

4.2.2 Local Governments

During construction, the permittee shall minimize any disruption to public services or public utilities. To the extent disruptions to public services occur, these would be temporary and the permittee will work to restore service promptly.

Where any impacts to utilities have the potential to occur, permittee will work with both landowners and local agencies to determine the most appropriate transmission structure placement.

The Permittee shall cooperate with county and city road authorities to develop appropriate signage and traffic management during construction.

4.2.3 Cleanup

All waste and scrap that is the product of construction shall be removed from the area and properly disposed of upon completion of each task. Personal litter, including bottles, cans, and paper from construction activities shall be removed on a daily basis.

4.2.4 Noise

Construction and routine maintenance activities shall be limited to daytime working hours, as defined in Minnesota Rule 7030.0200, to ensure nighttime noise level standards will not be exceeded.

4.2.5 Vegetation Removal in the Right-of-Way

The Permittee shall minimize the number of trees to be removed in selecting the right-of-way specifically preserving to the maximum extent practicable windbreaks, shelterbelts, living snow fences and vegetation in areas such as trail and stream crossings, where vegetative screening may minimize aesthetic impacts, to the extent that such actions do not violate sound engineering principles or system reliability criteria.

Tall tree species located within the transmission line right-of-way that endanger the safe and reliable operation of the transmission facility shall be removed.

In many cases certain low and slow growing species that do not exceed a mature height of 15 feet can be planted, or left, in the right-of-way to blend the difference between the right-of-way and adjacent wooded areas, to the extent that the low-growing vegetation will not pose a threat to the transmission facility or impede construction.

4.2.6 Aesthetics

The Permittee shall consider input pertaining to visual impacts from landowners or land management agencies prior to final location of structures, rights-of-way, and other areas with the potential for visual disturbance. Care shall be used to preserve the natural landscape, minimize tree removal and prevent any unnecessary destruction of the natural surroundings in the vicinity of the project during construction and maintenance. Structures shall be placed at the reasonable distance, consistent with sound engineering principles and system reliability criteria, from intersecting roads, highway, or trail crossings and could cross roads to minimize or avoid impacts.

4.2.7 Erosion Control

The Permittee shall follow standard erosion control measures outlined in Minnesota Pollution Control Agency (MPCA) guidance and best management practices regarding sediment control practice during construction include protecting storm drain inlets, use of silt fences, protecting exposed soil, immediately stabilizing restored soil, controlling temporary soil stockpiles, and controlling vehicle tracking.

The Permittee shall implement reasonable measures to minimize runoff during construction and shall promptly plant or seed, erect sediment control fences (e.g. biorolls, sandbags, and silt fences), apply mulch (e.g. hay or straw) on exposed soils, and/or use erosion control blankets and turf reinforcement mats to provide structural stability to bare surfaces and slopes.

When utilizing seed to establish temporary and permanent vegetative cover on exposed soil, the Permittee shall select specific site characteristic seed, certified to be free of noxious weeds.

Contours shall be graded as required so that all surfaces drain naturally, blend with the natural terrain, and are left in a condition that will facilitate re-vegetation, provide for proper drainage, and prevent erosion. All areas disturbed during construction of the facilities shall be returned to their pre-construction condition.

Where larger areas of one acre or more are disturbed or in other areas designated by the MPCA, the Permittee shall prepare the required Stormwater Pollution Prevention Plan (SWPPP) and obtain a National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) construction stormwater permit from the MPCA.

4.2.8 Wetlands and Water Resources

Structures shall be located to span watercourses, wetlands, and floodplains to the extent practicable and consistent with sound engineering principles. Minimal grading of areas around pole locations may be required to accommodate construction vehicles and equipment.

Construction of Public Water crossings shall be consistent with construction methods identified in Minn. Rule 6135.1300, as required by the Minnesota Department of Natural Resources in the License to Cross Public Lands and Waters. Permittee shall minimize disturbance to natural streambed and shoreline vegetation and restrict clearance of banks, shorelines and adjacent lands to the minimum necessary for equipment to complete the installation to the extent that such actions do not violate sound engineering principles or system reliability criteria

The Permittee shall endeavor to access wetlands and riparian areas using the shortest route possible in order to minimize travel through wetland areas and prevent unnecessary impacts wherever possible.

Construction in wetlands and riparian areas shall be scheduled during frozen ground conditions, when practicable. When construction during winter is not possible, construction mats (wooden mats or a composite mat system) shall be used to protect wetland vegetation. All-terrain construction vehicles designed to minimize soil impact in damp areas may also be used.

No staging or stringing set up areas shall be placed within or adjacent to wetlands or water resources, as practicable. The structures shall be assembled on upland areas before they are brought to the site for installation.

Soil excavated from the wetlands and riparian areas shall be contained and not placed back into the wetland or riparian area. The Permittee shall also utilize erosion control methods identified in Section 4.2.7 (Erosion Control), as warranted. Areas disturbed by construction activities shall be restored to pre-construction conditions (soil horizons, contours, vegetation, etc.).

4.2.9 Temporary Work Space

The Permittee shall limit temporary easements to special construction access needs and additional staging or lay-down areas required outside of the authorized right-of-way. Space shall be selected to limit the removal and impacts to vegetation.

Temporary lay down areas outside of the authorized transmission line right-of-way will be obtained from affected landowners through rental agreements and are not provided for in this permit.

Temporary driveways may be constructed between the roadway and the structures to minimize impact by using the shortest route possible. Construction mats may also be used to minimize impacts on access paths and construction areas.

4.2.10 Restoration

The Permittee shall restore the right-of-way, temporary work spaces, access roads, abandoned right-of-way, and other public or private lands affected by construction of the transmission line. Practices to restore areas impacted by construction and maintenance activities are also described in Section 4.2.7 of this permit.

Restoration within the right-of-way must be compatible with the safe operation, maintenance, and inspection of the transmission line.

Within 60 days after completion of all restoration activities, the Permittee shall advise the Commission in writing of the completion of such activities. The Permittee shall compensate landowners for any yard/landscape, crop, soil compaction, drain tile, or other damages that may occur during construction.

4.2.11 Notice of Permit

The Permittee shall inform all employees, contractors, and other persons involved in the transmission line construction of the terms and conditions of this permit.

4.3 Periodic Status Reports

The Permittee shall report to the Commission on progress regarding finalization of the route, design of structures, and construction of the transmission line. The Permittee need not report more frequently than monthly.

4.4 Complaint Procedures

Prior to the start of construction, the Permittee shall submit to the Commission the procedures that will be used to receive and respond to complaints. The procedures shall be in accordance with the requirements set forth in the complaint procedures attached to this permit.

4.5 Notification to Landowners

The Permittee shall provide all affected landowners with a copy of this permit and the complaint procedures at the time of the first contact with the landowners after issuance of this permit. At the time of first contact, the Permittee shall also provide all affected landowners with a copy of the *Rights-of-Way and Easements for Energy Facility Construction and Operation* fact sheet provided by the Department of Commerce.

The Permittee shall contact landowners prior to entering the property or conducting maintenance along the route. The Permittee shall avoid construction and maintenance practices, specifically the use of herbicides or other pesticides, which are inconsistent with the landowner's or tenant's use of the land (See also, Section 4.2.5).

The Permittee shall work with landowners to locate the high-voltage transmission line to minimize the loss of agricultural land, forest, and wetlands, and to avoid homes and farmsteads.

4.6 Completion of Construction

4.6.1 Notification to Commission

At least three days before the line is to be placed into service, the Permittee shall notify the Commission of the date on which the line will be placed into service and the date on which construction was complete.

4.6.2 As-Builts

Within 60 days after completion of construction, the Permittee shall submit copies of all the final as-built plans and specifications developed during the project.

4.6.3 GPS Data

Within 60 days after completion of construction, the Permittee shall submit to the Commission, in the format requested by the Commission, geo-spatial information (ArcGIS compatible map files, GPS coordinates, associated database of characteristics, etc.) for all structures associated with the transmission line, each switch, and each substation connected.

4.7 Electrical Performance Standards

4.7.1 Grounding

The Permittee shall design, construct, and operate the transmission line in a manner that the maximum induced steady-state short-circuit current shall be limited to five milliamperes (mA), root mean square (rms) alternating current between the ground and any non-stationary object within the right-of-way, including but not limited to large motor vehicles and agricultural equipment. All fixed metallic objects on or off the right-of-way, except electric fences that parallel or cross the right-of-way, shall be grounded to the extent necessary to limit the induced short-circuit current between ground and the object so as not to exceed one mA rms under steady state conditions of the transmission line and to comply with the ground fault conditions specified in the NESC. The Permittee shall address and rectify any induced current problems that arise during transmission line operation.

4.7.2 Electric Field

The transmission line shall be designed, constructed, and operated in such a manner that the electric field measured one meter above ground level immediately below the transmission line shall not exceed 8.0 kV/m rms.

4.7.3 Interference with Communication Devices

If interference with radio or television, satellite, wireless internet, GPS-based agriculture navigation systems, or other communication devices is caused by the presence or operation of the transmission line, the Permittee shall take whatever action is prudently feasible to restore or provide reception equivalent to reception levels in the immediate area just prior to the construction of the line.

4.8 Other Requirements

4.8.1 Applicable Codes

The Permittee shall comply with applicable requirements of the NESC including clearances to ground, clearance to crossing utilities, clearance to buildings, right-of-way widths, erecting power poles, and stringing of transmission line conductors. The transmission line facility shall also meet the NERC reliability standards.

4.8.2 Other Permits

The Permittee shall comply with all applicable state rules and statutes. The Permittee shall obtain all required local, state and federal permits for the project and comply with the conditions of these permits. A list of the required permits is included in the route permit application and the environmental assessment. The Permittee shall submit a copy of such permits to the Commission upon request.

4.8.3 Pre-emption

Pursuant to Minnesota Statutes 216E.10, subdivisions 1 and 2, this route permit shall be the sole route approval required to be obtained by the Permittee and this permit shall supersede and preempt all zoning, building, or land use rules, regulations, or ordinances promulgated by regional, county, local and special purpose government.

4.8.4 Delay in Construction

If the Permittee have not commenced construction or improvement of the route within four years after the date of issuance of this permit, the Commission shall consider suspension of the permit in accordance with Minnesota Rule 7850.4700.

4.9 Archeological and Historic Resources

If any previously unrecorded archaeological sites are discovered during construction of the project, the Permittee shall immediately stop work at the site and shall mark and preserve the site(s) and notify the Commission and the State Historic Preservation Office (SHPO) of the discovery. The Commission and the SHPO shall have three (3) working days from the time the agency is notified to conduct an inspection of the site if either agency chooses to do so. On the fourth day after notification, the Permittee may begin work on the site unless the SHPO has directed that work shall cease. In such event, work shall not continue until the SHPO determines that construction can proceed.

If human remains are encountered during construction, the Permittee shall immediately halt construction at that location and promptly notify local law enforcement authorities and the State Archaeologist. Construction at the human remains location shall not proceed until authorized by local law enforcement authorities or the State Archaeologist.

If any federal funding, permit, or license is involved or required, the Permittee shall notify the SHPO as soon as possible in the planning process to coordinate section 106 (36 C.F.R. part 800) review.

Prior to construction, construction workers shall be trained about the need to avoid cultural properties, how to identify cultural properties, and procedures to follow if undocumented cultural properties, including gravesites, are found during construction.

4.10 Avian Mitigation

The Permittee's standard transmission design shall incorporate adequate spacing of conductor(s) and grounding devices in accordance with Avian Power Line Interaction Committee standards to eliminate the risk of electrocution to raptors with larger wingspans that may simultaneously come in contact with a conductor and grounding devices.

5 SPECIAL CONDITIONS

Special conditions shall take precedence over any of the other conditions of this Permit if there should be a conflict between the two.

5.1 Rum River, and River Bend Park, and other Public Water Crossings

As part of the plan and profile submission, the Permittee shall describe the actions taken and mitigative measures developed regarding the Rum River and River Bend Park crossing, as well as any public water crossings along the route, including, but not limited to minimization of vegetative clearing, installation of bird flight diverters, use of wildlife-friendly erosion control matting, and best management practices used to avoid or minimize impacts to Blanding's Turtles and Creek Heelsplitters. The Permittee shall coordinate with MnDNR to identify appropriate mitigation measures.

5.2 Blanding's turtles and wildlife-friendly erosion control matting

As part of the plan and profile submission, the Permittee shall describe the actions taken and mitigation measures developed regarding construction activities in Blanding's turtle habitat and use of wildlife-friendly erosion control matting along the project route. MnDNR fact sheets related to wildlife-friendly erosion control matting and Blanding's turtle best management practices are attached to this route permit. The Permittee shall follow the guidelines described on the flyer sheets, and coordinate with MnDNR to identify potential habitat and appropriate mitigation measures.

6 PERMIT AMENDMENT

This permit may be amended at any time by the Commission. Any person may request an amendment of the conditions of this permit by submitting a request to the Commission in writing describing the amendment sought and the reasons for the amendment. The Commission will mail notice of receipt of the request to the Permittee. The Commission may amend the conditions after affording the Permittee and interested persons such process as is required.

7 TRANSFER OF PERMIT

The Permittee may request at any time that the Commission transfer this permit to another person or entity. The Permittee shall provide the name and description of the person or entity to whom the permit is requested to be transferred, the reasons for the transfer, a description of the facilities affected, and the proposed effective date of the transfer.

The person to whom the permit is to be transferred shall provide the Commission with such information as the Commission shall require to determine whether the new permittee can comply with the conditions of the permit. The Commission may authorize transfer of the permit after affording the Permittee, the new permittee, and interested persons such process as is required.

8 REVOCATION OR SUSPENSION OF THE PERMIT

The Commission may initiate action to revoke or suspend this permit at any time. The Commission shall act in accordance with the requirements of Minnesota Rule 7850.5100 to revoke or suspend the permit.

**MINNESOTA PUBLIC UTILITIES COMMISSION
COMPLIANCE FILING PROCEDURE
FOR PERMITTED ENERGY FACILITIES**

1. Purpose

To establish a uniform and timely method of submitting information required by Commission energy facility permits.

2. Scope and Applicability

This procedure encompasses all compliance filings required by permit.

3. Definitions

Compliance Filing – A sending (filing) of information to the Commission, where the information is required by a Commission site or route permit.

4. Responsibilities

A) The permittee shall eFile all compliance filings with Dr. Burl Haar, Executive Secretary, Public Utilities Commission, through the Commission's electronic filing system (eDockets). The system is hosted by the Department of Commerce at: <https://www.edockets.state.mn.us/EFiling/home.jsp>

General instructions are provided on the website. To eFile a document a permittee must be registered and obtain a user ID and password.

B) All filings must have a cover sheet that includes:

1. Date
2. Name of submitter / permittee
3. Type of permit (site or route)
4. Project location
5. Project docket number
6. Permit section under which the filing is made
7. Short description of the filing

C) Filings that are graphic intensive (e.g., maps, plan and profile) must, in addition to being eFiled, be submitted as paper copies and on CD. Copies and CDs should be sent to: (1) Dr. Burl W. Haar, Executive Secretary, Minnesota Public Utilities Commission, 121 7th Place East, Suite 350, St. Paul, MN, 55101-2147, and (2) Department of Commerce, Energy Facility Permitting, 85 7th Place East, Suite 500, St. Paul, MN, 55101-2198. Additionally, the Commission may request a paper copy of any eFiled document.

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PERMIT COMPLIANCE FILINGS¹

PERMITTEE(S): Great River Energy
PERMIT TYPE: HVTL Route Permit
PROJECT LOCATION: Anoka County
PUC DOCKET NUMBER: ET2/TL-11-915

Filing Number	Permit Section	Description	Due Date
1	4.1	Plan and profile of right-of-way (ROW)	30 days before ROW preparation for construction
2	4.2.1	Contact information for field representative	14 days prior to construction
3	4.2.10	Restoration complete	60 days after completion of all restoration activities
4	4.3	Periodic status reports	Monthly
5	4.4	Complaint procedures	Prior to start of construction
6	Complaint Handling Procedures	Complaint reports	By the 15 th of each month
7	4.5	Notification to landowners	First contact with landowners after permit issuance
8	4.6.1	Notice of completion and date of placement in service	Three days prior to energizing
9	4.6.2	Provide as-built plans and specifications	Within 60 days after completion of construction
10	4.6.3	GPS data	Within 60 days after completion of construction
11	4.9	Notification of previously unrecorded archaeological sites	Upon discovery

¹ This compilation of permit compliance filings is provided for the convenience of the permittee(s) and the Commission. However, it is not a substitute for the permit; the language of the permit controls.

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**MINNESOTA PUBLIC UTILITIES COMMISSION
COMPLAINT HANDLING PROCEDURES
FOR
HIGH VOLTAGE TRANSMISSION LINES**

1. Purpose:

To establish a uniform and timely method of reporting complaints received by the permittee concerning permit conditions for site preparation, construction, cleanup and restoration, operation, and resolution of such complaints.

2. Scope:

This document describes complaint reporting procedures and frequency.

3. Applicability:

The procedures shall be used for all complaints received by the permittee and all complaints received by the Commission under Minn. Rule 7829.1500 or 7829.1700 relevant to this permit.

4. Definitions:

Complaint: A verbal or written statement presented to the permittee by a person expressing dissatisfaction or concern regarding site preparation, cleanup, restoration, or other transmission line route permit conditions. Complaints do not include requests, inquiries, questions, or general comments.

Substantial Complaint: A written complaint alleging a violation of a specific route permit condition that, if substantiated, could result in permit modification or suspension pursuant to the applicable regulations.

Unresolved Complaint: A complaint which, despite the good faith efforts of the permittee and a person(s), remains to both or one of the parties unresolved or unsatisfactorily resolved.

Person: An individual, partnership, joint venture, private or public corporation, association, firm, public service company, cooperative, political subdivision, municipal corporation, government agency, public utility district, or any other entity, public or private, however organized.

5. **Complaint Documentation and Processing:**

- A) The permittee shall designate an individual to summarize complaints for submission to the Commission. This person's name, phone number and e-mail address shall accompany all complaint submittals.
- B) A person presenting a complaint should to the extent possible, include the following information in their communications:
 - 1. Name of complainant, address, phone number, and e-mail address.
 - 2. Date of complaint
 - 3. Tract or parcel number
 - 4. Whether the complaint relates to (1) a route permit matter, (2) a transmission line and associated facility issue, or (3) a compliance issue.
- C) The permittee shall document all complaints by maintaining a record of all applicable information concerning the complaint, including the following:
 - 1. Docket number and project name
 - 2. Name of complainant, address, phone number, and e-mail address
 - 3. Precise property description or parcel number
 - 4. Name of permittee representative receiving complaint and date of receipt.
 - 5. Nature of complaint and the applicable route permit conditions(s).
 - 6. Activities undertaken to resolve the complaint.
 - 7. Final disposition of the complaint.

6. **Reporting Requirements:**

The permittee shall report all complaints to the Commission according to the following schedule:

Immediate Reports: All substantial complaints shall be reported to the Commission the same day received, or on the following working day for complaints received after working hours. Such reports are to be directed to the Commission's Consumer Affairs Office at 1-800-657-3782 or consumer.puc@state.mn.us. Voice messages are acceptable. For email reporting, the email subject line should read "EFP Substantial Complaint" and include the appropriate project docket number.

Monthly Reports: By the 15th of each month, a summary of all complaints, including substantial complaints received or resolved during the preceding month, shall be eFiled to Dr. Burl W. Haar, Executive Secretary, Public Utilities Commission, using the Minnesota Department of Commerce eDockets system (see eFiling instructions attached to this permit).

If no Complaints were received during the preceding month, the permittee shall submit (eFile) a summary indicating that no complaints were received.

The permittee shall commence and continue to file monthly reports from the time of permit issuance through the 12 months following the notice of project completion. Thereafter, the permittee shall file a complaint report with the Commission within 14 days of the receipt of a new complaint through the term of the permit.

7. **Complaints Received by the Commission or Department of Commerce:**

Complaints received directly by the Commission or Department from aggrieved persons regarding site preparation, construction, cleanup, restoration, operation, and maintenance shall be promptly sent to the permittee.

8. **Commission Process for Unresolved Complaints:**

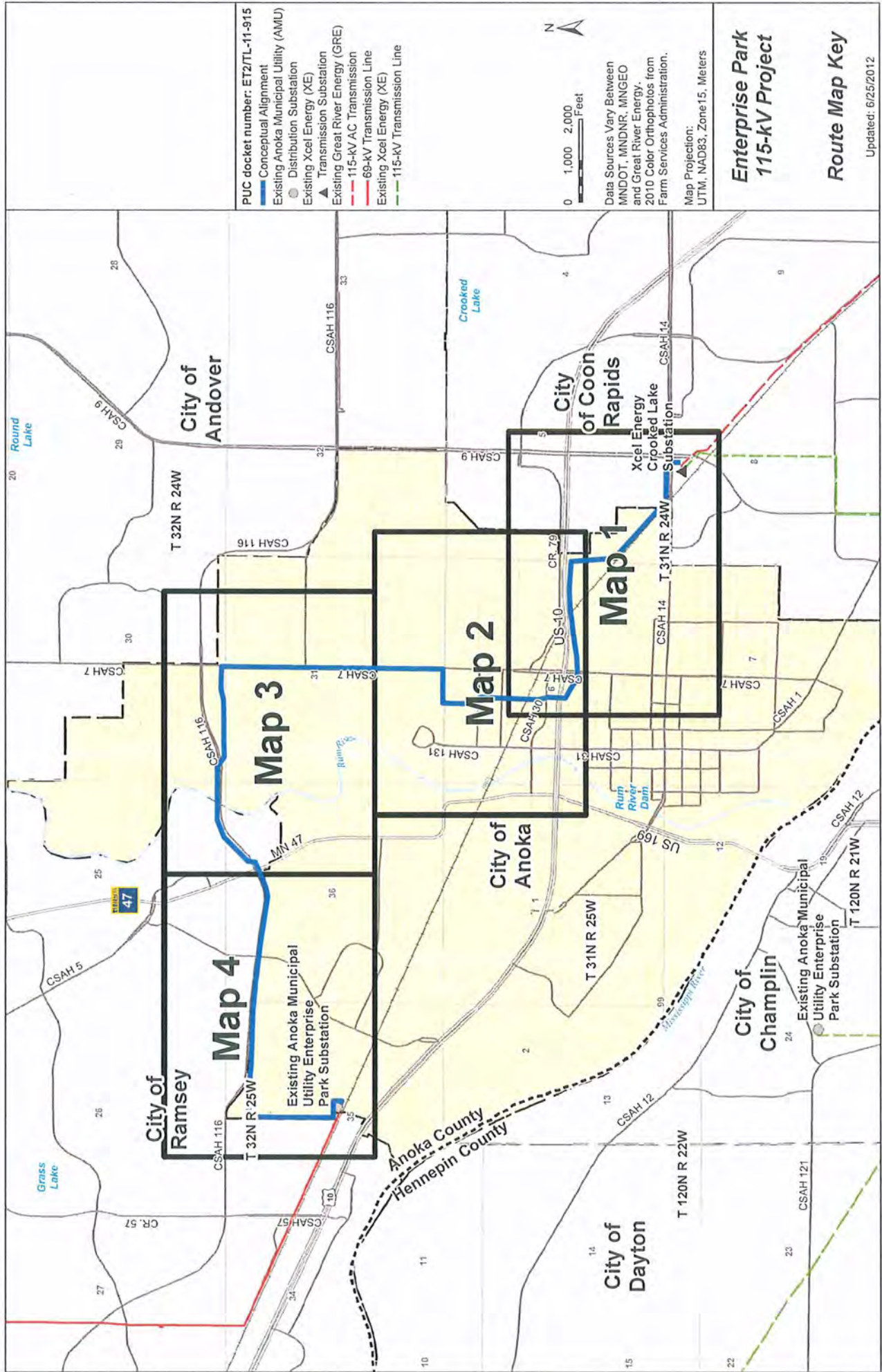
Commission staff shall perform an initial evaluation of unresolved complaints submitted to the Commission. Complaints raising substantial transmission line route permit issues shall be processed and resolved by the Commission. Staff shall notify the permittee and appropriate person(s) if it determines that the complaint is a substantial complaint. With respect to such complaints, each party shall submit a written summary of its position to the Commission no later than ten days after receipt of the staff notification. The complaint will be presented to the Commission for a decision as soon as practicable.

9. **Permittee Contact for Complaints and Complaint Reporting**

The permittee will eFile the permittee's contact person for complaints within 14 days of the order granting a route permit. The permittee will include the contact person and their associated contact information (mailing address, phone number, and email address) in the permit mailing to landowners and local governments.

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HVTL ROUTE MAPS



- PUC docket number: ET2/TL-11-915
- Conceptual Alignment
 - Existing Anoka Municipal Utility (AMU)
 - Distribution Substation
 - ▲ Existing Xcel Energy (XE)
 - ▲ Transmission Substation
 - ▲ Existing Great River Energy (GRE)
 - 115-kV AC Transmission
 - 69-kV Transmission Line
 - Existing Xcel Energy (XE)
 - 115-kV Transmission Line



Data Sources Vary Between
MNDOT, MNDNR, MNGEO
and Great River Energy.
2010 Color Orthophotos from
Farm Services Administration.

Map Projection:
UTM, NAD83, Zone 15, Meters

Enterprise Park 115-kV Project

Route Map Key

Updated: 6/25/2012



PUC docket number: ET2/TL-11-915

Great River Energy

- 115-kV Route
- Conceptual Alignment
- Existing Anoka Municipal Utility (AMU)
- Distribution Substation
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- 115-kV AC Transmission Line
- 69-kV Transmission Line
- Existing Xcel Energy (XE)
- 115-kV Transmission Line

Map Projection:
UTM, NAD83, Zone 15, Meters

0 250 500 Feet

Data Sources Vary Between
MNDOT, MNDNR, MNGEO
and Great River Energy.
2010 Color Orthophotos from
Farm Services Administration.

**Enterprise Park
115-kV Project**

Route Map 1

Updated: 6/25/2012



- PUC docket number: ET2/TL-11-915
 Great River Energy
- 115-kV Route
 - Conceptual Alignment
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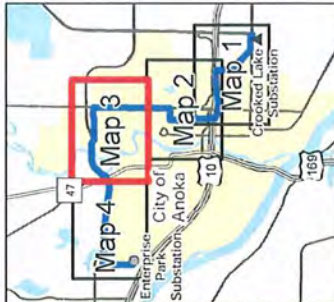
Data Sources Vary Between
 MNDOT, MNDNR, MNGEO
 and Great River Energy.
 2010 Color Orthophotos from
 Farm Services Administration.

Map Projection:
 UTM, NAD83, Zone 15, Meters

Enterprise Park 115-kV Project

Route Map 2

Updated: 6/25/2012



PUC docket number: ET2/TL-11-915

Great River Energy

115-kV Route

Conceptual Alignment

Existing Anoka Municipal Utility (AMU)

Distribution Substation

Existing Xcel Energy (XE)

Transmission Substation

Existing Great River Energy (GRE)

115-kV AC Transmission

69-kV Transmission Line

Existing Xcel Energy (XE)

115-kV Transmission Line

0 250 500 Feet

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Data Sources Vary Between MNDOT, MNDNR, MNGEO and Great River Energy. 2010 Color Orthophotos from Farm Services Administration.

Map Projection: UTM, NAD83, Zone 15, Meters

**Enterprise Park
115-kV Project**

Route Map 3

Updated: 6/25/2012

200' north of 116th and follows the parcel line on the south

75' north of existing driveway centerline

150' south of existing driveway centerline and 150' west of 7th Avenue

50' from the west edge of the proposed roadway

300' width

400' width

City of Ramsey

City of Anoka

City of Andover

Map 4

Map 3

Map 2

Map 1

Cooked Lake Substation

47

10

169

Enterprise Park

City of Substations Anoka

6th Ave

7th Ave

8th Ave

9th Ave

10th Ave

11th Ave

12th Ave

13th Ave

14th Ave

15th Ave

16th Ave

17th Ave

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289th Ave

290th Ave

291st Ave

292nd Ave

293rd Ave

294th Ave

295th Ave

296th Ave

297th Ave

298th Ave

299th Ave

300th Ave



PUC docket number: ET12/TL-11-915
 Great River Energy

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- Existing Xcel Energy (XE)
- 115-kV Transmission Line

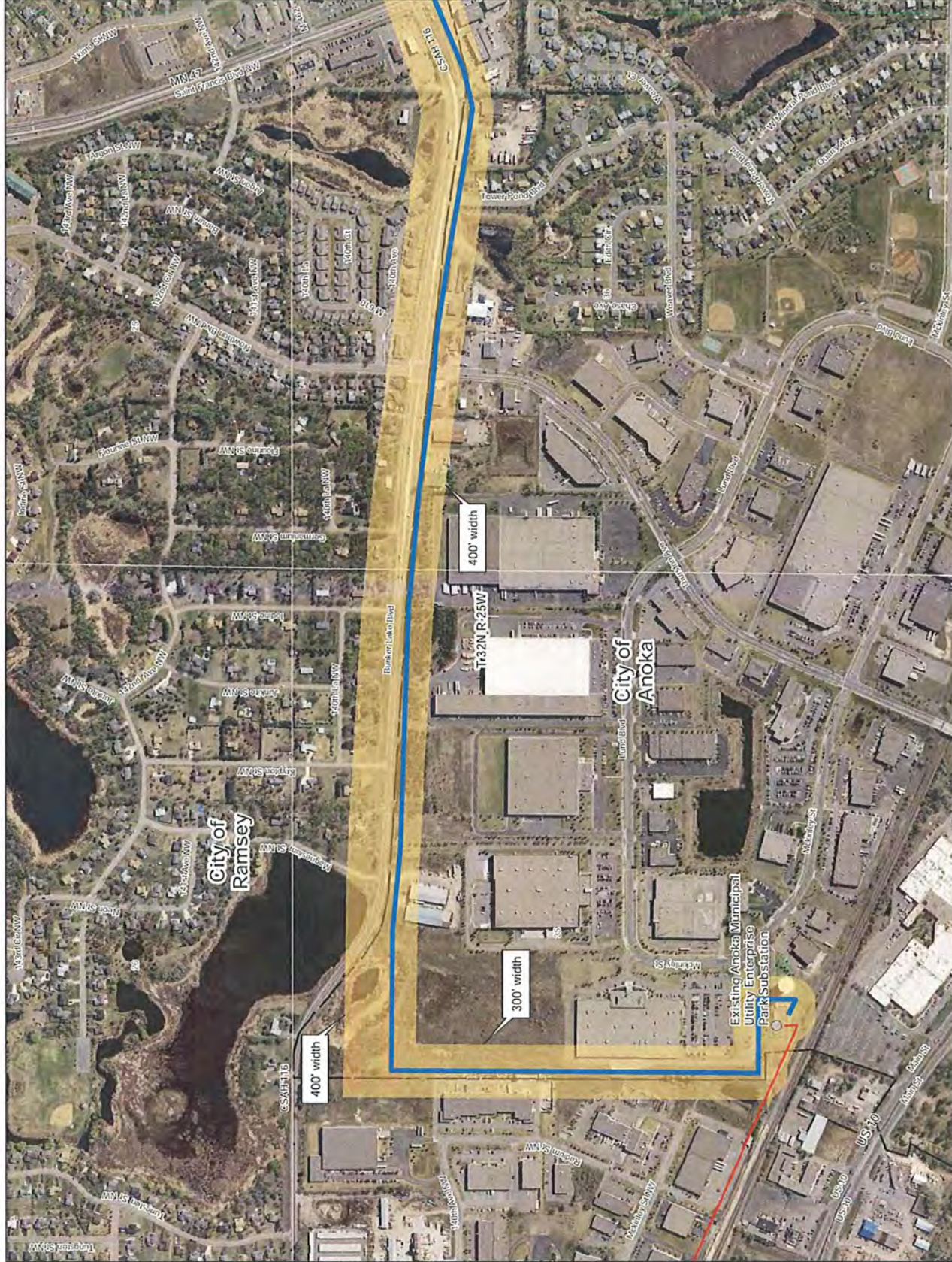
Map Projection:
 UTM, NAD83, Zone15, Meters

Data Sources Vary Between
 MNDOT, MNDNR, MNGEO
 and Great River Energy.
 2010 Color Orthophotos from
 Farm Services Administration.

Enterprise Park 115-kV Project

Route Map 4

Updated: 6/25/2012



FACT SHEET

Rights-of-Way and Easements for Energy Facility Construction and Operation

This fact sheet has been developed by Minnesota Department of Commerce, Energy Facility Permitting staff. It is intended for informational purposes only, as a result of and in response to questions and comments made at siting and routing public meetings throughout Minnesota. This document does not constitute legal advice, nor should it be relied on as such. Landowners are encouraged to independently verify any statements made herein.

The Minnesota Department of Commerce provides this fact sheet for landowners who may be affected by construction of energy facilities in the State of Minnesota. Its purpose is to explain the process by which utilities obtain rights-of-way for new energy facilities (i.e., transmission lines and pipelines) and to inform landowners of their rights in negotiating right-of-way agreements.

Public Utilities Commission and Permits for Energy Facilities

The State of Minnesota has established a state policy of locating energy facilities in an orderly manner compatible with environmental preservation, sustainable development, and efficient use of resources. The Minnesota Public Utilities Commission (PUC) has authority to issue permits for certain energy facilities in the state, including power plants, transmission lines, wind farms, and pipelines. When it issues such permits, the PUC must choose sites and routes that minimize adverse human and environmental impacts while ensuring energy system reliability and sufficient energy supplies.

The land required for a specific energy facility may impact multiple landowners. In order to ensure that the particular land and rights-of-way required for an energy facility can be obtained for a project, Minnesota law gives utilities the power of eminent domain. Because the general public interest is enhanced by the addition of necessary energy facilities, the power of eminent domain allows utilities to obtain property rights even if landowners are unwilling to negotiate right-of-way agreements. Thus, Minnesota law gives utilities the power to acquire or “take” property interests (generally easements) by condemnation for constructing energy

facilities.

Route Permits: Route permits issued by the PUC for transmission lines and pipelines specify a route width and a right-of-way (ROW) width. The route width is typically larger than the ROW width – providing flexibility in ROW placement within the route to address human and environmental concerns that arise after the permit has been issued. For example, the permitted ROW might be 150 ft. wide for a transmission line, but the permitted route might be 1000 ft. wide. The route is larger than the ROW to provide flexibility in locating and constructing the energy facility. But the route is also specific – it identifies where the energy facility must be placed, i.e. within the route. Thus, the route provides flexibility and predictability; it specifies where the energy facility must go and facilitates best placement of the facility within the route.

Site permits: The PUC typically issues site permits for electric power plants and wind farms. A PUC site permit will specify the site of the energy facility, with limited flexibility for locating and constructing the project. Eminent domain authority is not common for power plant sites, and is not available for wind farms.

Rights-of-way

The right-of-way (ROW) is the physical land area within a route that is needed to construct and operate the energy facility. A utility is interested in having rights to this land area sufficient to meet these uses. These rights may be obtained through one of two means: (1) purchase of an easement for the ROW, or (2) purchase of the land

outright (fee simple ownership). An outright land purchase is less common because utilities seek only enough land interests to build and safely operate the facility, and fee simple ownership may not be necessary to accomplish this goal.

A ROW agreement is a private agreement between a landowner and a utility. The PUC does not involve itself with negotiations between landowners and utilities and has no authority over this process. However, the PUC

Easements

The most common form of right-of-way (ROW) agreement is an easement, which is a legal interest in real property that transfers a partial property right to the holder of the easement (e.g., from a landowner to a utility). The easement agreement specifies restrictions on both the utility's and the landowner's use of the land and specifies the rights of the utility to enter and use the land. It is binding upon the utility, the landowner, and any future owners of the land unless and until the easement is discharged. The easement will be recorded in the county in which it is located in the same manner as other real estate transactions.

Easement agreements allow only what is described by the terms of the easement – e.g., to “build and maintain a 20 inch oil pipeline” or “build and maintain a 115 kilovolt (kV) transmission line.” Easements last for as long as the utility uses and maintains the energy facility in the ROW. If the utility abandons or removes the facility, the property interest transferred by the easement may return to the landowner (Minn. Stat. §117.225).

Easements typically describe allowable uses and restricted uses by the landowner. In general, the primary land use restrictions for transmission line ROWs include tall trees and buildings; for pipeline ROWs they include buildings, trees, shrubs, and brush.

ROW maintenance typically includes removing trees and other vegetation as needed within the ROW, and may

Negotiating

Almost all parts of the ROW agreement are negotiable, whether it is the purchase of an easement or fee simple ownership. Landowners can negotiate terms in the ROW agreement that will avoid or reduce negative impacts to their property. They can negotiate compensation for the ROW. Utilities, in turn, have an obligation to negotiate terms that meet the needs of their proposed facility. A satisfactory ROW agreement is likely best achieved if the landowner and the utility have reasonable expectations and negotiate in good faith.

Utilities have a statutory incentive to negotiate in good faith – if their last written offer to a landowner is significantly different from the final judgment of an eminent domain proceeding, the landowner can get attorney fees and other reasonable costs reimbursed

does enforce the permits which it issues, including permit conditions related to design, construction, maintenance, and restoration within the ROW.

include application of herbicides. Landowners with requirements for management of their land, e.g., organic certification prohibiting the use of certain pesticides, can discuss these requirements during their easement negotiations with the utility or its agent. Utilities typically notify landowners before beginning maintenance activities in the ROW; notification requirements may be part of the easement agreement. Some general conditions addressing the needs of landowners may be included in the permit issued by the PUC. In addition, the permitting process includes preparation of an Agricultural Impact Mitigation Plan (AIMP) by the Minnesota Department of Agriculture. The AIMP may include provisions dealing with organic farming as well as traditional agricultural uses.

In some instances, utilities require additional space during construction of an energy facility. This additional space is called “temporary work space” and is included in the ROW agreement, but is not part of the permanent easement. As the name implies, this work space is temporary and is typically used to place construction materials or provide operating room for machinery, e.g., room to maneuver and operate a pipeline drill. Unlike an easement, the property interest in the temporary work space reverts back to the landowner upon completion of the described work. A description of temporary work space, its uses, and duration should be part of ROW negotiations.

(Minn. Stat. §117.031).

Typically a utility real estate agent contacts a landowner to purchase an easement for a specific parcel or strip of land that is to be used for a ROW. The utility may offer a standard easement agreement and an amount of money it is willing to pay for the easement. The offer will reflect the utility's assessment of the ROW's impact on the fair market value of the property. Typically a landowner does not sign an easement agreement without first reading it, asking questions, and negotiating terms. A landowner may wish to obtain an independent appraisal of his or her land value, speak to other landowners about possible ROW agreements and conditions, or hire an attorney or other person to negotiate on the landowner's behalf.

Easement and purchase agreements are legal documents and should, to the extent possible, include detailed and precise language. In general, it is a good idea to include in the easement agreement details about the ROW, its uses, and parties' rights and responsibilities. Blanket easements, i.e., easements that do not identify the exact location of the ROW, were common at one time in Minnesota. More contemporary easements identify and define the land area of the ROW.

If a landowner feels confused or overwhelmed during

Determining Value

A common point of negotiation in ROW agreements is the amount of money that a landowner should receive for the ROW, be it an easement or fee simple purchase. By law, landowners are due just compensation for their property. Landowners often have questions regarding what values should be included in this compensation and how these values are calculated.

To begin with, the value of the land itself – the physical length and width of the ROW – should be included. It is possible to estimate the fair market value of this land with established appraisal methods. Fair market value is the amount a willing buyer would pay a willing seller, taking into consideration the highest and best use to which the property can be put. Fair market value is typically estimated in one of four ways: (1) comparing the property to similar properties that have been sold recently, (2) estimating the future income producing capability of the property, (3) estimating the cost to replace an existing structure on the property, and (4) estimating the value of planned development on the property. These methods are not conclusive but can be used to support or defend a particular value.

If the utility is purchasing an easement, it is not purchasing all of the land rights associated with the ROW. Thus, the utility may propose paying a percentage of the fair market value of the property. This percentage is a point of negotiation between the landowner and utility.

Landowners can include damages as part of their compensation – e.g., crop damage or drain tile damage due to construction or maintenance of the energy facility. Landowners can negotiate how this value is calculated. Landowners can also be compensated for loss of a going concern (Minn. Stat. §117.186).

Another value that landowners may desire to include is any change in the value of their property that is not in the ROW, but is adjacent to it. It may be difficult to

negotiations, he or she may wish to consult an attorney or “take a timeout” from negotiating until they get a better understanding of the process. Generally, time spent negotiating is time well spent – eminent domain proceedings can be time consuming and expensive.

Ultimately, each ROW agreement is unique – reflecting the values and interests of the landowner and the utility. These interests typically are not mutually exclusive and a satisfactory ROW agreement can most often be reached through negotiation.

determine if a ROW and associated energy facility will affect the value of adjoining property, and if so, to what extent. Numerous studies have been conducted on this issue with varying results. Some general trends have been revealed by these studies. First, when negative impacts on property values occur due to establishment of a ROW, they tend to be in the range of a 1 to 10 percent reduction in value. Conversely, in some cases, the impacts can be positive. Second, negative impacts are most often attributed to the unattractiveness of the energy facility, fear of potential health effects, noise (during operation and maintenance, depending on the type of facility), and safety concerns. Third, the presence of the ROW and energy facility is not the primary determinant of property value. Neighborhood characteristics, lot size, schools, land characteristics, and improvements are all better predictors of property value. Fourth, the impact on property value from a ROW decreases the further away the property is from the ROW. Thus, impacts are usually greater for smaller properties than for larger properties.

Studies notwithstanding, every landowner has a unique relationship with his or her property and thus valuing impacts to property adjacent to a ROW can be challenging. If a landowner determines that he or she cannot continue living on property with an energy facility ROW easement, the landowner can, with some limitations, require that the utility purchase the landowner's entire property in fee simple (Minn. Stat. §216E.12).

A value that generally is not included in ROW agreements is the value of the energy moving through the energy facility (e.g., transmission line, pipeline). In contrast, landowners with agreements to allow wind turbines to be placed on their property can receive payments that reflect the wind energy generated on their property. In these cases, the wind farm developer is purchasing a property right that includes a known energy source, the wind. ROW agreements for transmission

lines and pipelines do not anticipate drawing or creating energy from the ROW; thus, there is no energy value to

speak of and no energy value appears in the ROW agreement.

Eminent Domain

“Eminent domain” is the power to take privately owned property, particularly land, and convert it to public use, subject to reasonable compensation for the taking. Despite good faith negotiations, it’s possible that a landowner and utility will not reach agreement on the terms of a ROW agreement. Under these circumstances, once it obtains the necessary PUC permits, the utility has the right to use eminent domain power to initiate condemnation proceedings. However, until the utility receives the necessary permits, it may not initiate such a proceeding.

Minnesota Statutes Chapter 117 (Minn. Stat. §117, titled “Eminent Domain”) describes the procedures to be followed for condemnation proceedings in Minnesota. The intent of Chapter 117 is to determine, through a fair process, what payment is due the landowner for the use of his or her land. Chapter 117 provides protections for landowners. The utility must negotiate in good faith with the landowner, and provide the landowner with a copy of an appraisal of the property before beginning a condemnation proceeding (Minn. Stat. §117.036). The landowner can obtain an appraisal and may be reimbursed, within statutory limits, for the reasonable costs of this appraisal (Minn. Stat. §117.036).

The utility begins a condemnation proceeding by filing a petition with the appropriate District Court. Landowners must receive notice of the petition (Minn. Stat. §117.055). A landowner may object to the granting of the petition and may appeal the issuance of a petition. If the petition is granted, the property interest (i.e., easement or fee simple ownership) is transferred to the utility, and the issue of compensation is taken up. The Court must appoint three impartial commissioners for the condemnation proceeding to ascertain the amount of compensation due to the landowner for the taking of the property (Minn. Stat. §117.075). The commissioners have broad powers to hear and consider “allegations and proofs of all persons interested” (Minn. Stat. §117.085). The commissioners’ decision is considered final; however, landowners may appeal the decision and may request a jury trial.

A landowner who chooses not to negotiate a ROW on his or her property and instead requires the utility to use eminent domain power by initiating a condemnation process, would likely benefit from legal counsel. Condemnation proceedings can be time consuming and expensive; however, some landowners may feel this time and expense is necessary and worthwhile.

References and Resources

- Minnesota Statutes, Law, and Rules, <http://www.revisor.mn.gov/pubs/>
- Minnesota Session Laws, 2010, Chapter 288, <https://www.revisor.mn.gov/laws/?id=288&doctype=Chapter&year=2010&type=0>
- “Eminent Domain: Just Compensation,” Minnesota House of Representatives, House Research, <http://www.house.leg.state.mn.us/hrd/pubs/ss/clssedjust.htm>
- Resources on Minnesota Issues, Eminent Domain, Minnesota Legislative Reference Library, <http://www.leg.state.mn.us/lrl/issues/eminentdomain.asp>
- “Summary Guide to Eminent Domain,” Bruce D. Malkerson, Howard A. Roston, and Patrick B. Steinhoff (2006), available for purchase from Minnesota CLE, <http://www.minncle.org>
- “Right-of-Way and Easements for Electric Facility Construction,” Public Service Commission of Wisconsin, <http://psc.wi.gov/thelibrary/publications/electric/electric02.pdf>
- “The Effects of Overhead Transmission Lines on Property Values: A Review and Analysis of the Literature,” Cynthia A. Kroll and Thomas Priestley, Edison Electric Institute (1992), <http://staff.haas.berkeley.edu/kroll/pubs/tranline.pdf>
- “Do High Voltage Electric Transmission Lines Affect Property Value?,” Stanley W. Hamilton and Gregory M. Schwann, *Land Economics*, Vol. 71, No. 4 (Nov., 1995), p. 436-444
- “The Impact of Transmission Lines on Property Values: Coming to Terms with Stigma,” Peter Elliott, David Wadley, *Property Management*, 20(2), (2002), p. 137-152. http://espace.library.uq.edu.au/eserv/UQ:8095/dw_pm_02.pdf
- “Power Lines and Property Values Revisited,” Jennifer M. Pitts, Thomas O. Jackson, *Appraisal Journal*, Fall 2007, <http://www.entrepreneur.com/tradejournals/article/171851335.html>

Minnesota Department of Commerce, Energy Facility Permitting
85 7th Place East, Suite 500, Saint Paul, MN 55101, 651.296.4026
<http://energyfacilities.puc.state.mn.us>

Park Patron Picnic

Thursday, September 13 from 5:00-7:30

The Draw 7401 E Ramsey Parkway, Ramsey, MN 55303
(within the COR)

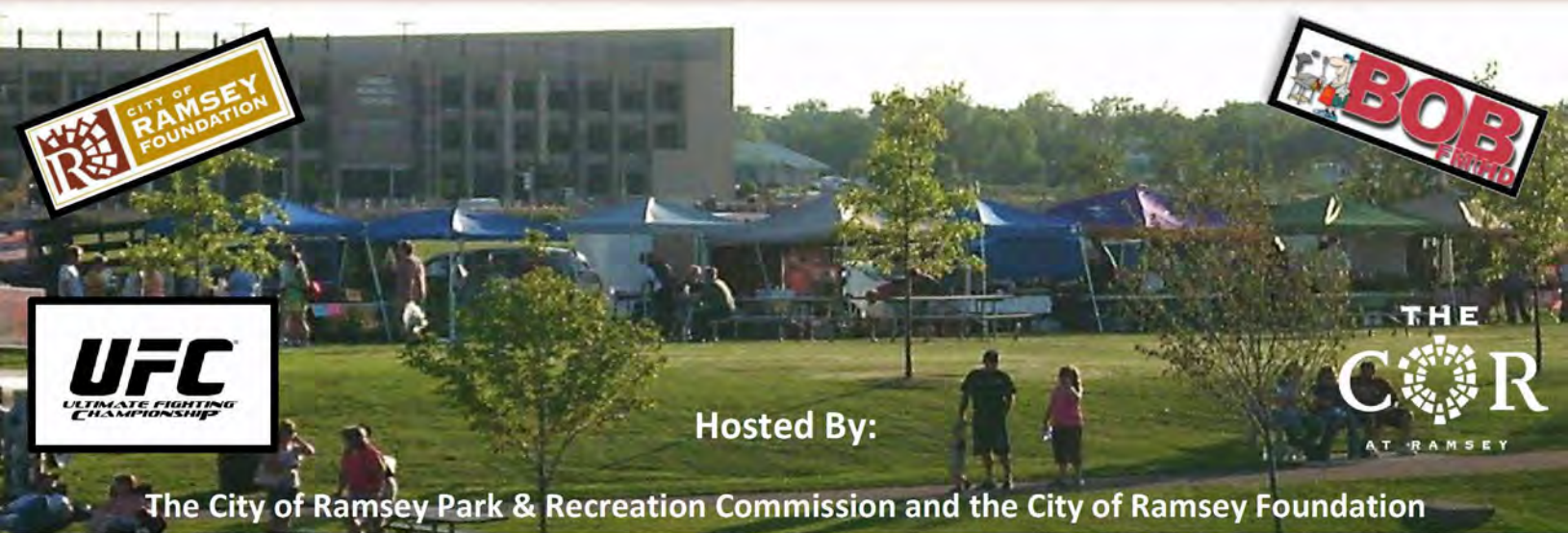
Come celebrate another successful year of The Draw Summer Event Series and Farmers Market with a live broadcast from BOB FM.

Free Food & Free Prizes

How It Works

Pick up your Free Meal Card at any Farmers Market Booth on Thursdays from 3-7 PM. For each \$6 purchase at the Farmers Market from August 23rd until September 13th, you'll get a stamp worth 1 free meal at the grill. Fill a whole card (\$24 in Farmers Market purchases over 4 weeks) and qualify for the valuable grand prize. Turn in your stamped card from 5:00-6:45 PM on September 13th for free food, drink & to enter the prize drawing.

Must be present to win* **Rainout date is Sep. 20th*



The City of Ramsey Park & Recreation Commission and the City of Ramsey Foundation

FOOD AND DRINKS will be available for purchase during the event
FARMERS MARKET adjacent to the amphitheater in The Draw
LOCATION The Draw 7401 E Ramsey Parkway, Ramsey, MN 55303

RAMSEY STAR EXPRESS RIDER ALERT

The bus stop location will be moved from Veterans Drive to Sunwood Drive for the Week of September 10 – 15 while work is performed on the pedestrian bridge to the rail station.

Vehicle access to the parking ramp will be from the west. The street will be closed south of the parking ramp.

RAMSEY STAR EXPRESS TEMPORARY BUS STOP RELOCATION SEPTEMBER 2012

