

**City of Ramsey**  
**Agenda**  
**Environmental Policy Board (EPB)**  
**Monday, August 19, 2019**  
**6:30 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
  1. Approve Meeting Minutes Dated June 17, 2019
- 5. Policy Board Business**
  1. Review of MN Brightfields Workshop on the Potential of Solar Development at the Closed Landfill Site
  2. Consider Opportunity to Apply for Grant Funding for Water Efficiency
- 6. Board/Staff Input**
  1. Review Summer Recycling Event
- 7. Adjournment**

**Environmental Policy Board (EPB)**

**4. 1.**

**Meeting Date:** 08/19/2019

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Approve Meeting Minutes Dated June 17, 2019

**Action:**

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**Attachments**

Meeting Minutes Dated June 17, 2019

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 08/15/2019

**Reviewed By**

Tim Gladhill

**Date**

08/15/2019 03:10 PM

Started On: 08/15/2019 08:40 AM

**ENVIRONMENTAL POLICY BOARD  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

On Monday, June 17, 2019, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:     Chairperson Michael Valentine  
                          Board Member Reid Bernard  
                          Board Member Jane Covart  
                          Board Member Melissa Fetterley  
                          Board Member Michael Hiatt

Members Absent:     Board Member Michael Madison  
                          Board Member Laura Moore

Also Present:         City Planner Chris Anderson  
                          City Council Liaison Debra Musgrove

**1.     CALL TO ORDER**

Chairperson Valentine called the meeting to order at 6:30 p.m.

**2.     CITIZEN INPUT**

None.

**3.     APPROVE AGENDA**

Motion by Board Member Covart and seconded by Board Member Hiatt to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Covart, Hiatt, Bernard, and Fetterley. Voting No: None. Absent: Board Member Madison and Moore.

**4.     APPROVE MINUTES**

**4.01: Approve Meeting Minutes Dated May 20, 2019**

Motion by Board Member Fetterley and seconded by Board Member Covart to approve the regular meeting minutes dated May 20, 2019.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Fetterley, Covart, Bernard, and Hiatt. Voting No: None. Absent: Board Member Madison and Moore.

**5.     POLICY BOARD BUSINESS**

### **5.01: Consider Landscape Plan for Suite Living; Case of Hampton Companies**

City Planner Anderson presented the staff report. He stated that the City has received an application from Hampton Companies for a Site Plan for Suite Living, a proposed 32 unit, assisted living facility located at the northeast corner of the intersection of Jasper Street and 139<sup>th</sup> Lane. The Environmental Policy Board may recall reviewing a Sketch Plan earlier this year for Rivenwick 3<sup>rd</sup> Addition, which was to be a mix of townhomes, commercial and this assisted living facility. This project was shifted east, adjacent to the existing townhome development to the east, to take advantage of the fact that the public road is already in place. He recommended that the Board recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter, and to support the requirement for a noise study and any applicable noise mitigation measures.

Board Member Hiatt asked if it is becoming common practice to request a noise study for development cases near Highway 10 because of potential improvements on the highway.

City Planner Anderson confirmed that would be similar for other residential projects along that corridor.

Chairperson Valentine asked for additional details on the noise study, specifically what is used for comparison.

City Planner Anderson stated that staff has a baseline to use for comparison purposes.

Board Member Fetterley stated that it does not seem there is a lot of room for additional plantings between the building and highway, should that be recommended from the noise study.

City Planner Anderson stated that modifications to the plan may be required dependent on the results of the noise study. He noted that berming could help and that would not require a wide strip of land. He noted that a combination of tactics could be used for noise mitigation, if that is necessary.

Motion by Board Member Fetterley and seconded by Board Member Hiatt to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter, and to support the requirement for a noise study and any applicable noise mitigation measures.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Fetterley, Hiatt, Bernard, and Covart. Voting No: None. Absent: Board Member Madison and Moore.

### **5.02: Consider Landscape Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center, LLC**

City Planner Anderson presented the staff report. He stated that the City has received an application from Bob Mikulak with Ramsey Storage Center, LLC, for Site Plan and Final Plat for a new indoor, climate controlled self-storage facility at the northeast corner of Ramsey Boulevard and Bunker Lake Boulevard. Over the past 15 years, there have been numerous self-storage projects proposed on the subject property, most recently in 2016. That project was granted final approvals for Site Plan and Final Plat. The approvals would have expired however the previous

developer had obtained extensions on both fronts. The current proposal has some slight changes from what was previously approved and thus, the applicant is going through the review process for Site Plan. He recommended that the Board approve the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Board Member Hiatt asked if there would be security fencing.

City Planner Anderson replied that although the previously approved plan had fencing, this applicant is not proposing any as access cannot be gained to any of the storage units unless you are inside the building. He stated that there is a fire lane around the building for emergency purposes but that will be posted as not for public use.

Motion by Board Member Hiatt and seconded by Board Member Covart to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Hiatt, Covart, Bernard, and Fetterley. Voting No: None. Absent: Board Member Madison and Moore.

### **5.03: Consider Landscape Plan Associated with the Site Plan for Name Brand Storage (Project No. 19-120); Case of Josh Peterson**

City Planner Anderson presented the staff report. He stated that the City has received an application from Josh Peterson for a Minor Plat and Site Plan for a proposed self-storage facility located near the western boundary of the City, north of 156<sup>th</sup> Avenue south/southwest of BNSF railroad tracks. He recommended that the Board recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Board Member Hiatt asked if there is an intention to expand the cul-de-sac.

City Planner Anderson explained that the intention will be to eventually make the connection to Alpine Drive as part of the Highway 10 access management plan.

Chairperson Valentine stated that it could be helpful for the Board to review the Highway 10 options that were recently reviewed at an open house, as that could help provide context for future planning cases that will be reviewed in that area.

City Planner Anderson confirmed that he would attempt to add that item to the July or August meeting.

City Councilmember Musgrove believed that there are upcoming meetings that will narrow down the choices as well.

City Planner Anderson noted that he can provide updates as future meetings occur. He advised that interested members of the Board are welcome to attend the meetings as well.

Motion by Board Member Covart and seconded by Board Member Fetterley to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Covart, Fetterley, Bernard, and Hiatt. Voting No: None. Absent: Board Member Madison and Moore.

**6. BOARD / STAFF INPUT**

- **Paper Shredding Event Recap**

City Planner Anderson reported that the first standalone paper shredding event took place in conjunction with the City of Anoka. He stated that the event went well, noting that the driver of the shredding truck estimated that about four tons of paper had been collected a little over halfway through the event. He noted that a similar event will take place in October and advised that similar events will be held in Anoka between now and then and are also open to Ramsey residents.

**7. ADJOURNMENT**

Motion by Chairperson Valentine and seconded by Board Member Hiatt to adjourn the meeting.

The meeting adjourned at 7:14 p.m.

Respectfully submitted,

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Chris Anderson  
City Planner

ATTEST:

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JoAnn Shaw  
Community Development Secretary

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

**Meeting Date:** 08/19/2019

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Review of MN Brightfields Workshop on the Potential of Solar Development at the Closed Landfill Site

**Purpose/Background:**

As the Board knows, the City hosted a workshop on July 17-18 focused on development of solar energy systems on Closed Landfill Sites across the state and more specifically, the Closed Landfill Site (CLS) in Ramsey, located west of Sunfish Lake Blvd, north of Sunwood Drive, and south of Alpine Park. The workshop was organized by Metropolitan Council staff in response to Ramsey's Closed Landfill Site being selected by the Council of Development Finance Agencies (CDFA) Brownfields Technical Assistance Program for further analysis (at no cost to the City). The intention of the workshop was to explore what potential obstacles there may be to developing solar on a CLS and identify possible solutions. The workshop also included a site visit to Ramsey's CLS (photos attached).

**Observations/Alternatives:**

There were a wide range of state agencies and organizations that participated in this workshop (a list of organizations that attended is attached to this case). One of the biggest takeaways from this workshop was the Minnesota Pollution Control Agency's (MPCA) openness to finding a pathway to allow solar development on not only this CLS, but all of their closed landfills throughout the state (about forty-five [45] in all). In fact, they even expressed a willingness to explore the potential of allowing solar development on the 'cap' of closed landfills (the 'hill' portion of a landfill).

The combination of solar developers, Connexus Energy, and MPCA staff was really beneficial during the site visit of the CLS. While the cap may present the greatest opportunity to capture sunlight, it also comes with the greatest risk and cost. Additionally, the available load to add to the distribution system (power lines) is really limited to somewhere about 8 megawatts, anything more would require routing through transmission lines, which further increases costs (this is specific to the Ramsey CLS).

Minnesota is unique in terms of how it addresses closed landfills. In the mid 1990s, the legislature adopted the Landfill Cleanup Act, which essentially put the responsibility for properly closing landfills under the guidance of the MPCA. General Obligation (GO) bonds were issued to fund necessary work at closed landfills to mitigate risk to the public and the environment. However, there were stipulations with the GO bonds that preclude 'private activities' from occurring on land where GO bonds were used to conduct work. That has proven to be a significant challenge to any sort of development of closed landfill sites.

Due to the restrictions related to the GO bonds, as well as the cost and risk implications associated with solar development on the landfill cap, an area in the southeast portion of the CLS was honed in on by the group. The area is approximately twenty to twenty-five (20-25) acres in size, and there has been no work done with GO bonds in this area. The MPCA expressed interest in possibly splitting this portion of land off (e.g. subdivision) from the rest of the CLS to eliminate any GO bond restrictions. This could 'open the door' to solar development on this parcel.

The CDFA will be developing a report for both the City and the Metropolitan Council as a result of this workshop. Their main focus is funding options/strategies should a solar development proposal come forward. Since this land is owned by the State of Minnesota, there is no property tax collected presently. However, there would be a slight economic benefit to the City should solar development occur. This would come from the Minnesota Solar Energy

Production Tax, which would collect \$1.20 per megawatt (MW) hour of generation. That tax is split between counties (80%) and cities/townships (20%), so the City would realize some new revenue should solar ultimately be developed at the CLS.

While the majority of the CLS is zoned Public/Quasi-Public, which has provisions for solar energy systems (with the issuance of a Conditional Use Permit), several outlying areas of the CLS are zoned either E-1 Employment or R-2 Residential. However, the MPCA had requested that the entirety of the CLS be guided as Closed Landfill. Once the Comprehensive Plan Update is approved by the Metropolitan Council, the a new Closed Landfill zoning district will need to be created and the Zoning Map will need to be amended accordingly. Presumably, this new zoning district would identify solar energy systems as a principal use with a Conditional Use Permit, similar to the Public/Quasi-Public district.

Overall, the workshop seemed very well received with a lot of enthusiasm from all attendees about the possibilities of utilizing CLS across the state for solar energy development. There is a broader study that has also been funded by the state legislature for the State of Minnesota Environmental Quality Board (EQB) to conduct further analysis on siting solar development and greenhouse gas mitigation on CLS across the state. That study should be completed sometime in 2020.

**Action:**

No action is necessary, this is for informational purposes only.

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**Attachments**

[Workshop Agenda](#)

[Photos of Closed Landfill Site Visit](#)

[Background Information Maps](#)

[Aerial View of CLS](#)

[Aerial and Zoning Exhibit](#)

[EQB Study Parameters](#)

[List of Agencies that Attended the Workshop](#)

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**Form Review**

**Inbox**

Tim Gladhill  
Chris Anderson (Originator)  
Tim Gladhill  
Form Started By: Chris Anderson  
Final Approval Date: 08/15/2019

**Reviewed By**

Chris Anderson  
Chris Anderson  
Tim Gladhill

**Date**

08/15/2019 02:58 PM  
08/15/2019 02:58 PM  
08/15/2019 03:08 PM  
Started On: 07/23/2019 09:22 AM

**CDFA Brownfields Technical Assistance Program & City of Ramsey Anoka-Ramsey Closed Landfill**

**DAY 1 AGENDA**

**July 17, 2019. 8:15am – 4:30pm.**

**Ramsey Municipal Plaza, Lake Itasca Room (7550 Sunwood Dr NW, Ramsey, MN 55303)**

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**8:15am. Registration. Ramsey Municipal Plaza.** Register, coffee and light snacks, find seating.

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**8:30am. Workshop Kickoff. Ramsey Municipal Plaza.** Introductions, meet the team, review agenda, and frame the purpose of the site visit and stake-holder meetings later in the day. **Lead:** Cameran Bailey and City of Ramsey staff

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**9:30am. Site Visit. Anoka-Ramsey Closed Landfill (14787 Sunfish Lake Blvd NW, Ramsey, MN 55303).** Travel to site, get overview of site characteristics, history, current status, and any future plans for closed landfill from MPCA. Walking Q&A of site. **Lead:** Mark Umholtz, MN Pollution Control Agency, Closed Landfill Program

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**11:30am. Lunch.** Patronize an establishment nearby to Ramsey Administrative Office.

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**Return to Ramsey Municipal Plaza by 12:25pm**

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**12:30pm. Stakeholder Focus 1: Localized Natural Environment Goal.** Integrate and develop the most innovative and necessary environmental benefits and BMP's at site. **Facilitator:** Dan Marckel, Katelyn Champoux, Cameran Bailey

- Key Stakeholders: MN Department of Natural Resources, MN Board of Water & Soil Resources, MN Pollution Control Agency, University of MN, MN Brownfields, City of Ramsey Officials

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**1:45pm. Stakeholder Focus 2: LMI-Household/Societal Goal.** Develop the project to utilize a portion of the financial revenues of the project to directly assist energy-burdened homes in the City of Ramsey. **Facilitator:** Dan Marckel, Katelyn Champoux, Cameran Bailey

- Key Stakeholders: Connexus Energy, Anoka County Community Action Program, Anoka County Housing & Redevelopment Authority, City of Ramsey Officials, City of Ramsey - Anoka Area Chamber of Commerce, Rural Renewable Energy Alliance, Neighborhood Associations, MN Department of Commerce

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**3:00pm. Stakeholder Focus 3: Development Goal.** Identify most feasible development scenarios for this site to be developed in a manner that incorporates identified social and environmental benefits, and informs replicability, for the other 110+ sites in the state. **Facilitator:** Dan Marckel, Katelyn Champoux, Cameran Bailey

- Key Stakeholders: Rural Renewable Energy Alliance, MN Brightfields Initiative, MN Pollution Control Agency, MN Brownfields, City of Ramsey Officials

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**4:15pm. Closing Remarks.** Discuss how workshop from today will inform plans for Day 2. Pose any lingering questions/concerns you want addressed Day 2 if you won't be here.

- **Leading:** CDFA and Cameran Bailey

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**4:30pm. Day Concludes.**

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**CDFA Brownfields Technical Assistance Program & City of Ramsey Anoka-Ramsey Closed Landfill**

**DAY 2 AGENDA**

**July 18, 2019. 9:15am – 11:30am.**

**Ramsey Municipal Plaza, Lake Itasca Room (7550 Sunwood Dr NW, Ramsey, MN 55303)**

- 
- 8:15am. Pre-Workshop: CDFA Advisors Download** independent of stakeholders.
- 
- 9:15am. Registration. Ramsey Municipal Plaza.** Register, coffee and light snacks, find seating.
- 
- 9:30am. Team-Work Group Time. Ramsey Municipal Plaza.** Intentional workshopping and creative thinking to address issues, priorities, opportunities, and barriers raised in Day 1 focus groups. **Lead:** CDFA and Advisors.
- Key Stakeholders: Rural Renewable Energy Alliance, MN Brightfields, MN Pollution Control Agency, City of Ramsey Officials, Connexus Energy, MNSEIA, State Agencies
- 
- 10:30am. Key Stakeholders Debrief. Ramsey Municipal Plaza.** Final questions CDFA’s advisors may have and for CDFA to give group a rough outline of their report and what it will look like based on the discussion from the past couple of days. **Lead:** CDFA and Advisors.
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- 11:30am. Closing Remarks, CDFA Site Visit Concludes. Lead:** Cameran
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**Confirmed Representatives from CDFA & Advisors:**

**Cayla Matsumoto**

Brownfields Program Manager  
Council of Development Finance Agencies

**James Metz**

Brownfields Program Coordinator  
Council of Development Finance Agencies

**Charlie Howland**

Partner, Environmental Practice Head  
Curtis, Mallet-Prevost, Colt & Mosle LLP

**Bob Long & Peder Larson**

Larkin Hoffman

**List of Attending Organizations**

- **MN Dept. of Natural Resources**
- **MN Pollution Control Agency**
- **MN Department of Commerce**
- **University of Minnesota**
- **City of Ramsey**
- **Connexus Energy**
- **Anoka County Community Action Program**
- **City of Ramsey Committees and Associations**
- **MN Brightfields Initiative (CERTs, Met Council)**
- **MN SEIA & Select Members (RREAL, Hunt Electric, AMERESCO)**

## Project Outcomes

1. The City of Ramsey's "Anoka-Ramsey Closed Landfill" to become the first true "Brightfield" developed in the state of Minnesota, and to be developed in a manner that centers the benefits of the project on Ramsey's LMI-Households and the city's natural environment as a replicable model for how the other 110+ closed landfills in the state may be redeveloped in a socially and environmentally just manner.
2. Additionally, this site will serve as a "living lab" for different ways in which environmentally and socially responsible and just practices may be incorporated across the site.

## Project Goals

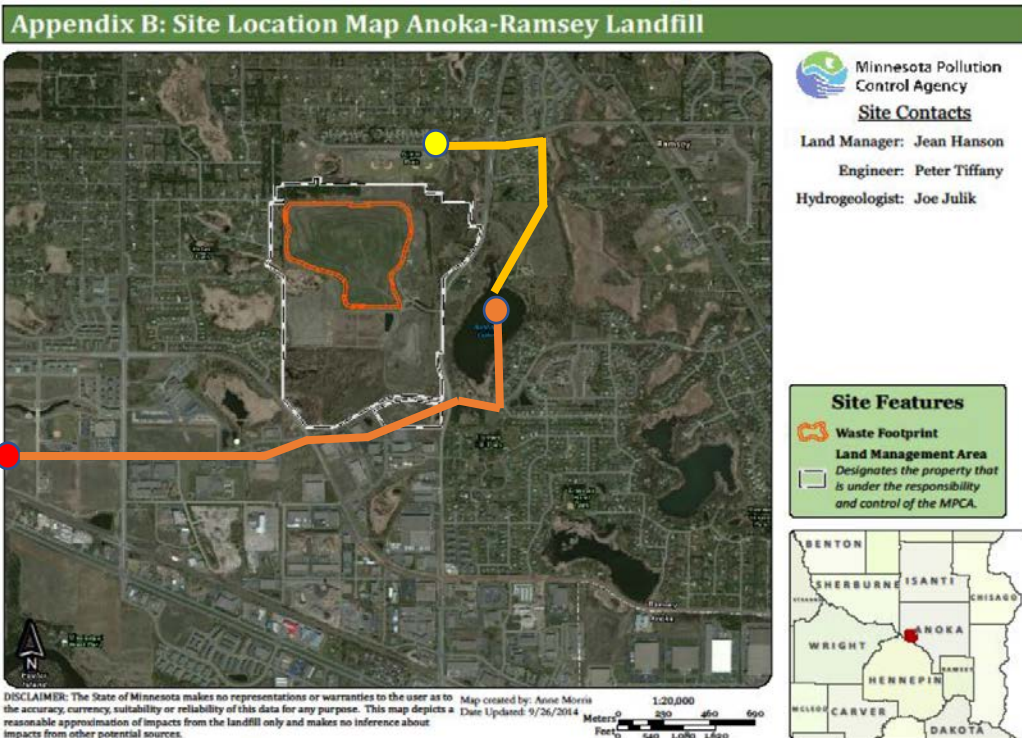
1. **Localized Natural Environment Goal:** Integrate and develop the most innovative and necessary environmental benefits and BMP's at site.
2. **LMI-Household/Societal Goal:** Develop the project to utilize a portion of the financial revenues of the project to directly assist energy-burdened homes in the Ramsey and Anoka County.
3. **Development Goal:** Identify most feasible development scenarios for this site to be developed in a manner that incorporates identified social and environmental benefits, and informs replicability, for the other 110+ sites in the state.

**Project Site Description:** 267.4-acre "Anoka-Ramsey" closed landfill site located in the southeastern quadrant of the City of Ramsey. The site is located 1-mile due north of the Mississippi River. The site is directly adjacent to active light commercial, light industrial, and "multi-optional development" land uses to the south of the site, light single-family residential to the west of the site, Alpine Park to the north of the site, and undeveloped shrubbery, forest, and City-Owned Sunfish Lake (30-acre) & Park to the east of the site. The site was officially closed as a landfill in 1993. The "cap" of the landfill is approximately 64-acres in size, with approx. 3,419,316 tons of waste within the cap.

● **Ramsey Municipal Plaza (Lake Itasca Room):** 7550 Sunwood Dr NW, Ramsey, MN 55303

● **Closed Landfill Entrance:** 14787 Sunfish Lake Blvd NW, Ramsey, MN 55303

● **Alpine Park Entrance:** 6600 Alpine Dr, Ramsey, MN 55303



**Name:**

**Organization:**

**Role:**

**Major Questions/Concerns you want to address today:**

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**Questions and ideas to think about during site visit.**

What areas of need and/or concern do you see on site relative to your profession?

What opportunities related to your profession do you see on site?

If this site could be ANYTHING to support the mission of your organization/stakeholders, what would it be?







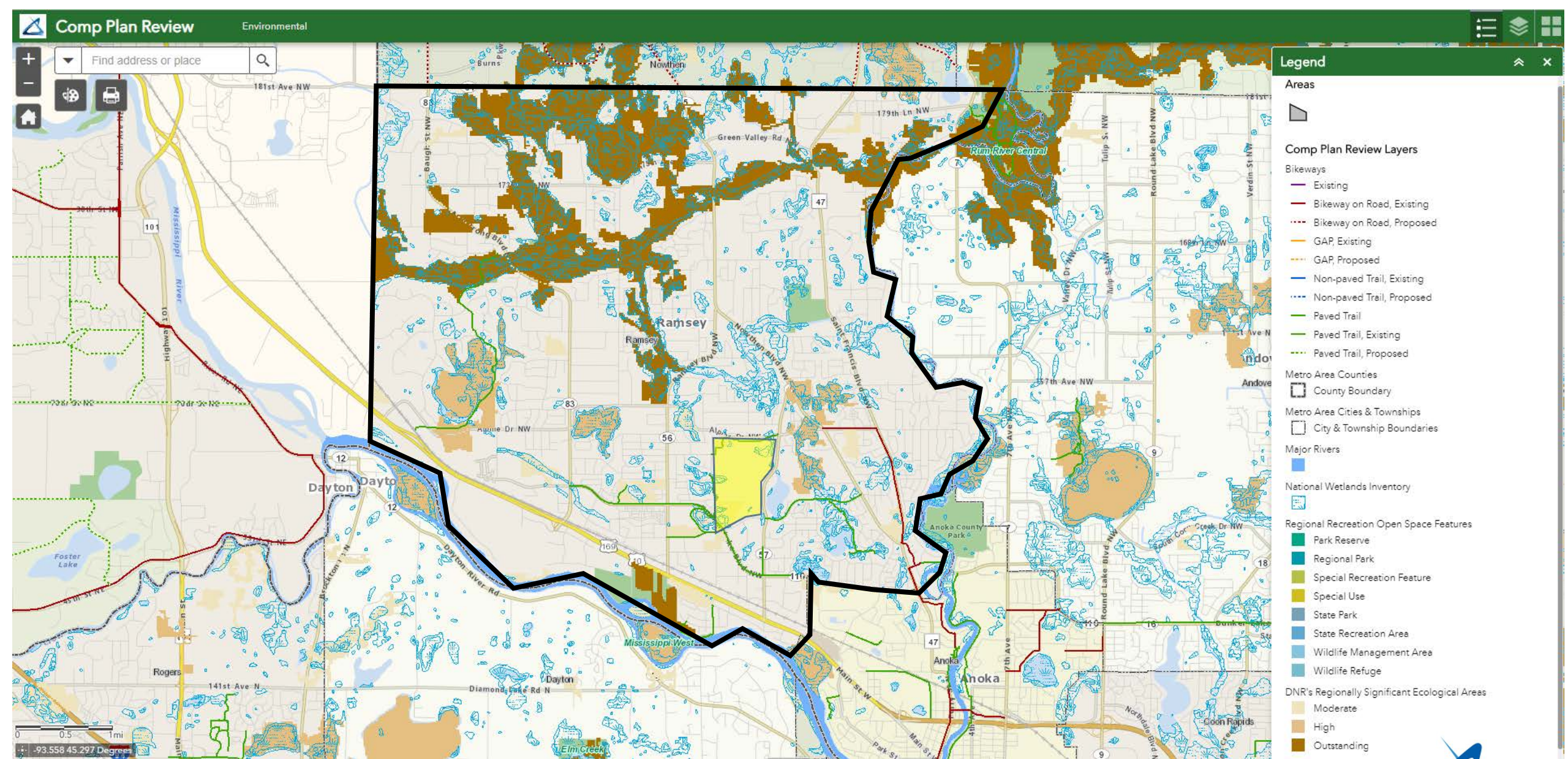




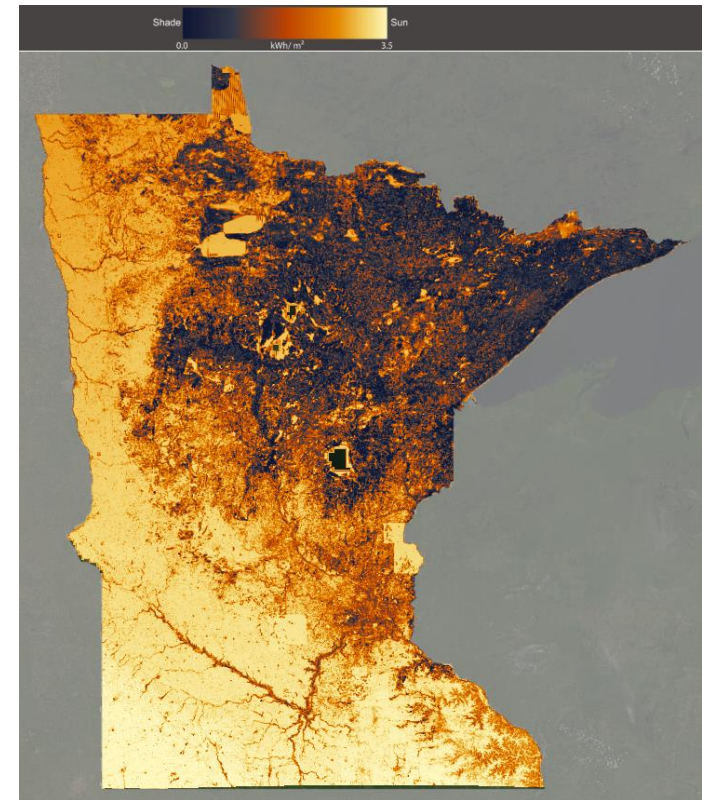
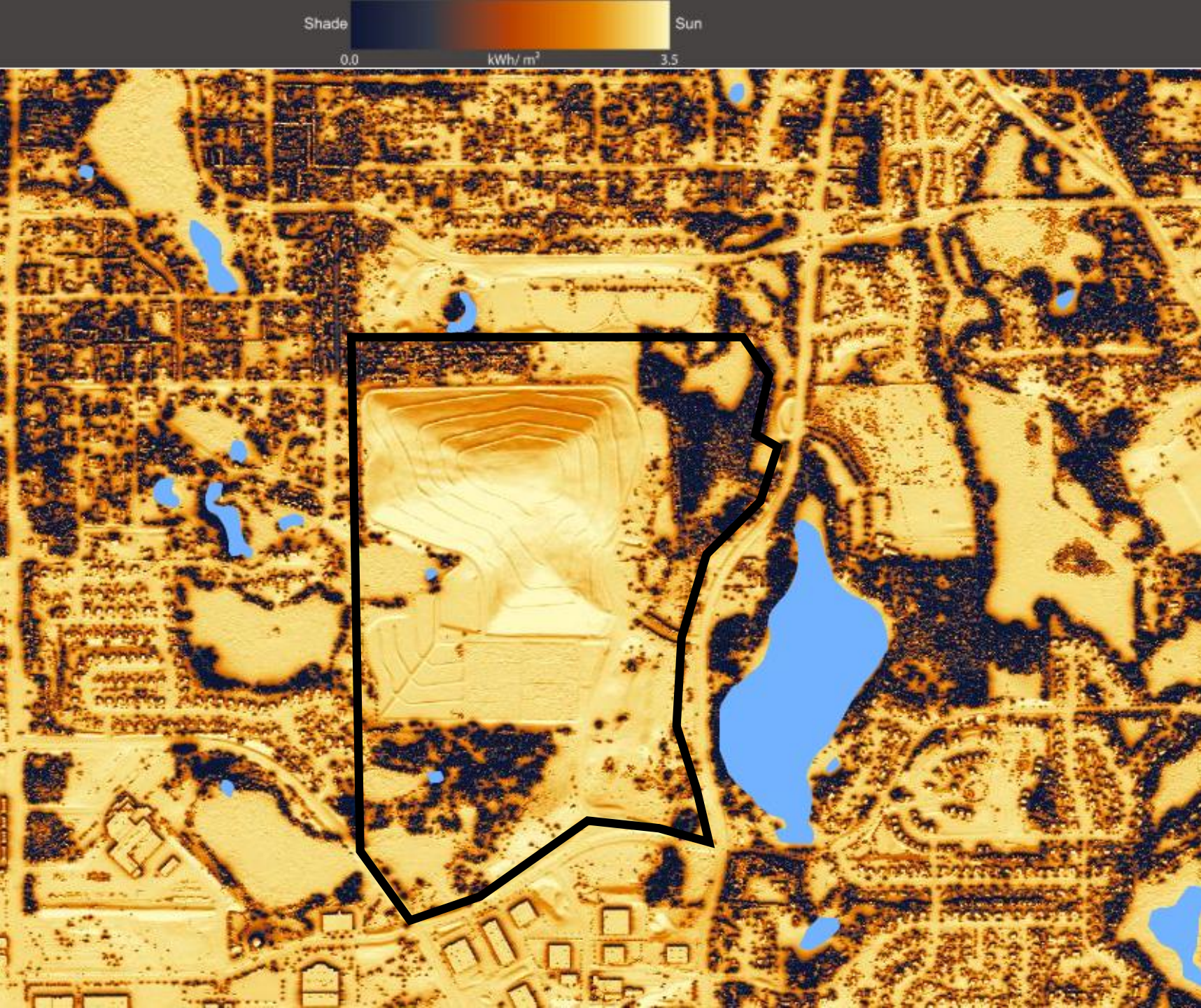






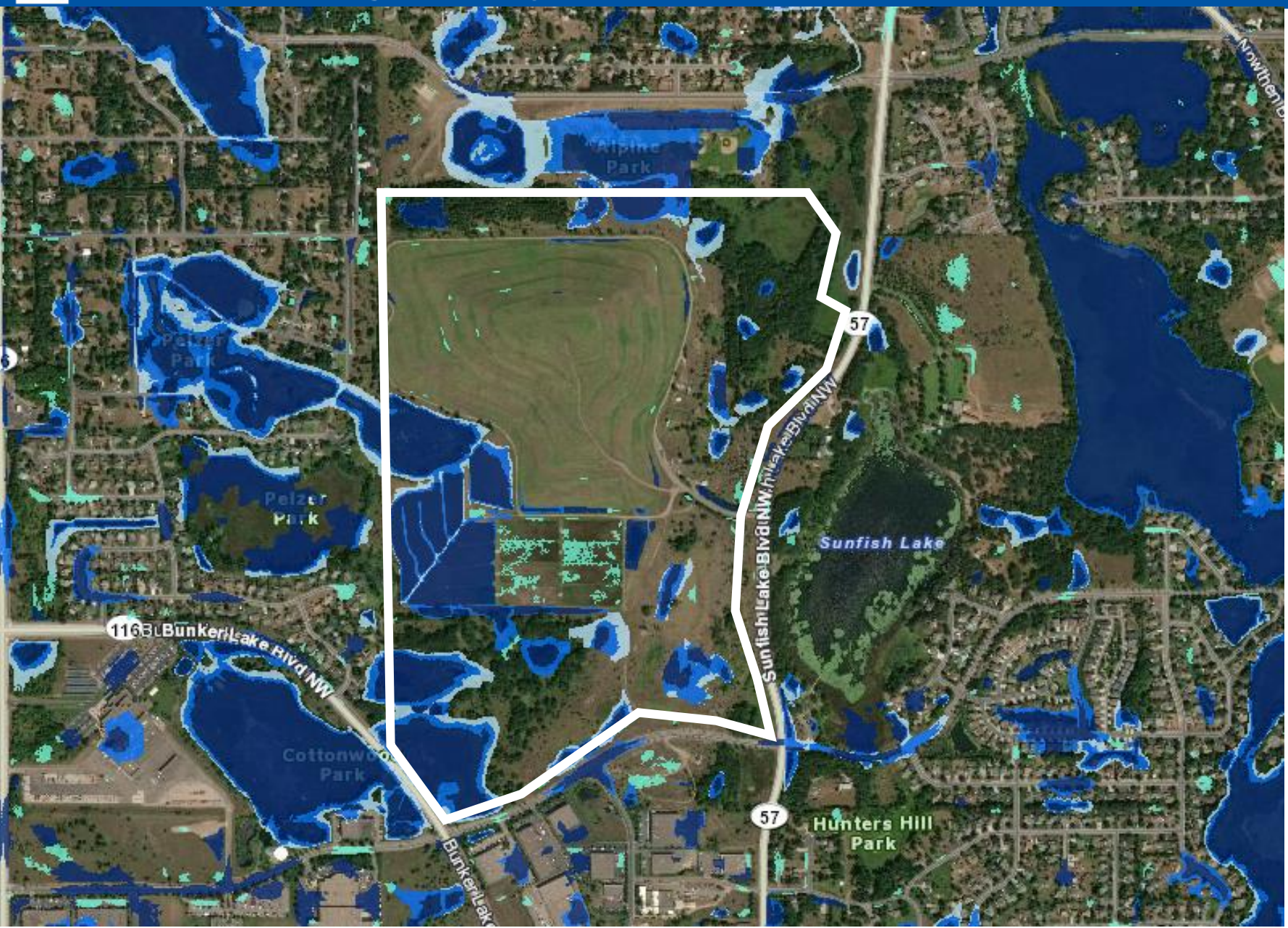


This map was developed by the Met Council based off data available through the Met Council's "Comprehensive Plan Review" mapping platform: <https://metrocouncil.org/Data-and-Maps.aspx>







<https://solar.maps.umn.edu/app/>

# Localized Flood Map Screening Tool



### Legend

Flood Hazards - Localized Flood Map for Climate Vulnerability Screening

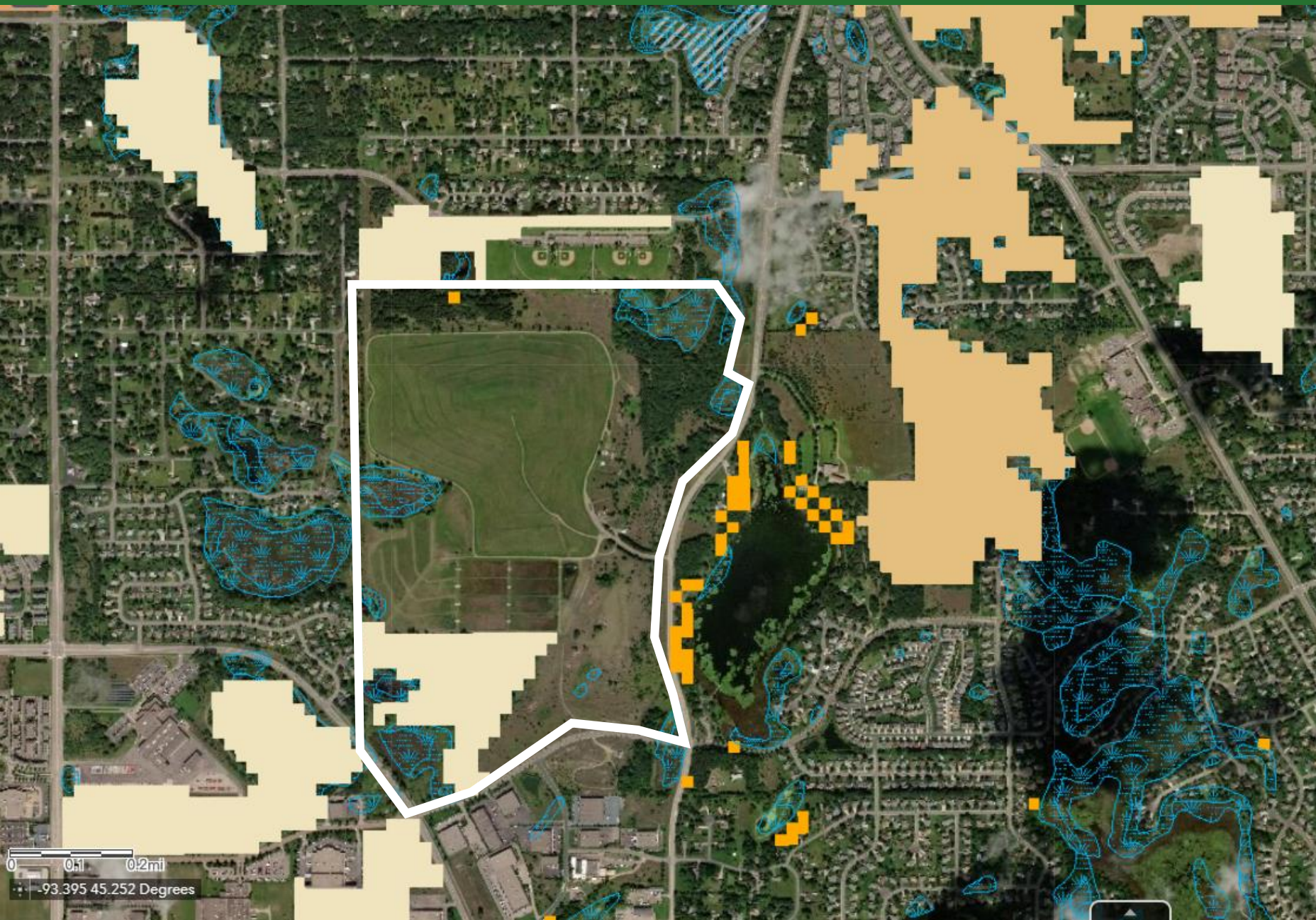
-  Primary
-  Secondary
-  Tertiary
-  Shallow

# Site Environmental Features



Comp Plan Review

Environmental

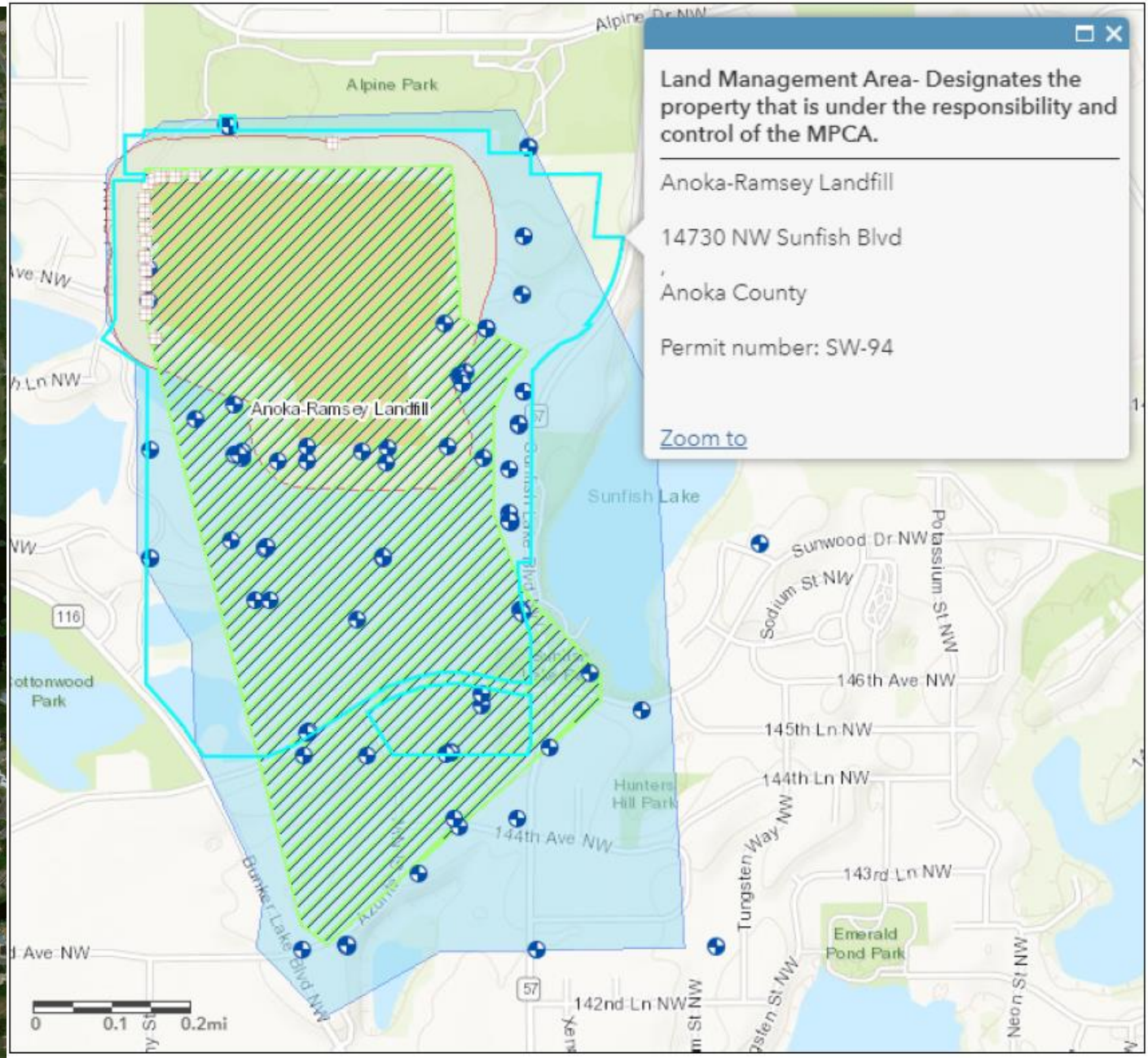


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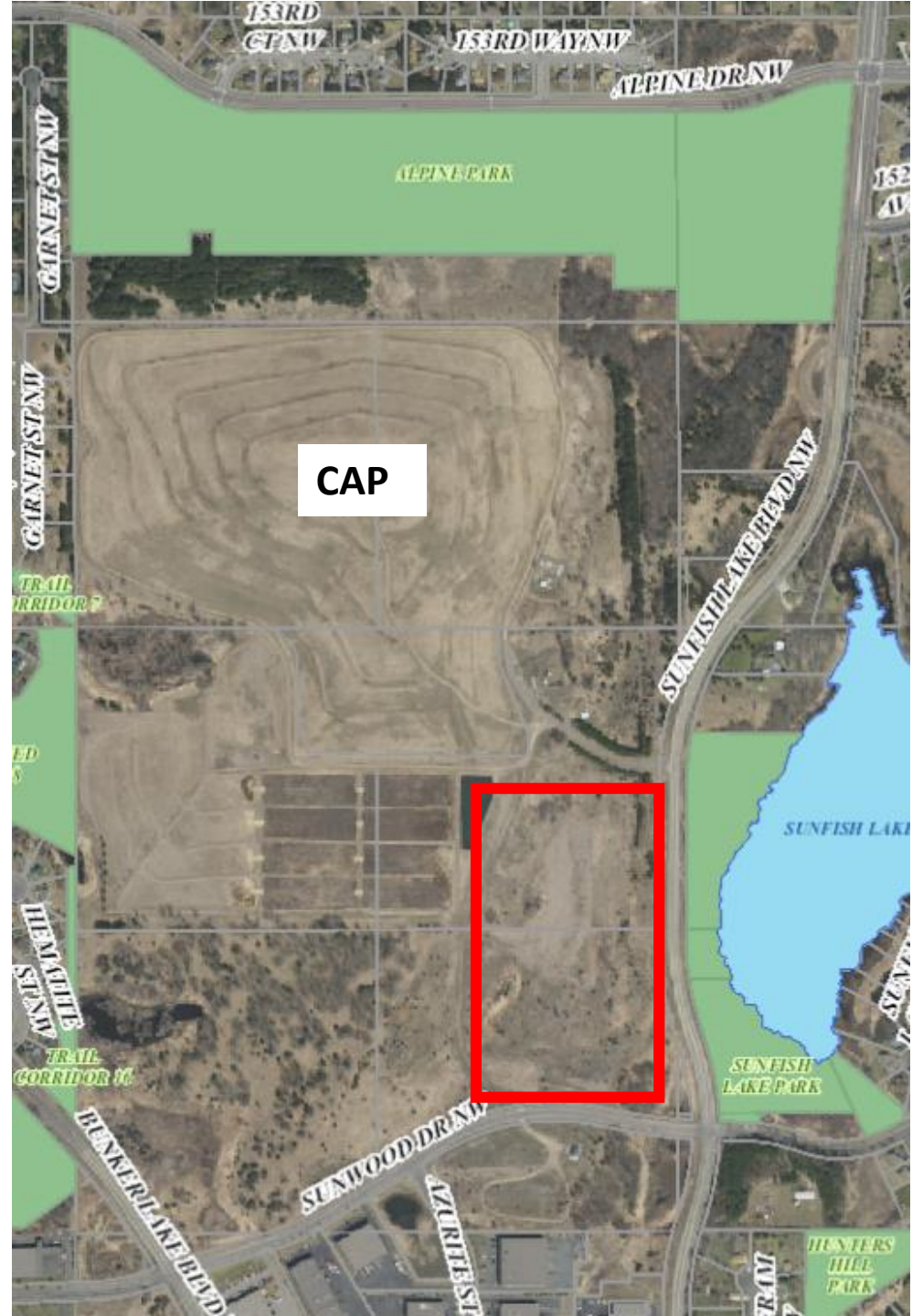
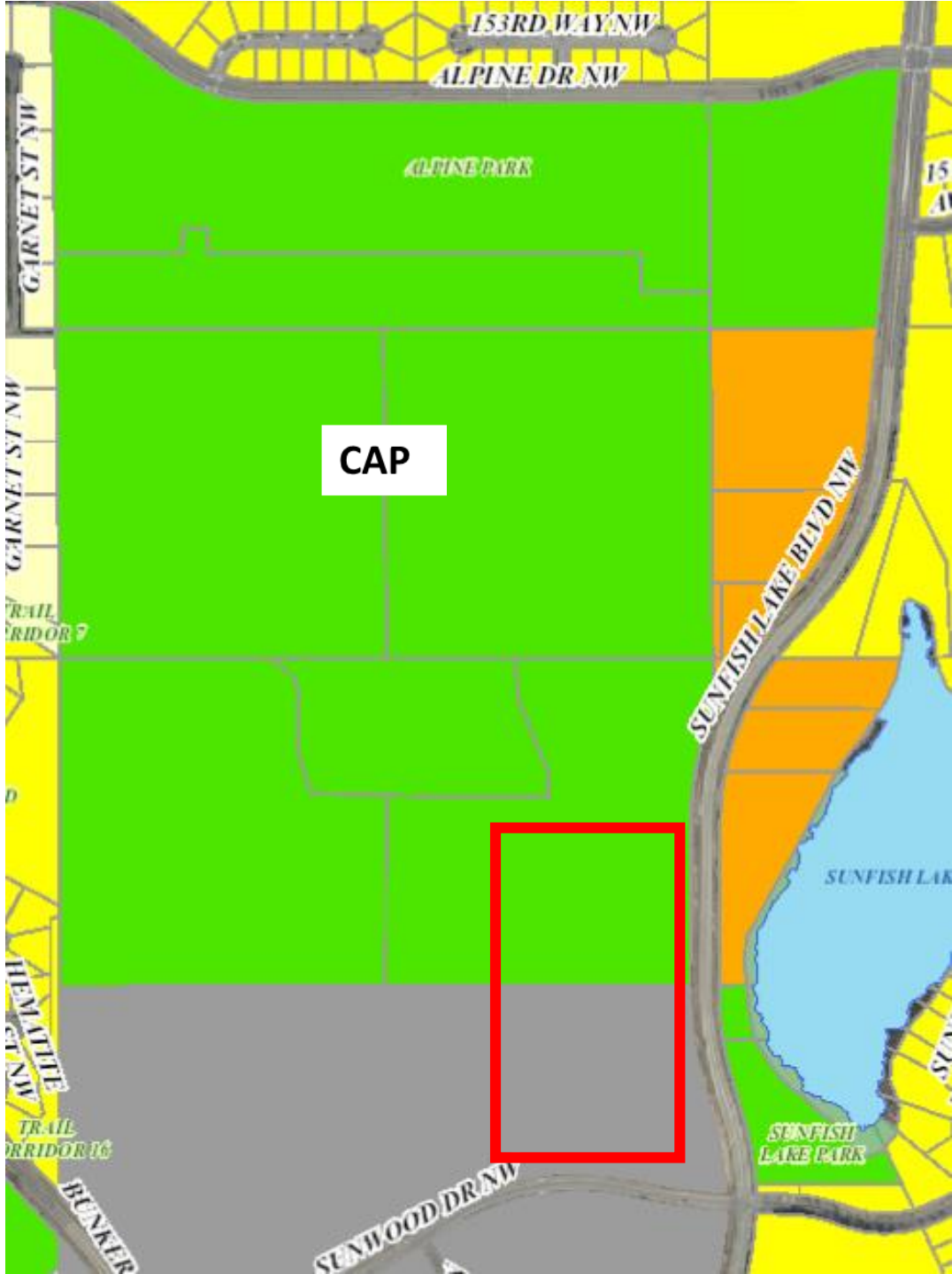
## Legend

### Comp Plan Review Layers

- Metro Area Counties
  - County Boundary
- DNR's Regionally Significant Ecological Areas
  - Moderate
  - High
  - Outstanding
- Regional Trails
  - Alternate
  - Existing
  - Planned
- National Wetlands Inventory
- Existing Interceptors (Limited Attributes)
- Regional Recreation Open Space Features
  - Park Reserve
  - Regional Park
  - Special Recreation Feature
  - Special Use
  - State Park
  - State Recreation Area
  - Wildlife Management Area
  - Wildlife Refuge
- 100 Year Floodplain
- 500 Year Floodplain
- Steep Slopes General Area with 12% to 18% Slope









**WE MOVE MN SOLAR FORWARD**

## **Minnesota Brightfields: Environmental Quality Board Study**

*Legislation to further solar siting & GHG mitigation on Minnesota Closed Landfill Program sites*

### **CONTENT OVERVIEW**

#### **Legislative Purpose & Tasks**

Mandate Environmental Quality Board (EQB) inter-agency study pursuant to Minn. Stat. § 116C and associated Minnesota Rules, and appropriate necessary funding. Convene various agencies and parties for data collection, review and analysis. Report findings, recommendations, and progress on implementing Objective. Fiscal note (amount to be determined by EQB).

#### **OBJECTIVE**

To provide funding to the EQB, to perform itself and/or for EQB to hire neutral third-party contractors to perform, the below functions numbered (1) through (4), for the purpose of:

- (i) Streamlining and increasing development of renewable energy on Closed Landfill Program sites;
  - (ii) Creating a replicable framework that can be applied to various situations where there is interest by state or other entities in developing renewable projects on such sites; and
  - (iii) Mitigating greenhouse gas emissions from such sites, with a specific consideration for mitigating impacts on low income and environmental justice areas, fulfilling the Minnesota Pollution Control Agency's (PCA) mission to protect human health & the environment:
- (1) DATA COLLECTION & ANALYSIS: new fact collection & preexisting agency data analysis, spanning across multiple agencies
- a. POLLUTION CONTROL AGENCY: Closed Landfill Program site suitability analysis including but not limited to:
    - i. Parcel ownership and delineations
    - ii. Landfill "settling policy" status
    - iii. General Obligation Bond applicability to each Closed Landfill Program site and bond terms
    - iv. Solar suitability assessments, including but not limited to:
      - 1. Solar potential and feasibility
      - 2. City, county and citizen education about the solar potential on their landfill sites and polling of interest in developing renewables on the unused land
      - 3. Local permitting processes and hurdles, if any

4. Proximity to substations
  5. Proximity to and impact on environmental justice and low-income areas
  6. Proximity to potential public load / public sector energy off-takers
  7. Voltage line rating
  8. Potential project funding and cost savings estimates
- b. MN MANAGEMENT & BUDGET (MMB): Data collection as needed; see also legal review directive below
  - c. DEPT. OF ADMINISTRATION: Data collection as needed
  - d. MET COUNCIL: Data collection as needed
  - e. DEPT. OF COMMERCE: Data collection as needed
  - f. Other data collection and analysis as necessary to accomplish Objective

## (2) LEGAL REVIEW & ANALYSIS

- a. MMB is directed to hire a third-party neutral consultant and/or legal counsel to:
  - i. Compile data, review, analyze and report on Closed Landfill Program sites' legal statuses, with specific consideration of General Obligation Bonding restrictions and safe harbors
  - ii. Suggest actions to overcome General Obligation Bonding, and other tax and financial hurdles, at Minnesota's Closed Landfill Program sites, considering information gathered herein and other resources such as the Minnesota Department of Revenue, the Internal Revenue Service, and other states with with existing landfills developed with solar
- b. Other legal review and analysis as necessary to accomplish Objective

## (3) REPORT FINDINGS & PROPOSALS TO IMPLEMENT OBJECTIVE

- a. One year from enactment, EQB is directed to report to the Legislature its study findings and to offer proposed pathways to achieve the above Objective: to streamline and increase development of renewable energy on Closed Landfill Program sites; to create a replicable framework for other similar development usable by interested state and other entities; and to further environmental response to mitigate greenhouse gas emissions from such sites and to protect human health & the environment, with a specific consideration for mitigating impact on low income and environmental justice areas
  - i. This includes proposed changes to current practices, policy, statutes and regulations
  - ii. Each proposed pathway shall include a cost-benefit analysis of developing solar for each CLP site's neighboring community, for the state agencies and for the state as a whole

## (4) ANNUAL PROGRESS REPORTS ON IMPLEMENTATION

- a. For five years following the initial report, EQB is directed to file an annual report to the Legislature with updates on its progress implementing the above Objective

## MINNESOTA BRIGHTFIELDS BACKGROUND INFORMATION

### Overview of the Problem & Parties Identified

According to a Minnesota Pollution Control Agency (PCA) study, its Closed Landfill Program sites' methane and other greenhouse gas emissions constitute 18% of all State agencies' collective emissions of greenhouse gases. CLP sites are often sited near low income and environmental justice communities, whom bear disproportionate exposure rates.

Developing an agency-led framework to develop renewable energy on Closed Landfill Program sites in Minnesota to mitigate greenhouse gas emissions is desired by the Minnesota Pollution Control Agency generally but is complicated and essentially halted by the lack of staff, resources, data, and directives to properly assess Closed Landfill Program site suitability for solar development. This is compounded by lack of directives at both PCA and the Minnesota Management and Budget office to analyze and streamline the approval process to encourage this effort.

The "Minnesota Brightfields" effort is a work in progress involving numerous state and federal agencies, Minnesota organizations and stakeholders. Leadership for this cause comes from Metropolitan Council, Great Plains Institute, Clean Energy Resource Teams, Minnesota Brownfields, Department of Commerce, US Environmental Protection Agency, and Minnesota Solar Energy Industries Association, along with several cities and other stakeholders. This effort depends directly on agencies like PCA and MMB. Other agencies that may be involved directly include Department of Commerce, Department of Administration, Metropolitan Council and the US Environmental Protection Agency.

The Brightfields team intends to forge a path for renewable development on landfills. This "framework development" would be housed in a legislatively-funded EQB effort that encircles both PCA's response action to mitigate greenhouse gas emissions from its closed landfill program sites and its purpose to protect human health & the environment.

### Barriers to Developing Renewable Energy on MN Landfills and Mitigating GHG Emissions

1. To date, there is no clear and uniformly identified "brightfield" development pathway for either (a) all sites in the closed landfill program, or (b) for each individual site in the closed landfill program. This lack of clarity inhibits greenhouse gas emission progress and business certainty for would-be markets to develop in the state. Investment risks are high for industry participants that try to develop brightfields on a case-by-case basis
2. PCA's mission and purpose to protect human health & the environment align directly with solar development on their closed landfill program sites, as they have stated publicly, but they are unable to investigate this opportunity further without more resources
3. Similarly, MMB is hesitant to untangle the complexities of approval for solar projects on CLP sites with General Obligation bonding restrictions -- by developing a "best practices" or streamlined approval process -- without further staff, funding and a directive to do so

4. Minnesota is the only state (or one of the only) that does General Obligation bonding for closed landfills, which may threaten the bonding status of the site if used for a separate, private purpose, such as solar development. New England, on the other hand, is developing large closed landfills with solar and serving the load of adjacent towns and cities with streamlined permitting and other approval processes, with access to private Superfund PRP funding
5. With the entry of Freeway Landfill into the Closed Landfill Program there are now 110 closed landfills in the program. There are 4 more facilities that are eligible but have not yet entered the program, enhancing a significant market opportunity in Minnesota for renewable reuse
6. Only about half of the 110 landfills are constrained by the use of state General Obligation bonds, but data is lacking on which portion of each site is GO bond restricted, and what percentage of the land coverage of each site is GO bonded
7. PCA is restricted by its funding and resources to develop solar on its "settled" closed landfills, despite interest in this effort
8. PCA is concerned about cap intrusion risks from developing solar, but it is interested in exploring this topic further and also on working on the "buffer" areas (in comparison to an entire site, the buffer may not be a significant area of land on which to develop solar or mitigate the impact of methane emissions from its landfills)
9. Many of the state's closed landfills fall under Rural Electric Cooperative service territory where there are many more financial barriers to the solar PV market as a whole:
  1. less technical, financial, legal, and mechanical experience with utility-scale solar photovoltaic (PV) development;
  2. less risk tolerance in general;
  3. less staff and financial capacity to execute the necessary analysis to host utility-scale solar PV projects
10. Lack of education in the state of the potential for beneficial use of these properties with solar
11. Lack of education across the state's offices and agencies on the financial mechanisms by which solar PV can be and does get developed in Minnesota
12. Environmental insurance costs, uncertain permitting processes and delays, and ongoing operating and maintenance engineering work drives up the cost of developing PV on these sites and creates a market barrier
13. Individual counties and local government processes may not be streamlined and/or amenable to getting a PV project done on a PCA closed landfill site. This includes general attitudes in local or state offices that vary in enthusiasm toward this effort
14. The dumps in Minnesota - outside of PCA's Closed Landfill Program -- are not all owned by the state, and complex private land transactions and uncompleted site assessments may be required to proceed to develop solar on the sites

- Minnesota Pollution Control Agency (MPCA)
- Board of Water and Soil Resources (BWSR)
- Minnesota Department of Natural Resources (DNR)
- Rural Renewable Energy Alliance (RREAL)
- Minnesota Solar Energy Industry Association (MnSEIA)
- University of Minnesota Energy Transition Lab (ETL)
- Minnesota Brownfields
- Connexus Energy
- Minnesota Department of Commerce
- University of Minnesota Extension Clean Energy Resource Teams (CERTs)
- Ameresco
- Metropolitan Council
- Council of Development Finance Agencies

**Meeting Date:** 08/19/2019

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Consider Opportunity to Apply for Grant Funding for Water Efficiency

**Purpose/Background:**

The Metropolitan Council is offering grants from \$2,000 to \$50,000 to municipal water suppliers to help increase water efficiency in their communities by lowering the cost for residents to purchase and install products that reduce water use including toilets, washing machines, and irrigation sprinklers and controllers. Municipalities may use grant funds to fund rebates to residents who replace inefficient water-using devices with approved devices that use substantially less water, or for irrigation system audits. The Metropolitan Council administered a water efficiency grant program during the 2015-17 biennium using \$500,000 from the Clean Water Fund, which yielded an estimated total savings of 52 million gallons of water per year.

This grant program requires that products be labeled by the U.S. Environmental Protection Agency's WaterSense program or, in the case of washing machines, by the U.S. Department of Energy's Energy Star program. Grant funds can only be used for appliance replacement, not for first-time purchases for new developments. Municipalities are responsible for developing and operating their own rebate programs. The grant funds will cover 75% of program costs, with a required 25% local match of which residents must pay a portion of the cost for any device or water use audit they purchase. Grant applications will be accepted through September 30, 2019.

**Observations/Alternatives:**

This grant funding opportunity seems to be a perfect fit for Ramsey for several reasons. First, the Environmental Policy Board's (EPB) 2017-2019 Work Plan includes a tactic to "Extend the longevity of drinking water supply by reducing demand on groundwater" and specifies as a key outcome, the development of incentives and/or programs to promote water conservation. If successful in obtaining grant funds, the funding could be used to purchase smart controllers and/or soil moisture sensors that could be available for existing water customers that have older, in-ground irrigation systems without the newer technologies.

As the EPB knows, our drinking water supply recently tested slightly high for manganese concentrations. As a result, the City is currently utilizing only some of the community wells as demand allows, with the two wells that tested slightly higher in manganese concentrations offline when possible. Typically, at this time of year, all seven wells would be needed to keep up with demand, mostly due to increased water usage for irrigation purposes. Thus, this provides added incentive to promote water saving measures within the community, tying in nicely with the purpose of this grant program.

Finally, the City had recently partnered with the Metropolitan Council on their 2018 Water Efficiency Potential project. This partnership essentially focused on how Ramsey could maximize economic benefits from various residentially-based water conservation efforts. Having just recently completed that project should help Ramsey score well on an application for the Water Efficiency Grant Program.

Details of a program have not been defined yet. City Staff will be attending an informational session on this grant program at the end of the month. Subsequently, Staff would develop the framework for an incentive and/or rebate program and route through City Council for authorization to prepare and submit the grant application and supporting information.

**Funding Source:**

There is a twenty-five percent (25%) required local match if awarded grant funding. Staff would propose that this come from the City's water enterprise fund, with a portion being reimbursed by payments from residents for any device or water use audit they purchase.

**Action:**

Motion to recommend that the City Council authorize Staff to prepare and submit an application for water efficiency grant funds from the Metropolitan Council.

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**Attachments**

Approved EPB Work Plan

Water Efficiency Grant Program Guidelines

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**Form Review****Inbox**

Bruce Westby

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 08/15/2019

**Reviewed By**

Bruce Westby

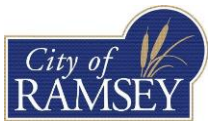
Tim Gladhill

**Date**

08/15/2019 02:42 PM

08/15/2019 03:13 PM

Started On: 08/15/2019 08:42 AM



## Environmental Policy Board Work Plan 2017 – 2019

### STATEMENT OF PURPOSE

*The Environmental Policy Board (EPB) will promote environmental awareness and conservation practice by citizens by advising the City Council on policy issues, review of new development proposals, communication and education. Through careful review, the EPB will present multiple perspectives, ideas, and new technologies that promote both discovery and accountability.*

Initiative	Department	Tactics	Initiation Date	Completion Date	Additional Resources Required	Additional Tools Required	Responsible Party	Key Outcome Indicators/Metrics
<b>Enhance Protection of Natural Resources</b>	Community Development/ Parks	EPB 1.1 – Ensure sustainability of food supply and food web by promoting pollinator friendly practices and initiatives.	2017	2018	0.25 FTE	TBD	Anderson/ Riverblood	<ul style="list-style-type: none"> <li>• Create polices to maintain and expand pollinator friendly landscapes on public lands through collaboration with the Parks &amp; Recreation Commission</li> <li>• Improve communications and resources regarding pollinators to residents and businesses</li> </ul>
	Community Development	EPB 1.2 – Protect water quality of Mississippi River from additional sediment loading due to shoreline erosion	2017	2019	0.25 FTE	TBD	Anderson	<ul style="list-style-type: none"> <li>• Identify impacted properties owners interested in participating in bank stabilization projects</li> <li>• Identify applicable grant programs as source of funding for projects</li> </ul>
	Community Development/ Public Works	EPB 1.3 – Extend the longevity of drinking water supply by reducing demand on groundwater	2017	2018	0.25 FTE	TBD	Anderson	<ul style="list-style-type: none"> <li>• Develop incentives and or programs to promote water conservation throughout community</li> <li>• Develop resources and establish means to distribute the information to the general public</li> </ul>
	Community Development	EPB 1.4 – Reduce amount of material entering waste stream and explore more reuse options	2017	2017	0.25 FTE	None	Anderson	<ul style="list-style-type: none"> <li>• Implement an organics recycling pilot program to divert largest component of trash (organics) to reusable product (compost)</li> <li>• Improve communications and resources regarding composting to residents and businesses</li> </ul>

# Metropolitan Council Water Efficiency Grant Program



## Overview

The Metropolitan Council (Council) will implement a water efficiency grant program effective September 30, 2019 to June 30, 2022. Grants will be awarded on a competitive basis to municipalities that manage municipal water systems. The Council will provide 75% of the program cost; the municipality must provide the remaining 25%. Municipalities will use the combined Council and municipality funds to run their own grant or rebate programs.

Grants will be made available in amounts with a minimum of \$2,000 and a maximum of \$50,000. Grantees will be required to provide estimated water savings achieved through this program for Clean Water, Land & Legacy Amendment reporting purposes.

## Legislative Directive - Minnesota 2019 Session Law

\$375,000 the first year and \$375,000 the second year are for the water demand reduction grant program to encourage municipalities in the metropolitan area to implement measures to reduce water demand to ensure the reliability and protection of drinking water supplies. Fiscal year 2020 appropriations are available until June 30, 2021, and fiscal year 2021 appropriations are available until June 30, 2022.

## Grant Program Goal

The goal of the water efficiency grant program is to support technical and behavioral changes that improve municipal water use efficiency in the seven-county metropolitan area.

## Critical Points to Remember

- The applying municipality must be a water supplier
- New construction and new developments are not eligible
- Funds are for rebates or grants only; consulting and city staff time are ineligible
- Combined Council and municipality funds cannot pay for 100% of an eligible activity's cost
- A portion of each eligible activity's cost must be paid by the property owner
- Grant recipients must display the Clean Water, Land and Legacy Amendment logo and the Metropolitan Council logo on program-related web pages and paper communications

## Grant Program Structure: Administration and Funding

The Water Efficiency Grant Program will be administered by Metropolitan Council Environmental Services (MCES) and will be funded with \$750,000 appropriated by the 2019 Minnesota Legislature. Grant applications will be reviewed and ranked by the MCES Water Supply Planning Unit staff.

Grants are only for water efficiency programs offering rebates or grants to property owners who are customers of the municipal water supply system and who replace specified water using devices with approved devices that use substantially less water.

Grants will be awarded to municipalities in amounts ranging from \$2,000 to \$50,000 for providing rebates or grants to property owners. Municipalities will be responsible for the design and operation of their rebate or grant program and its details. Grant payments to the municipality will be for 75% of approved program amounts. The municipality must provide the remaining 25% of the program cost. Municipality rebates or grants are eligible for reimbursement on device replacements conducted September 30, 2019 through June 30, 2022.

Here is an example showing the grant funding design:

<b>Metropolitan Council Grant Amount</b>	<b>\$15,000</b>
Municipality Match	\$5,000
<b>Municipality Grant/Rebate Program Total</b>	<b>\$20,000</b>

## Eligibility

Per legislative language, the grant program is limited to municipalities in the seven-county metropolitan area.

Municipalities eligible per above must apply to participate and, if approved, sign a standard Council Grant Agreement, before any eligible rebates or grants can be submitted for reimbursement. Agreements shall require that municipalities:

- Entirely pass through grants received (as is being done by MCES)
- Verify purchase of devices to receive grants
- Retain records and cooperate with any audits
- Conduct all communications with property owners and ensure all written communications to property owners include both the Clean Water, Land and Legacy Amendment and the Metropolitan Council’s logo
- Provide quantitative information for state reporting purposes

Eligible water efficiency devices consist of the following:

- Toilet replacement with a US EPA WaterSense labeled toilet
- Irrigation controller replacement with a US EPA WaterSense labeled controller
- Clothes washing machine replacement with an US DOE Energy Star labeled clothes washing machine
- Irrigation spray sprinkler body replacement with a US EPA WaterSense labeled spray sprinkler body
- Irrigation system audit by an Irrigation Professional certified by a US EPA WaterSense program

Expenses eligible for reimbursement are the out-of-pocket cost of the device and its installation only, not to include any owner labor costs. In addition, new construction and new developments are ineligible, as this program is intended as a current infrastructure replacement program.

## Application Process

- Applicants must be municipal water suppliers
- Municipalities will submit MCES supplied application form by September 30, 2019. Required information includes:
  - the municipality’s rebate or grant program design and work plan
  - proposed examples of communications to property owners
  - requested total grant amount
  - estimated annual amount of water saved by the applying municipality

- Application form is available at: <https://metro council.org/Wastewater-Water/Funding-Finance/Available-Funding-Grants.aspx>
- Submit competed application to: [brian.davis@metc.state.mn.us](mailto:brian.davis@metc.state.mn.us)
- Metropolitan Council will notify municipalities of grant awards and provide grant agreements by December 2, 2019.

## Proposal Selection Criteria

In the event that funds requested exceed funds available, the following criteria will be used to determine the amount granted to a given municipality:

- Municipalities that are supplied 100% with groundwater
- Municipalities with identified water supply issues in Master Water Supply Plan Community Profiles or Local Water Supply Plans
- Municipalities' ratio of peak monthly water use to winter monthly water use
- Municipalities' average residential per capita water use
- The order in which applications are received and until grant funds are completely committed

## Funding Process and Reporting Requirements

- Utilizing forms provided by MCEs, the following information must be reported on a quarterly basis:
  - Number, type and amount of rebates or grants provided to property owners, along with each property address
  - Estimated annual gallons of water saved per device installation
  - Municipality matching funds disbursed
  - Number of unmet funding requests from property owners, if any
- Upon review and confirmation of the above information, MCEs will process a grant payment in the amount of 75% of approved total rebates or grants for the reporting period.
- MCEs will provide confirmation of grant balances available upon request and reserves the right to amend grant agreements, in collaboration with grantee municipality, if quarterly reporting indicates rebate or grant programs will not fully utilize grant awards within the grant period.

## Qualified Activities

- Toilet replacement with a US EPA WaterSense labeled toilet:  
[http://www.epa.gov/WaterSense/product\\_search.html](http://www.epa.gov/WaterSense/product_search.html)
- Irrigation controller replacement with a US EPA WaterSense labeled controller:  
<https://www.epa.gov/watersense/product-search>
- Clothes washing machine replacement with an US DOE Energy Star labeled clothes washing machine:  
<https://www.energystar.gov/productfinder/product/certified-clothes-washers/results>
- Irrigation spray sprinkler body replacement with a US EPA WaterSense labeled spray sprinkler body  
<https://www.epa.gov/watersense/product-search>
- Irrigation system audit by an Irrigation Professionals certified by a US EPA WaterSense program  
<https://www.epa.gov/watersense/find-pro>

## Reporting Example

Community	Property Street Address	Property Type	Device Replaced	Cost per Device	# of Devices	Rebate or Grant per Device	Est. Annual Water (Gal) Saved Per Device	Total Rebate or Grant	Municipality Contribution	Eligible Grant Amount
Anytown	652 Silvis St	Residential	Clothes Washer	\$624.60	1	\$150.00	3,000	\$150.00	\$37.50	\$112.50
Anytown	1952 Ingram Way	Residential	Irrigation Controller	\$199.99	1	\$100.00	8,800	\$100.00	\$25.00	\$75.00
Anytown	630 Gibbons Ave	Residential	Clothes Washer	\$599.90	1	\$150.00	3,000	\$150.00	\$37.50	\$112.50
Anytown	4424 Barriger Blvd	Residential	Toilet	\$168.00	1	\$50.00	4,000	\$50.00	\$12.50	\$37.50

**Environmental Policy Board (EPB)**

**6. 1.**

**Meeting Date:** 08/19/2019

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Review Summer Recycling Event

**Purpose/Background:**

The City hosted its third annual Summer Recycling Day event on July 27. There were approximately 220 vehicles that came through the event, which is about the average number of attendees of the first two summer events (2017 and 2018). However, the tonnages collected at this event were down from past summer events as reflected in the current report. Staff plans to bring a discussion forward later this year or early next to discuss the number of recycling events to be offered in 2020.

**Action:**

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**Attachments**

Summary of Materials Collected

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 08/15/2019

**Reviewed By**

Tim Gladhill

**Date**

08/15/2019 03:17 PM

Started On: 08/15/2019 12:05 PM

<b>Material</b>	<b>2017</b>	<b>2018</b>	<b>Average</b>	<b>2019</b>
Oil	175 gal	285 gal	230 gal	125 gal
Filters	1/2 barrel	1/2 barrel	1/2 barrel	1/4 barrel
Antifreeze	25 gal	30 gal	27.5 gal	30 gal
Carpet	1.40 tons	0.75 tons	1.08 tons	0.61 tons
Mattresses	3.41 tons	2.66 tons	3.04 tons	0.85 tons
Appliances	3.5 tons	4.35 tons	3.93 tons	3.72 tons
Batteries		0.38 tons		0.32 tons
Fl. Bulbs	0.35 tons	0.25 tons	0.30 tons	0.10 tons
Electronics	3.69 tons	3.95 tons	3.82 tons	4.83 tons
Tires	0.91 tons	0.81 tons	0.86 tons	0.63 tons
Scrap Metal	1.96 tons	1.68 tons	1.82 tons	
Shr. Paper	1.62 tons	3.16 tons	2.39 tons	
Comingled	0.33 tons	0.79 tons	0.56 tons	