



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

AGENDA

REDWOOD COUNTY PLANNING COMMISSION

Monday, February 29th, 2016 – 1:00 p.m.

1. Call to Order
2. Public Hearing on the *Application for Conditional Use Permit* filed by Chuck Beisner of Sunshare
3. Other Business:
 - a. Discussion of proposed revision to Shoreland Ordinance.
 - b. Review and approve Minutes from meeting held on January 25th, 2015
 - c. Any other business




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TO: Redwood County Planning Commission

FROM: Nick Brozek 
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: February 18th, 2016

RE: Planning Commission Hearing on February 29th, 2016

A meeting of the Redwood County Planning Commission has been scheduled for Monday, the 29th day of February, 2016, beginning at 1:00 o'clock p.m. at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will include one (1) public hearing. A brief summary of the subject matter of the agenda items are set forth below.

1. Public hearing on an *Application for Conditional Use Permit* submitted by Chuck Beisner of SunShare.

SunShare, via MorganSun LLC, is requesting to construct a community solar garden on County Hwy 3, on the southeast side of the City of Morgan, just outside of the city limits. The property is owned by Daniel L. Tauer. Tauer, and his wife Mary Tauer, have signed off on the Conditional Use Permit application. The proposed site is located in the East Half of the Northwest Quarter (E1/2 NW1/4), lying northerly of State Highway 68, in Section 22, Morgan Township, parcel number 59-022-2020. The site is in the Urban Expansion District.

The facility will consist of a perimeter fence and a four megawatt (AC) solar array, covering approximately 40 acres. The panels and panel structures will be about 9 feet high. The photovoltaic solar panels will be UL listed, CEC listed, and approved for use by the National Electrical Code. The panels are dark blue in color with an anti-reflective coating to absorb as much light as possible.

The location of the proposed solar garden is currently a tilled field. The existing surface water drainage pattern is that water on the north side of the property drains to the north and northwest toward CSAH 3, while water on the southeast side of the property drains to the southwest toward Hwy 68. SunShare will work with landowners to determine the location of existing drain tile, in an effort to avoid any impact on drainage.

The proposed project will include solar modules on metal racking, an access road from CSAH 3, four 500 KW inverters on concrete pads, a 6' tall chain link perimeter fence, and an on-site solar

feeder power line (buried). Low growth perennial vegetation will be planted as ground cover on the site.

The site will be connected to the power grid via an existing Xcel distribution feeder line located in the CSAH 3 right-of-way, on the north side of CSAH 3.

The nearest rural dwelling to the proposed solar garden is the residence of Arnold & Emma Iffert, located 455 feet east of the site. The next nearest rural dwelling is that of Chad Huiras, located 2367 feet west of the site. Additionally, a residential site owned by Loren & Martha Raddatz is located 2450 feet south of the site. However, tax records show that the Raddatzes reside in the City of Morgan.

Other notable structures and features near the proposed solar garden include the following: St. John's Evangelical Lutheran Church Cemetery located 150 feet north of the site; Gerald Huiras' contractor yard located 1470 feet east of the site; Xcel substation located 2565 feet east of the site; and proposed Geronimo 3 MW solar garden located 1630 feet east of the site.

Since the proposed solar garden will be located just outside of the City of Morgan, it is in relatively close proximity to various dwellings and structures within the city limits, as follows: residence of Brook & Krystal Christensen, 203 Tempel Drive, 520 feet southwest of the site; residence of James & Koree Boyle, 70 Otto Street, 435 feet southwest of the site; residence of Robert & Teresa Welch, 100 Hwy 68, 240 feet west of the site; residence of Jolene Madsen (Jolene Lueck), 112 Eastwood Avenue, 210 feet west of the site; Morgan Methodist Church, 375 feet northwest of the site; residence of Nicholas Sperl, 102 E 2nd Street, 410 feet north of the site; and Gil-Mor Manor nursing home, 280 feet north of the site.

This is the third permit application we have received for the construction of solar gardens in the Morgan area. The reason we have had three applications here and none elsewhere in the county is that Xcel Energy is mandated by state law to produce 1.5% of its energy via solar power by the year 2020. The Morgan substation is the only Xcel substation in Redwood County that can handle solar gardens. Most of the rest of Redwood County is in the territory of Redwood Electric Cooperative, which as a cooperative is not subject to the 1.5% mandate.

According to Kerry Klemm, Customer Choice & Renewable Programs Manager at Xcel Energy, state law allows that Xcel may upgrade the substation transformer or install new feeder lines in order to prevent outages, but the substation itself cannot be expanded to support additional solar gardens. Klemm stated that the substation will support a certain level of solar and that each application for interconnection is studied to determine whether there is capacity for the project. The order of priority for projects is the order in which completed applications are received. Xcel cannot share which projects have priority, but the developers are allowed to share that information, if they want.

According to information received from Geronimo Energy, SunShare, and monthly filings by Xcel with the Minnesota Public Utility Commission, Geronimo's project has completed the study process and has priority for connection to the substation. SunShare's projects are next in line in the study process, and have priority over any additional interconnection application that

would be received by Xcel. Geronimo's engineers estimate that there will be capacity for one additional solar garden, after theirs (7 MW total substation capacity). The issue of whether there is capacity for a third solar garden will be resolved in Xcel's study process.

The applicant has submitted a decommissioning plan addressing the disposition of the facility should it cease to be used for twelve months or reach the end of its useful life. At that time, the system will be shut down and the panels, racking, poles, wire, conduit, boxes, inverters, concrete pads, fence, electronic components and other components will be removed and properly disposed of. The site will then be restored to its pre-installation status as an agricultural field.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

2. Discussion of Shoreland Ordinance revision

The Environmental Office is proposing a minor revision to the Shoreland Ordinance in response to the state ditch and waterway buffer law. The law requires a 50 foot average (30 foot minimum) perennial vegetative buffer on waterways designated as Shoreland District. This includes some county and judicial ditches. However, Redwood County Ordinance requires a 50 foot vegetative buffer in the Shoreland District, with no option of a 30 foot minimum. This rule has never been enforced, but the DNR has indicated it will require a 50 foot minimum where local ordinance requires one. Therefore, in order to: 1) reduce confusion at having two different rules by bringing the Ordinance into conformity with the State minimum standard regarding the buffer legislation; and 2) allow Redwood County landowners the flexibility to widen and narrow their vegetative buffers as needed to better fit their farming operations, the Environmental Office recommends amending the Shoreland Ordinance to require a 50 foot average width perennial vegetative buffer, with a 30 foot minimum, on waterways designated as Shoreland.

Because of the minor nature of the proposed amendment, we would prefer to avoid the time and cost of holding three public hearings, as is our general practice. Instead we propose to hold only a single public hearing before the Board of Commissioners, as required by State law.



Conditional Use Permit Application

January 18, 2016
Redwood County

Planning Commission Request
Attention: Nick Brozek, Land Use and Zoning Supervisor
Redwood County Environmental Office
PO Box 130
Redwood Falls, MN 56283

RE: Conditional Use Permit for a Community Solar Garden within Redwood County on property owned by Daniel and Mary Tauer (PID# 59-022-2020 and PID# 86-022-2010).

Dear Nick,

Attached you will find an application for a Conditional Use Permit (CUP) to construct a Community Solar Garden within Redwood County. The request is being made by MorganSun LLC on behalf of SunShare, LLC.

In 2013, Xcel Energy was directed by the State of Minnesota to obtain 1.5% of its energy from solar by the year 2020. The development and operation of this Community Solar Garden will aid Xcel Energy in complying with this requirement. SunShare, LLC is planning an up to 4 MW garden that will allow Xcel ratepayers, including businesses, residents, government entities and schools, in Redwood County to choose solar power and save money on their electricity bill.

The property has been identified and is under contract. The proposed site encompasses approximately 40 acres across two parcels totaling 42 acres and is currently used for agricultural purposes.

This property was chosen based on the following criteria:

- Consideration of applicable zoning and permit requirements;
- A willing property owner.
- Absence of topographic obstructions such as buildings, hills, vegetation, etc.;
- Proximity to 3 phase power and an interconnection to the Xcel Energy distribution grid.

The proposed Solar Garden meets all setbacks and requirements of the Zoning Code. The property will be fenced for security and safety reasons. MorganSun LLC has also submitted the appropriate applications to Xcel and other regulatory bodies.

SunShare, LLC
609 South 10th Street, Minneapolis, MN 55404

Conditional Use Permit Application

The Redwood County Conditional Use Permit Application, Fees, and required submittal materials are attached along with several Exhibits describing, in detail, the Conditional Use Permit proposal. The Exhibits included are as follows:

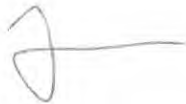
Exhibits to Application:

- Exhibit A: Redwood County Conditional Use Permit Application Form
- Exhibit B: Introduction to Community Solar and SunShare
- Exhibit C: Conditional Use Permit Application Requirements
- Exhibit D: Site Maps
- Exhibit E: Decommissioning Plan
- Exhibit F: Proposed Conditions of Approval

SunShare, LLC hopes this correspondence and enclosures explain our application and address the requirements of Redwood County. Should you have any questions regarding the attached application for a Conditional Use Permit, please feel free to contact me at 612-701-4855.

SunShare, LLC appreciates the assistance that we have received from you and your staff and we look forward to working with you to better serve the public in this area. Thank you in advance for your consideration of this matter.

Sincerely,



Chuck Beisner
cbeisner@mysunshare.com
612-701-4855

Conditional Use Permit Application

**Exhibit A: Redwood County Conditional Use Permit
Application Form**



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 3-16

Date: 1-25-16

Location of Proposed Use:

Address: 22672 Parker Avenue City: Morgan State: MN Zip: 56266
House # Street Name

Parcel #: 59-022-2020 Township: Morgan Section: 22 Twp #: 111N Range: 34W
86-022-2010

Legal Description:

That part of the East Half of the Northwest Quarter of Section 22, Township 111, Range 34, lying northerly of the right of way of Minnesota State Highway 68, Redwood County, MN.

Information about the Site:

Zoning District: Agricultural / Urban Expansion Area

General description of the building or request:

This request is for a Conditional Use Permit to construct an up to 4 MW community solar garden

Type of occupancy:

N/A

Building Size: (Please enter dimensions in feet)

Width: N/A Length: N/A Diameter: N/A

Sidewall Height: N/A Total Height: N/A

Setbacks: (Please enter in feet)

Side Yard Setback: 10' Direction: West

Side Yard Setback: 10' Direction: East

Rear Yard Setback: 142' Direction: South

Road Type: City Road Setback from the Center of the Road: 117'

Right-of-Way Footage: 50' ft

General Contractor:

Name: N/A

City:

State: MN

Sewer System Contractor:

Name: N/A

City:

State: MN

Type of Sewer System: N/A

Drainage Plan:

See application

Water Usage (estimated gallons per day): None

Soil Type 1: Canisteo clay loam
Webster clay loam

Soil Type 2: Amiret loam
Okoboji silty clay loam

Estimated Date of Completion: Fall 2016

Other Information:

Applicant Information: Applicant: MorganSun LLC on behalf of SunShave LLC

Contact First Name: Chuck Last Name: Belsner

Business: SunShave LLC

Address: 609 South 10th St City: Minneapolis State: MN Zip: 55404

Home Phone: 612-701-4855 Cell Phone: 612-701-4855

Land Owner Information:

First Name: Daniel and Mary Last Name: Tauer

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature   Date: 1-5-16

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

CUP Permit Fee: \$700 Receipt #: 381551 Date Approved:

Commission Action:

County Board Action

Approved:

Date:

Approved:

Date:

Disapproved:

Date:

Disapproved:

Date:

Conditional Use Permit Application

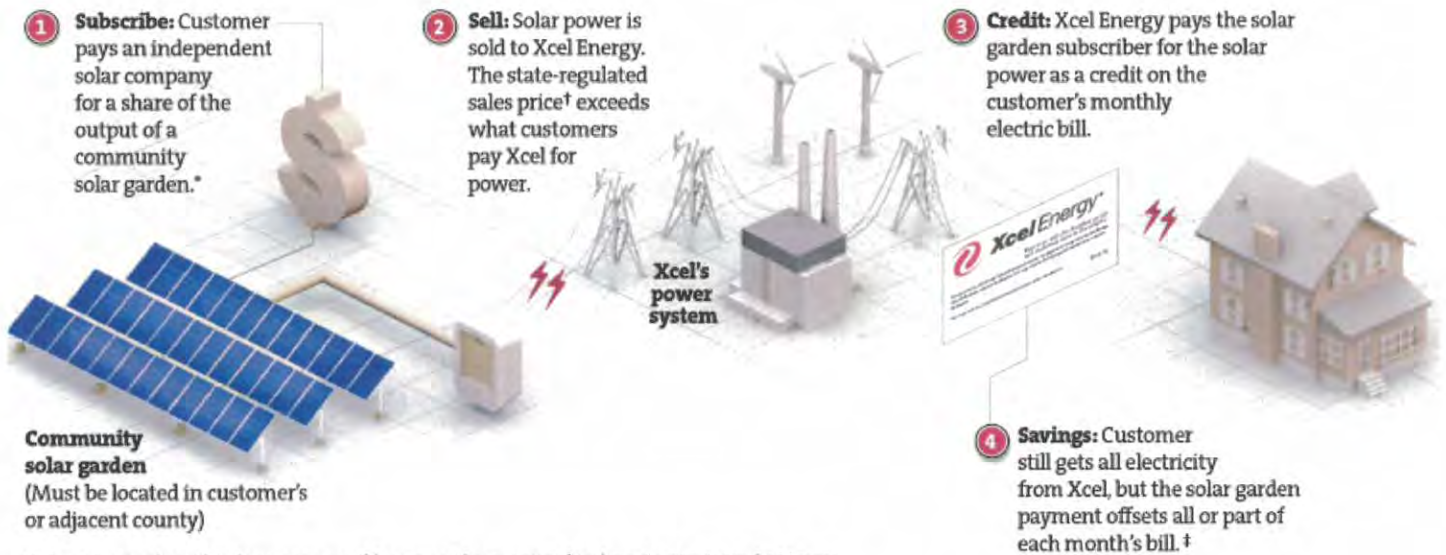
Exhibit B: Introduction to Community Solar and SunShare

Conditional Use Permit Application

What is Community Solar?

In 2013, the Minnesota State Legislature passed a landmark Community Solar Garden law that established a new market in the solar industry, providing Xcel Energy customers with additional energy choices.

Community Solar Gardens are field installations of solar panels connected directly to Xcel Energy's distribution grid. Residents, businesses, and governmental customers can opt to use the solar energy from those panels to offset their electricity bill instead of installing panels on their property. It works much the same way as putting a rooftop solar system on a house. This provides a viable alternative for those who would like to use solar power but cannot install a rooftop system. The following image, published by the Star Tribune, depicts how the program works.



* Subscription can be paid up front or as a monthly payment for energy produced; most contracts run for 25 years.
[†] Rate is 2 cents to 3 cents more than the subscriber's retail electric rate because of the renewable energy credit value.
[‡] If solar generation credits exceed customer's annual electric bill, Xcel cuts a check for the extra amount.

Source: Star Tribune research

MARK BOSWELL and DAVID SHAFFER • Star Tribune

Conditional Use Permit Application

What Does a Solar Garden Look Like?

It is best to look at a picture to understand what a solar garden looks like.



SunShare's solar gardens use photovoltaic technology. The primary raw materials used in this type of module technology consist of but are not limited to aluminum, glass, silicon, trace amounts of phosphorous, boron, silver, and copper. Solar modules will be UL listed, CEC listed, and approved for use by the National Electrical Code (NEC). The panels are dark blue, absorbing as much light as possible in order to convert it into electrical energy. They are coated with an anti-reflective technology to enhance their ability to capture sunlight. People tend to worry about glare from these systems, but with this technology it is really not a problem. Many solar installations have been completed at airports. The photo below is of a solar installation at the Indianapolis Airport.

Conditional Use Permit Application



Each solar module is composed of multiple panels and the modules will be attached to the ground surface using a fixed racking system. Each row of modules will be spaced approximately 15 feet apart and reach about 8.5 feet in height. The system is made of steel vertical posts installed directly into the ground without the use of concrete foundations. Each post will penetrate approximately 8 – 12 feet into the ground. We make every effort to avoid drain tile, working with all stakeholders to identify tile lines and ensure that drainage will not be negatively impacted by our project. We recognize that this site contains an extensive network of drain tile and we know which ones affect neighboring properties. Our final designs will specify how we will handle the presence of drain tile on the property to avoid negative impacts to neighbors.

One way to further avoid negative drainage impacts is to minimize grading, which we are able to do by following the contours of the land. The following image shows how the modules can do that.

Conditional Use Permit Application



Through these measures, and by planting a low-growth vegetative ground cover underneath the panels, our systems often reduce surface water runoff relative to the previous land use. By hosting a community solar garden, your community can not only benefit from locally generated power, but can take a step toward improving local water quality, something all Minnesotans appreciate.

Who is SunShare?

SunShare was one of the first community solar developers in the country, pioneering the development of this concept in Colorado and Minnesota. Our customers are residents, community leaders, renowned institutions, and local businesses. Our appeal to the residential customer base sets us aside from our competition - we have hundreds of homeowners participating in each of our current Solar Gardens and have consistently sold out our Solar Gardens before construction begins, an accomplishment no other Community Solar company can claim.

We have a local presence in Minnesota, with an office located in downtown Minneapolis and a strong leadership team, comprised of experienced renewable energy developers. This experience is further bolstered through our partnership with Mortenson Construction. Mortenson was incorporated in Minneapolis, Minnesota in 1954. Today, Mortenson has grown to over 2,100 team members with project operations across 48 states and select international locations. Mortenson has been ranked as the nation's 5th largest solar EPC contractor and has the breadth of experience needed to build successful Community Solar Gardens in Minnesota.

Conditional Use Permit Application

Exhibit C: Conditional Use Permit Application Requirements

Conditional Use Permit Application

Requirements for Solar Energy System Conditional Use Permit

1.) Address, Township, Section, and legal description of the property.

The property is located at 43534 County Highway 3, Morgan, MN 56266 in Section 22, Township 111 North, Range 34 West.

The legal description for the property is: That part of the East Half of the Northwest Quarter of Section 22, Township 111, Range 34, lying northerly of the right of way of Minnesota State Highway 68, Redwood County, MN.

2.) General description of the solar energy system.

The solar energy system, comprised of photovoltaic panels, will be mounted on a fixed racking system over approximately 40 acres of land. It is planned to be up to 4 MW (AC) and approximately 9 feet in height.

3.) Setbacks from property lines, public ditches and tile lines, road rights-of-way, neighboring dwellings, and natural waterways.

See Exhibit D

4.) A site plan showing the existing property lines, existing buildings, and the proposed location of the Solar energy system on the parcel.

See Exhibit D

Please see Exhibit D for site plan requirements, including topography at 2' intervals and surface water drainage patterns. There are no wetlands on the property, as delineated in the field, and no floodplains are present.

Conditional Use Permit Application

Exhibit D: Site Maps

PERMIT SET
MORGANSUN LLC COMMUNITY SOLAR GARDEN
43534 COUNTY HWY 3, MORGAN MN 56266



MORGANSUN LLC SOLAR GARDEN
 43534 COUNTY HWY 3
 MORGAN, MN 56266

DESIGNER: KL
 REVIEWER: ---
 DATE: 12/2016

Tilt Angle: 25° | Azimuth: 180°
 Power Output (AC): 4.0 MW
 Module: (17,280) @ 310 W
 Inverter: (8) @ 500 KW

NOT FOR CONSTRUCTION
 Scale: 1/8" = 1'-0"

COVER SHEET

PV-00

Parcel Number(s): 59-022-2020 and 86-022-2010

Legal Description:

That part of the East Half of the Northwest Quarter of Section 22, Township 111, Range 34, lying northerly of the right of way of Minnesota State Highway 65, Redwood County, Minnesota

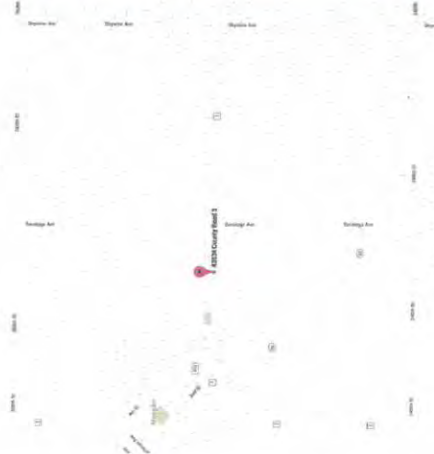
Existing Vegetation: Plowed Field



EXISTING CONDITIONS SITE PLAN

DEVELOPER
 SunShare, LLC
 809 S 10th Street, Suite 210
 Minneapolis, MN 55404

CONTRACTOR
 Moxie Construction
 700 Masonic Building North
 Minneapolis, MN 55422



VICINITY MAP

SHEET INDEX:

- Sheet 1: COVER SHEET, EXISTING CONDITIONS
- Sheet 2: PROPOSED DESIGN SITE PLAN
- Sheet 3: RACKING AND FENCE DETAILS



**MORGANSUN LLC SOLAR
GARDEN**
43534 COUNTY HWY 3
MORGAN, MN 56266

DESIGNER: KL
REVIEWER: ---
DATE: 1/3/2016

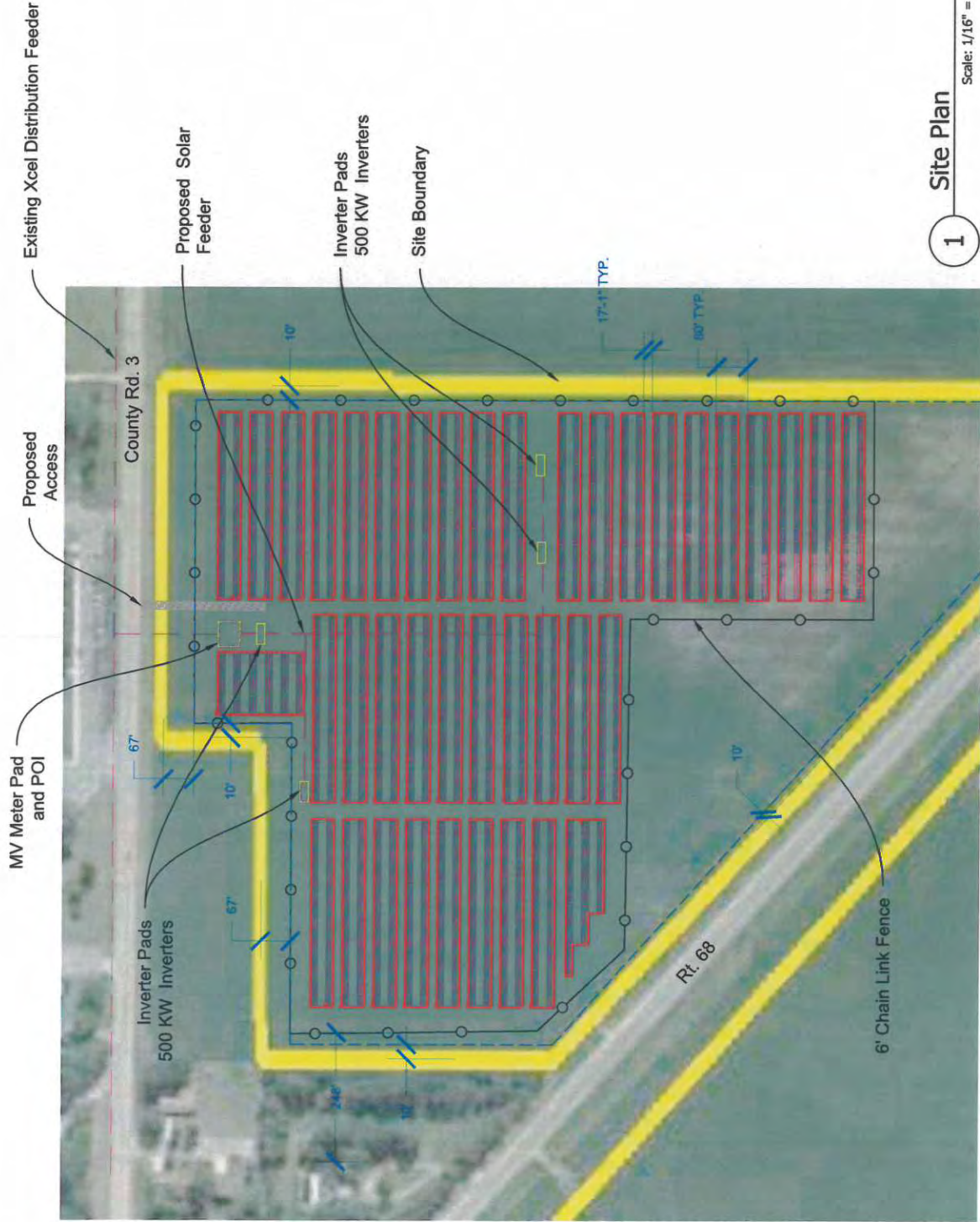
Tilt Angle: 25° | Azimuth: 180°
Power Output (DC): 4.0 MW
Module: (17,280) @ 310 W
Inverter: (8) @ 500 KW

NOT FOR CONSTRUCTION

SCALE: 1/6" = 1'-0"

PRELIM SITE PLAN

PV-01



1 Site Plan
Scale: 1/16" = 1'-0"



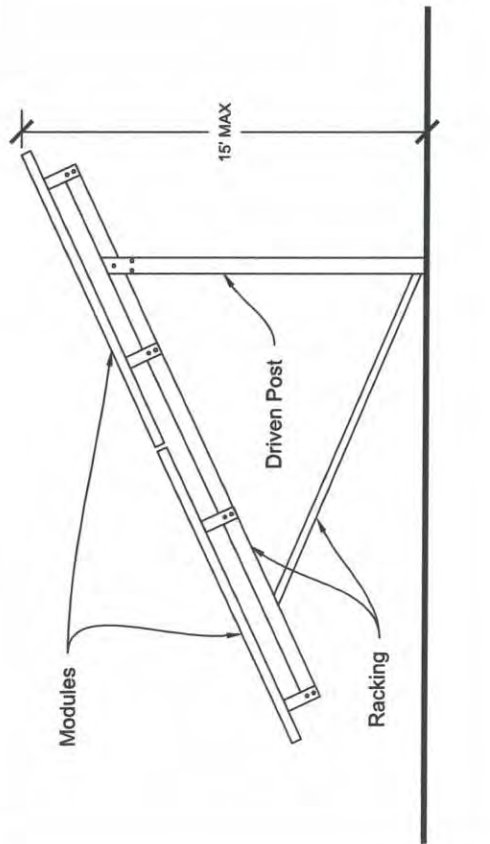
MORGANSUN LLC SOLAR GARDEN
 43534 COUNTY HWY 3
 MORGAN, MN 56266

DESIGNER: KL
 REVIEWER: ---
 DATE: 1/2/2016

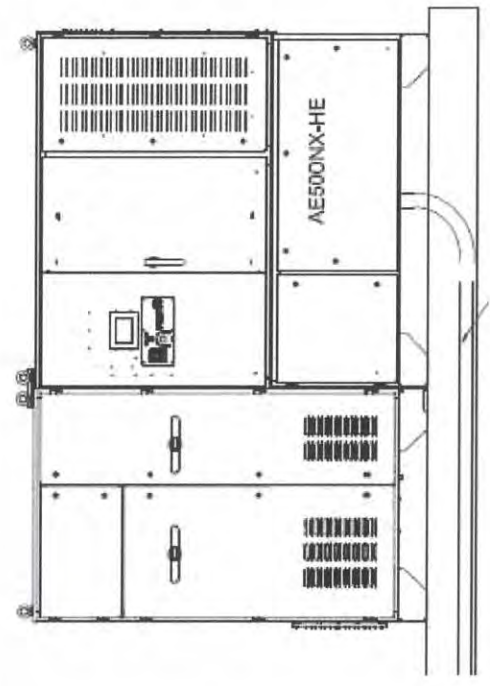
Tilt Angle: 25° | Azimuth: 180°
 Power Output (AC): 4.0 MW
 Module: (17,280) @ 310 W
 Inverter: (8) @ 500 KW

NOT FOR CONSTRUCTION
 Scale: NTS

DETAILS
PV-02



1 Racking Side Elevation
 Scale: NTS



2 Typ. Inverter Elevation
 Scale: NTS

Erosion and Sediment Control Notes:

(Final design to include a mixture of the following. To be determined later.)

1. Natural Buffers
 - a. Applicable if surface waters within 50 feet of project earth disturbance
 2. Perimeter Controls
 - a. Silt fences to be installed around perimeter of site
 - b. Fiber rolls used to compliment silt fences on steeper slopes
 3. Sediment track-out
 - a. Rock construction entrance used to minimize sediment track out
 - b. Gravel pad installed at site entrance
 4. Stockpiled Sediment/Soil
 - a. Topsoil stockpiles may periodically occur throughout project construction. Topsoil will be re-distributed over graded areas to be used for seeding.
 - b. Silt fences temporarily installed around stockpiles
 5. Minimize dust
 - a. Sprinkling used to minimize dust on site
 6. Minimize disturbance on steep slopes
 - a. Erosion control blankets will be used on steep slopes to minimize discharge
 7. Soil Compaction
 - a. Soil compaction is required for support of structural elements, i.e. roads, concrete pads, etc. Outside of structural areas, compaction will be limited by minimizing unnecessary vehicle or equipment traffic.
 8. Storm water conveyance channels
 - a. Erosion control trenches that are approximately 6 inches deep by 12 inches wide may be dug across the width of the subcatchment area. Individual trenches will be spaced approximately 20 feet apart across the length of the subcatchment area. They will be dug perpendicular to the ground slope. The cut material from the trench will be placed immediately to the side of the trench as a small berm. The trench and adjacent berm will create localized storage, which will reduce runoff velocity.
 9. Sediment basins
 - a. Temporary sediment control basins at perimeter of site
 10. Site Stabilization
 - a. Stockpiles and disturbed areas will be temporarily stabilized.
 - b. Any stockpiles that occur or any ground that is has not been permanently graded but work has temporarily ceased shall be temporarily stabilized by seeding, erosion control blankets or another qualified stabilization method. They must be stabilized within 7 days of work ceasing.
 - c. Unless precluded by moderate or heavy snow cover, stabilize all exposed inactive disturbed soil areas within 100 feet of any water of the state, or within 100 feet of any conveyance to a water of the state with sod, seed, or weed free mulch.
 - d. An acceptable method of stabilization will be chosen by the contractor.
 11. Final Site stabilization
 - a. The site will be permanently stabilized by the methods described above. In order to achieve Final Stabilization, the following process is standard:
 - i. All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70% of its expected final growth
 - ii. The permanent stormwater management system is constructed, meets all requirements and is operating.
 - iii. Sediment basins must be removed, graded to final elevation and stabilized.
 - iv. All temporary synthetic and structural BMPs must be removed
- Further details to be completed at later date.



3 Typ. Chain Link Fence
 Scale: NTS



MORGANSUN LLC SOLAR GARDEN
43534 COUNTY HWY 3
MORGAN, MN 56266

DESIGNER: KL
REVISION: ---
DATE: 1/3/2016

Tilt Angle: 25° | Azimuth: 180°
Power Output (AC): 4.0 MW
Module: (17,280) @ 310 W
Inverter: (8) @ 500 KW

NOT FOR CONSTRUCTION

Scale: 1/8" = 1'-0"

COVER SHEET

PV-00

PERMIT SET MORGANSUN LLC COMMUNITY SOLAR GARDEN 43534 COUNTY HWY 3, MORGAN MN 56266

Parcel Number(s): 58-022-2020 and 86-022-2010

Legal Description:

That part of the East Half of the Northwest Quarter of Section 22, Township 111, Range 34, lying easterly of the right of way of Minnesota State Highway 66, Redwood County, Minnesota

Existing Vegetation: Plowed Field



EXISTING CONDITIONS SITE PLAN

DEVELOPER
SunShare, LLC
609 S 10th Street, Suite 210
Minneapolis, MN 55404

CONTRACTOR
Precision Construction
700 Market Street, Suite 100
Minneapolis, MN 55422



VICINITY MAP

SHEET INDEX:

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- Sheet 3: RACKING AND FENCE DETAILS



MORGANSUN LLC SOLAR GARDEN
43534 COUNTY HWY 3
MORGAN, MN 56266

DESIGNER: RL
REVISION: ---
DATE: 1/3/2016

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Power Output (DC): 4.0 MW
Module: (17,280) @ 310 W
Inverter: (8) @ 500 KW

NOT FOR CONSTRUCTION

SCALE: 1/16" = 1'-0"

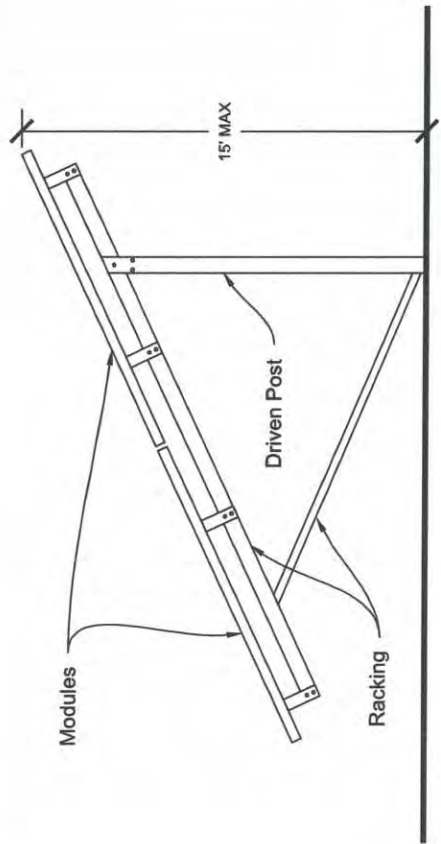
PRELIM SITE PLAN

PV-01



1 Site Plan

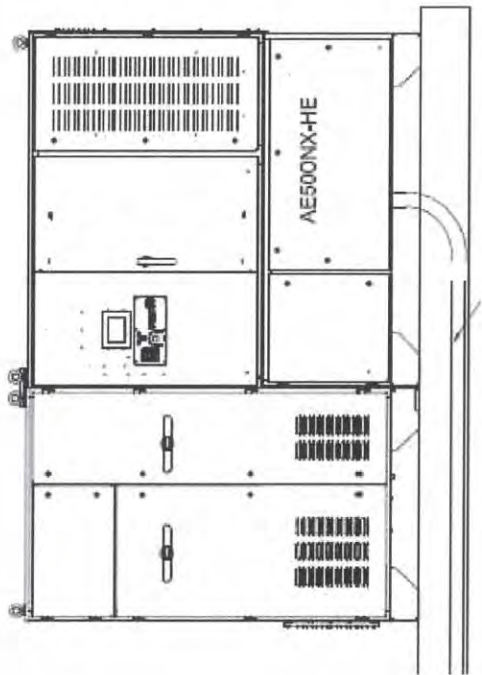
Scale: 1/16" = 1'-0"



1 Racking Side Elevation
Scale: NTS



3 Typ. Chain Link Fence
Scale: NTS



2 Typ. Inverter Elevation
Scale: NTS

Erosion and Sediment Control Notes:
(Final design to include a mixture of the following. To be determined later.)

1. Natural Buffers
 - a. Applicable if surface waters within 50 feet of project earth disturbance
2. Perimeter Controls
 - a. Silt fences to be installed around perimeter of site
 - b. Fiber rolls used to compliment silt fences on steeper slopes
3. Sediment track-out
 - a. Rock construction entrance used to minimize sediment track out
 - b. Gravel pad installed at site entrance
4. Stockpiled Sediment/Soil
 - a. Topsoil stockpiles may periodically occur throughout project construction. Topsoil will be re-distributed over graded areas to be used for seeding
 - b. Silt fences temporarily installed around stockpiles
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 - a. Sprinkling used to minimize dust on site
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8. Storm water conveyance channels
 - a. Erosion control trenches that are approximately 6 inches deep by 12 inches wide may be dug across the width of the subcatchment area. Individual trenches will be spaced approximately 20 feet apart across the length of the subcatchment area. They will be dug perpendicular to the ground slope. The cut material from the trench will be placed immediately to the side of the trench as a small berm. The trench and adjacent berm will create localized storage, which will reduce runoff velocity.
9. Sediment basins
 - a. Temporary sediment control basin at perimeter of site
10. Site Stabilization
 - a. Stockpiles and disturbed areas will be temporarily stabilized.
 - b. Any stockpiles that occur or any ground that is has not been permanently graded but work has temporarily ceased shall be temporarily stabilized by seeding, erosion control blankets or another qualified stabilization method. They must be stabilized within 7 days of work ceasing.
 - c. Unless precluded by moderate or heavy snow cover, stabilize all exposed inactive disturbed soil areas within 100 feet of any water of the state, or within 100 feet of any conveyance to a water of the state with sod, seed, or weed free mulch.
 - d. An acceptable method of stabilization will be chosen by the contractor.
11. Final Site stabilization
 - a. The site will be permanently stabilized by the methods described above. In order to achieve Final Stabilization, the following process is standard:
 - i. All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70% of its expected final growth
 - ii. The permanent stormwater management system is constructed, meets all requirements and is operating.
 - iii. Sediment basins must be removed, graded to final elevation and stabilized.
 - iv. All temporary synthetic and structural BMPs must be removed
 Further details to be completed at later date.



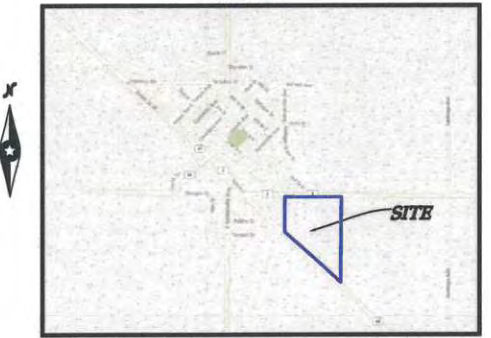
LEGAL DESCRIPTION

That part of the East Half of the Northwest Quarter of Section 22, Township 11, Range 34, 1/4th northerly of the right of way of Minnesota State Highway 65, Redwood County, Minnesota
 Abstract Property

GENERAL NOTES

- This exhibit was prepared using Old Republic Title Company Title Commitment Number ORTE742723 having an effective date of November 27, 2015 at 7:00 AM.
- Subject property appears to be classified as Zone X and is not within SPECIAL FLOOD HAZARD AREAS Flood Insurance Rate Map Community - Parcel Number 27127 C 0379 C dated July 16, 2013. (Table A Item 3)
- Subject property contains 42± acres. (Table A Item 4)
- Subject property is currently zoned UE Urban Expansion, according to Document 303640. (Table A Item 6 (c))
- Per aerial subject property contains 0 total parking stalls, including 0 handicapped stalls. (Table A Item 8)
- No underground utilities shown.
- Bearings based on assumed Coordinate System.
- THIS IS NOT A SURVEY. THIS IS INFORMATION GATHERED FROM PUBLICLY AVAILABLE INFORMATION AND COMPILED FOR EXHIBIT PURPOSES ONLY. NO FIELD WORK HAS BEEN COMPLETED FOR THIS EXHIBIT.
- CONTOUR INFORMATION FROM PUBLIC LEARN INFORMATION AVAILABLE FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MNTOP WEB SITE.
- WESTWOOD IDENTIFIED NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT BOUNDARY (NOVEMBER 8, 2015). AGENCY CONCURRENCE WITH THE NON-WETLAND DETERMINATION IS PENDING.
- The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment.
- 8. Easement for highway purposes together with incidental rights thereof including the rights to construct abutment and to erect temporary snow fences upon the lands and lands adjacent thereto in favor of the State of Minnesota as evidenced by Plat Certificate filed January 28, 1952 on Document No. 188291. AS SHOWN ON EXHIBIT.
- 9. Easement to construct, operate and maintain electrical lines and appurtenances together with incidental rights thereof in favor of Northern States Power Company as evidenced by Easement filed December 23, 1955 on Document No. 172875. AS SHOWN ON EXHIBIT.
- 10. Easement to construct, operate and maintain telephone cable, wire and appurtenances together with incidental rights thereof in favor of Redwood Telephone Company as evidenced by Easement filed February 8, 1971 on Document No. 208692 as assigned to Redwood Tel Acquisitions, Inc. by Assignment of Easements filed August 8, 2011 on Document No. 338594. BLANKET DESCRIPTION, NOT SHOWN ON EXHIBIT.
- 11. Zoning matters disclosed by Application for Reasoning Permit #1-0382 filed April 8, 2002 on Document No. 303640. BLANKET DESCRIPTION, NOT SHOWN ON EXHIBIT.
- 12. Commercial Real Estate Mortgage executed by Daniel L. Tauer, a married man in favor of SouthPoint Federal Credit Union, dated June 10, 2013, filed June 11, 2013, on Document No. 345526, in the original amount of \$1,150,390.00. (Also covers other land) NOT EXHIBIT RELATED.
- 13. Assignment of Lease and Rents by Daniel L. Tauer, a married person to SouthPoint Federal Credit Union, dated June 10, 2013, filed June 11, 2013, on Document No. 345527. (Also covers other land) NOT EXHIBIT RELATED.
- 14. Terms and conditions of that certain unrecorded Solar Energy Development and Operations Lease Agreement dated November 3, 2015 by and between Daniel L. Tauer and Mary K. Tauer, married to each other (Owner) and Sky Land Acquisitions (L.L.C. a Colorado limited liability company (Company)) as evidenced by Memorandum of Solar Energy Development and Operations Lease Agreement dated November 2, 2015, filed November 19, 2015 on Document No. 303682. BLANKET DESCRIPTION, NOT SHOWN ON EXHIBIT.

Vicinity Map
 Not to Scale



Westwood

Westwood Professional Services, Inc.
 7009 Ansgar Drive
 Eden Prairie, MN 55344
 Phone (952) 937-5100
 Fax (952) 937-5822
 Toll Free (888) 937-5100
 westwoodps.com

Defendant: _____
 Checkoff: _____
 Drawn: _____
 Bound Drawing by/dtd: _____

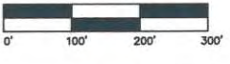
Revisions:



MorganSun Development
 Redwood County, MN

Boundary and Encumbrance Exhibit

Date: 12/23/15
 Sheet: 1 OF 1

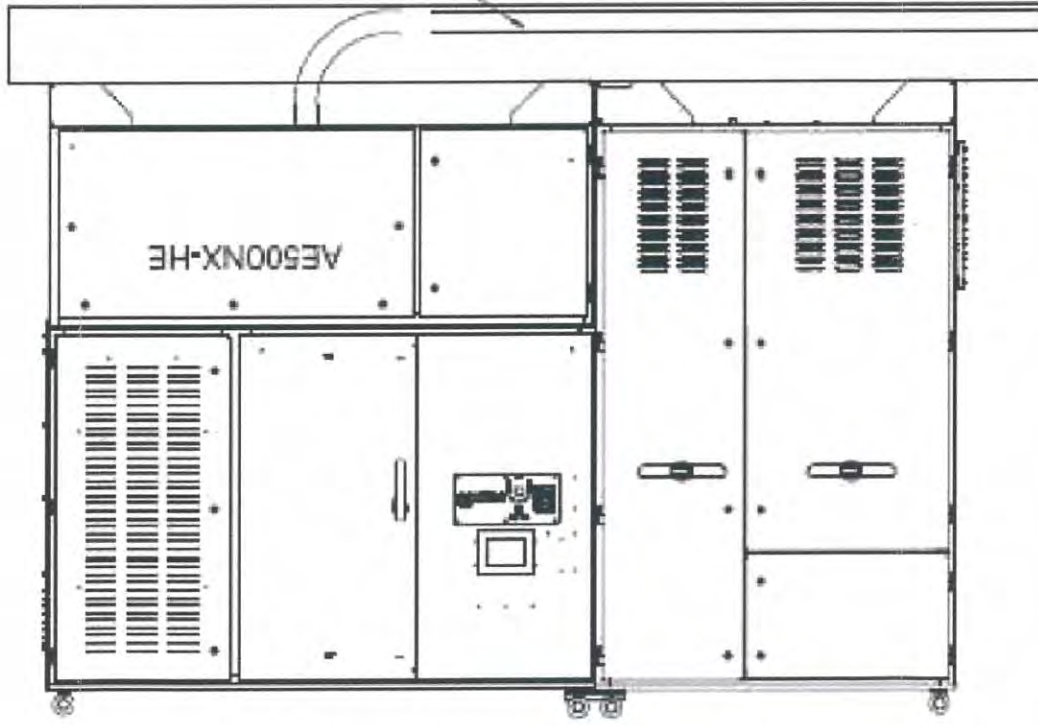


NOT FOR CONSTRUCTION

Scale: NTS

DETAILS

PV-02



Typ. Inverter Elevation

2

Scale: NTS

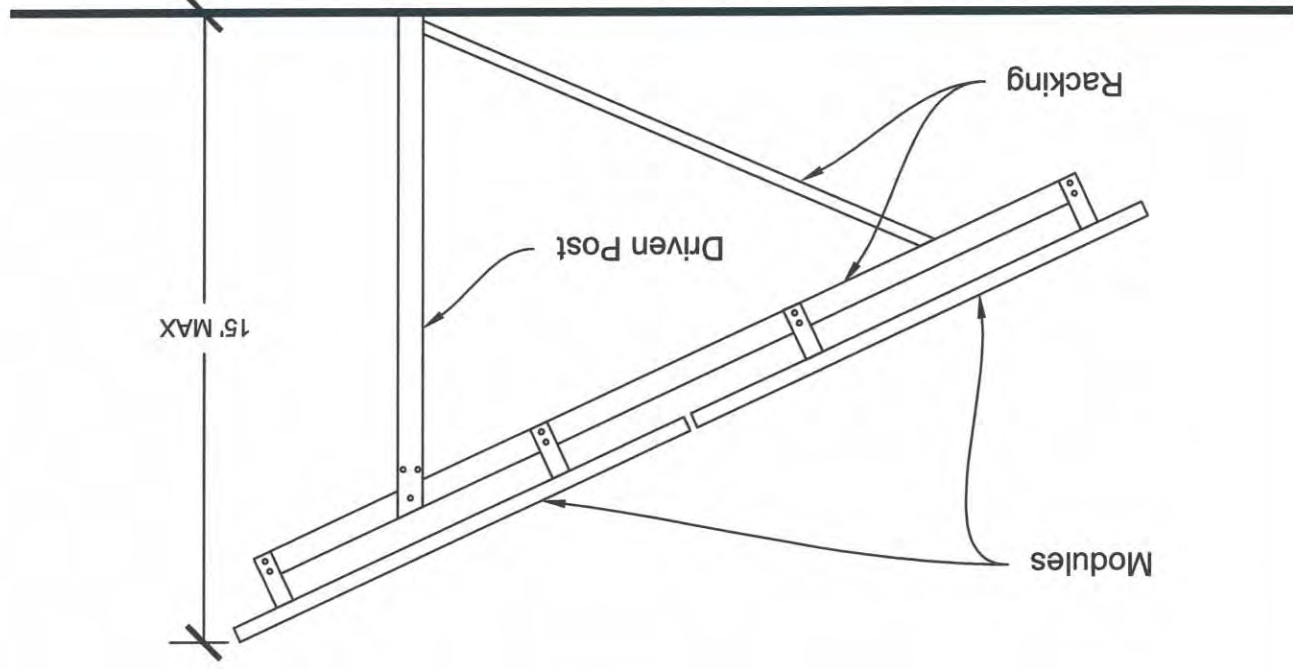
Erosion and Sediment Control Notes:

- (Final design to include a mixture of the following, To be determined later.)
1. Natural Buffers
 - a. Applicable if surface waters within 50 feet of project earth disturbance
 2. Perimeter Controls
 - a. Silt fences to be installed around perimeter of site
 - b. Fiber rolls used to compliment silt fences on steeper slopes
 3. Sediment track-out
 - a. Rock construction entrance used to minimize sediment track out
 - b. Gravel pad installed at site entrance
 4. Stockpiled Sediment/Soil
 - a. Topsoil stockpiles may periodically occur throughout project construction. Topsoil will be re-distributed over graded areas to be used for seeding
 - b. Silt fences temporarily installed around stockpiles
 5. Minimize dust
 - a. Sprinkling used to minimize dust on site
 - b. Minimize disturbance on steep slopes
 6. Minimize erosion control blankets will be used on steep slopes to minimize discharge
 - a. Erosion control blankets will be used on steep slopes to minimize discharge
 - b. Soil compaction is required for support of structural elements, i.e. roads, concrete pads, etc. Outside of structural areas, compaction will be limited by minimizing unnecessary vehicle or equipment traffic.
 7. Soil Compaction
 - a. Storm water conveyance channels
 8. Erosion control trenches that are approximately 6 inches deep by 12 inches wide may be dug across the width of the subcatchment area. Individual trenches will be spaced approximately 20 feet apart across the length of the subcatchment area. They will be dug perpendicular to the ground slope. The cut material from the trench will be placed immediately to the side of the trench as a small berm. The trench and adjacent berm will create localized storage, which will reduce runoff velocity.
9. Sediment basins
- a. Temporary sediment control basin at perimeter of site
10. Site Stabilization
- a. Stockpiles and disturbed areas will be temporarily stabilized.
 - b. Any stockpiles that occur or any ground that is has not been permanently graded but work has temporarily ceased shall be temporarily stabilized by seeding, erosion control blankets or another qualified stabilization method. They must be stabilized within 7 days of work ceasing.
 - c. Unless precluded by moderate or heavy snow cover, stabilize all exposed inactive disturbed soil areas within 100 feet of any water of the state, or within 100 feet of any conveyance to a water of the state with sod, seed, or weed free mulch.
 - d. An acceptable method of stabilization will be chosen by the contractor.
11. Final Site Stabilization
- a. The site will be permanently stabilized by the methods described above. In order to achieve Final Stabilization, the following process is standard:
 - i. All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70% of its expected final growth
 - ii. The permanent stormwater management system is constructed, meets all requirements and is operating.
 - iii. Sediment basins must be removed, graded to final elevation and stabilized.
 - iv. All temporary synthetic and structural BMPs must be removed.
- Further details to be completed at later date.

Racking Side Elevation

1

Scale: NTS



Typ. Chain Link Fence

3

Scale: NTS





MORGANSUN LLC SOLAR GARDEN
 43534 COUNTRY HWY 3
 MORGAN, MN 56266

DESIGNER: KL
 REVIEWER: ---
 DATE: 1/3/2016

Tilt Angle: 25° | Azimuth: 180°
 Power Output (DC): 4.0 MW
 Module: (17,280) @ 310 W
 Inverter: (8) @ 500 KW

NOT FOR CONSTRUCTION
 SCALE: 1/6" = 1'-0"

PRELIM SITE PLAN

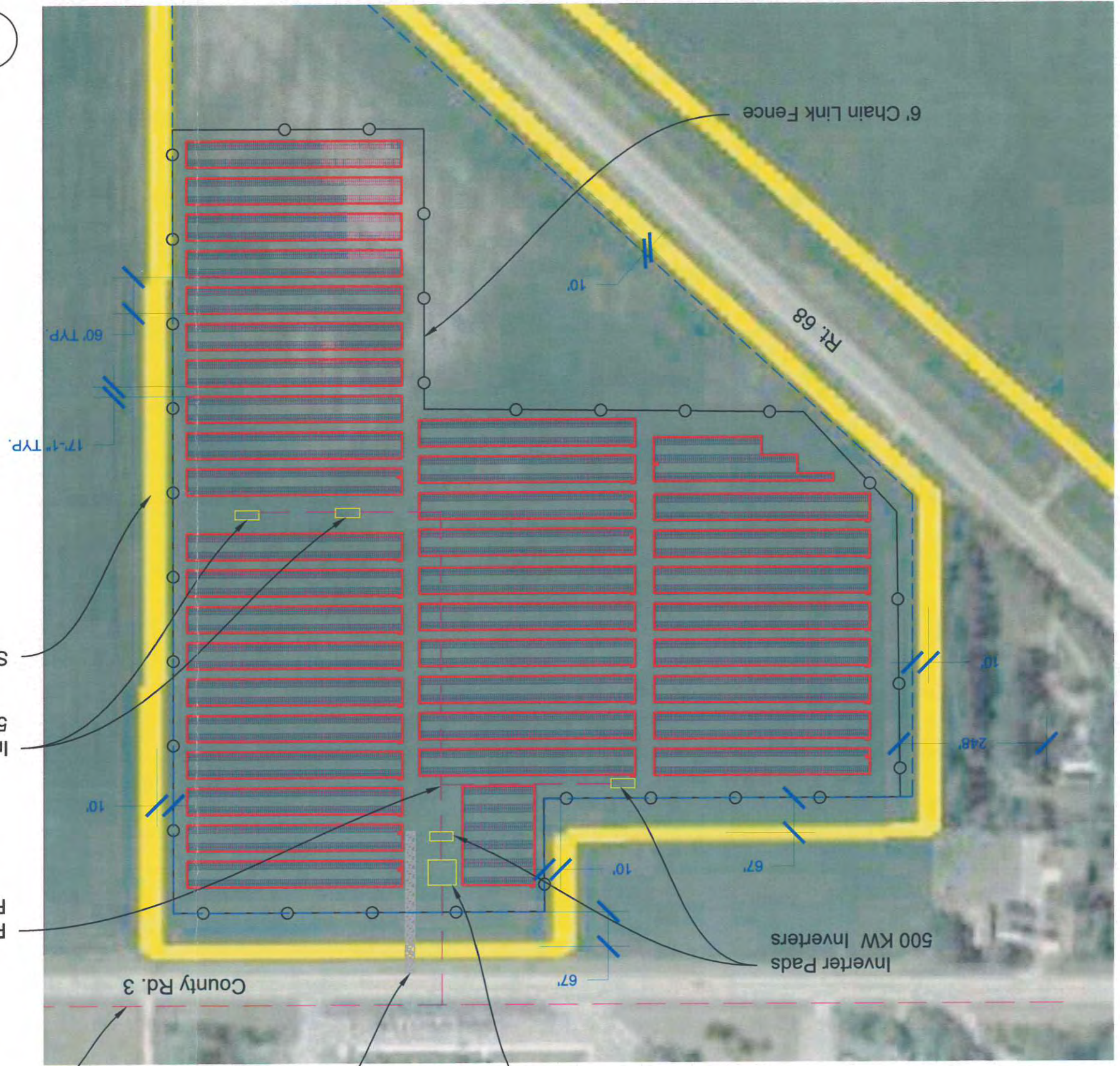
PV-01

MV Meter Pad and POI
 Proposed Access
 Existing Xcel Distribution Feeder

Proposed Solar Feeder

Inverter Pads
 500 KW Inverters

Site Boundary



1 Site Plan
 Scale: 1/16" = 1'-0"



1441 18th Street, Suite 400 | Denver, CO 80202

MORGANSUN LLC SOLAR GARDEN

43534 COUNTY HWY 3
MORGAN, MN 56266

DESIGNER: KL

REVIEWER: ---

DATE: 1/3/2016

Tilt Angle: 25° | Azimuth: 180°

Power Output (AC): 4.0 MW

Module: (17,280) @ 310 W

Inverter: (8) @ 500 KW

COVER SHEET

PV-00

NOT FOR CONSTRUCTION

Scale: 1/6" = 1'-0"

PERMIT SET

43534 COUNTY HWY 3, MORGAN MN 56266

Parcel Number(s): 59-022-2020 and 86-022-2010

Legal Description:

That part of the East Half of the Northwest Quarter of Section 22, Township 111, Range 34, lying northerly of the right of way of Minnesota State Highway 68, Redwood County, Minnesota

Existing Vegetation: Plowed Field



EXISTING CONDITIONS SITE PLAN

CONTRACTOR
Mortenson Construction
700 Meadow Lane North
Minneapolis, MN 55422

DEVELOPER
SunShare, LLC
609 S 10th Street, Suite 210
Minneapolis, MN 55404

SHEET INDEX:

- Sheet 1: COVER SHEET, EXISTING CONDITIONS
- Sheet 2: PROPOSED DESIGN SITE PLAN
- Sheet 3: RACKING AND FENCE DETAILS

VICINITY MAP



Conditional Use Permit Application

Exhibit E: Decommissioning Plan

Conditional Use Permit Application

- 1) Defined conditions upon which decommissioning will be initiated:

A solar farm/garden that ceases to produce energy on a continuous basis for 12 months shall be considered abandoned and the property owner or other responsible party shall be required to decommission the facility and restore the site to substantially its prior condition within 12 months from the time that the facility is deemed to be abandoned, unless substantial evidence is presented to the Land Use and Zoning Supervisor of the intent to maintain and reinstate the operation of the facility.

- 2) The anticipated manner in which the solar farm project will be decommissioned and the site restored:

The facility will first be disconnected from the grid. The PV modules will then be disconnected and removed. The above ground electrical interconnection, distribution cables, transformers and inverters will be removed. The racking and support posts will then be removed. The fencing will then be removed. Lastly, the site will then be harrowed and seeded to return it to substantially its condition prior to the installation as an agricultural field.

- 3) Timetable for completion of decommissioning:

The decommissioning will be completed within 9 months of the commencement of decommissioning.

- 4) The party responsible for decommissioning:

The permittee or its assignee shall be responsible for the decommissioning. In the event the property owner and/or responsible party fail to timely decommission the solar farm/garden facility as required above, Redwood County shall be entitled to take all measures allowed by the Minnesota State Statutes, as well as the right to levy penalties as provided in the Redwood County Zoning Ordinance, the right to obtain a permanent injunction ordering the removal of such solar farm/garden facility, and the right to obtain a court order permitting Redwood County to remove such solar farm/garden facility.

Conditional Use Permit Application

5) Financial Assurance:

The County requires assurance that funds will be there for the necessary decommissioning work when the project reaches the end of its purposeful life, been condemned, or has been abandoned. To that end, a "financial assurance level" of 20% of total project decommissioning cost shall be established by year 10 with increases over time until it reaches 100% for year 20 of operation. Assurance can be achieved via Bond, Letter of Credit or cash set aside in an escrow account controlled by a third-party insurance company.

Solar Garden Decommissioning Cost Estimate

Remove modules.....	\$20,000
Package & ship modules	\$5,000
Disassemble rack.....	\$5,000
Pull posts	\$12,000
Package & ship rack & posts	\$3,000
Remove & ship inverter sheds	\$3,000
Remove electrical equipment & wiring	\$15,000
Remove DC conduit & inverter foundation	\$8,000
Dispose of material with no salvage value	\$5,000
Ag soil restoration - harrow & seed	<u>\$13,000</u>
<i>Total Decommissioning Cost</i>	<i><u>\$89,000</u></i>

Conditional Use Permit Application

Exhibit F: Proposed Conditions of Approval

Conditional Use Permit Application

Proposed Conditions of Approval

- 1) Any required building permits must be obtained prior to construction of the Facility.
- 2) Any grading or filling must be done in accordance with the Redwood County Guidelines including the submittal and approval of a Grading and SWPPP plan.
- 3) All Federal, State and Redwood County wetland requirements be complied with at all times.
- 4) Applicant, as used in this Conditional Use Permit to refer to MorganSun LLC, shall also include its successors and assigns. Upon written notice to the County, this Conditional Use Permit, including all rights and obligations herein, may be assigned, in whole or in part, to any Applicant affiliate and any party with experience owning and operating energy generation or other utility infrastructure facilities. Assignment to any other party shall require consent by the County, such consent not to be unreasonably withheld.



Google Maps



Imagery ©2016 Google, Map data ©2016 Google 100 ft





Legend

- Address_points
- County Tile
- Open Ditch

Roads

- parcels
- township & city boundaries
- section lines

Conditions for Permit No. 3-16 (SunShare/MorganSun LLC Community Solar – Ground mounted photovoltaic system – Dan & Mary Tauer site)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site(s) of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The construction, maintenance, operation, and decommissioning of the project will conform to the Application for a Conditional Use Permit submitted by MorganSun LLC as attached to the Conditional Use Permit.
4. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards. Any drainage tile damaged during construction shall be repaired and/or replaced by the permit holder.
6. A 67 foot setback shall be maintained between all structures, including solar modules, racking, and perimeter fence, and the right-of-way of any public road, including CSAH 3 and State Highway 68.
7. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
8. The permit holder is responsible for the control of all noxious weeds on the permitted site.
9. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.
10. Applicant, or permit holder, as used in this Conditional Use Permit to refer to MorganSun LLC, shall also include its successors and assigns.
11. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not

limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions.

Factors Regarding a Request for a Conditional Use Permit¹

Redwood County Ordinance Factors

The County Planning Commission shall recommend no conditional use unless said Commission shall find:

1. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
4. That adequate measures have been or will be taken to provide sufficient off street parking and loading space to serve the proposed use.
5. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.²

¹ See M.S.A. § 394.301, Subd. 1 (stating, in relevant part, "...[c]onditional uses may be approved upon a showing by an applicant that standards and criteria stated in the ordinance will be satisfied. Such standards and criteria shall include both general requirements for all conditional uses and, insofar as practicable, requirements specific to each designated conditional use."). See also Schwardt v. County of Watonwan, 656 N.W.2d 383, 387 (Minn. 2003) (stating "[b]y statute, counties may approve conditional uses if the applicant satisfies the standards set out in the country ordinance.") (citing Minn.Stat. §394.301, Subd. 1); Corwine v. Crow Wing County, 244 N.W.2d 482, 486 (Minn. 1976).

² Requirement of Section 25, Subdivision 5 of Redwood County Ordinance.

Application for Conditional Use Permit #3-16
SunShare/MorganSun LLC Solar Garden (Tauer Site)

Based upon the facts presented, the Redwood County Planning Commission hereby establishes the following findings and conclusions (check all factors that apply):

- The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
- The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
- Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- Adequate measures have been or will be taken to provide sufficient off street parking and loading space to serve the proposed use.
- Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

DATED: _____

Redwood County Planning Commission



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Chuck Beisner of Sunshare, LLC o/b/o MorganSun LLC and landowners Daniel & Mary Tauer pursuant to Section 15 and Section 25 of Redwood County Zoning Ordinance. Sunshare, LLC is proposing to construct a four (4) megawatt solar array facility (community solar garden) on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

That part of the East Half of the Northwest Quarter (E1/2 NW1/4) of Section 22, Township 111 North, Range 34 West, Morgan Township, lying northerly of the right of way of Minnesota State Highway 68.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 29th day of February, 2016, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

DATED: February 10th, 2016

Nicholas W. Brozek
Land Use and Zoning Supervisor
Redwood County Environmental Office



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

TO: Whom It May Concern

FROM: Nick Brozek *NB*
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: February 11th, 2016

RE: Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Chuck Beisner of Sunshare, LLC o/b/o MorganSun LLC and landowners Daniel & Mary Tauer pursuant to Section 15 and Section 25 of Redwood County Zoning Ordinance. Sunshare, LLC is proposing to construct a four (4) megawatt solar array facility (community solar garden) on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

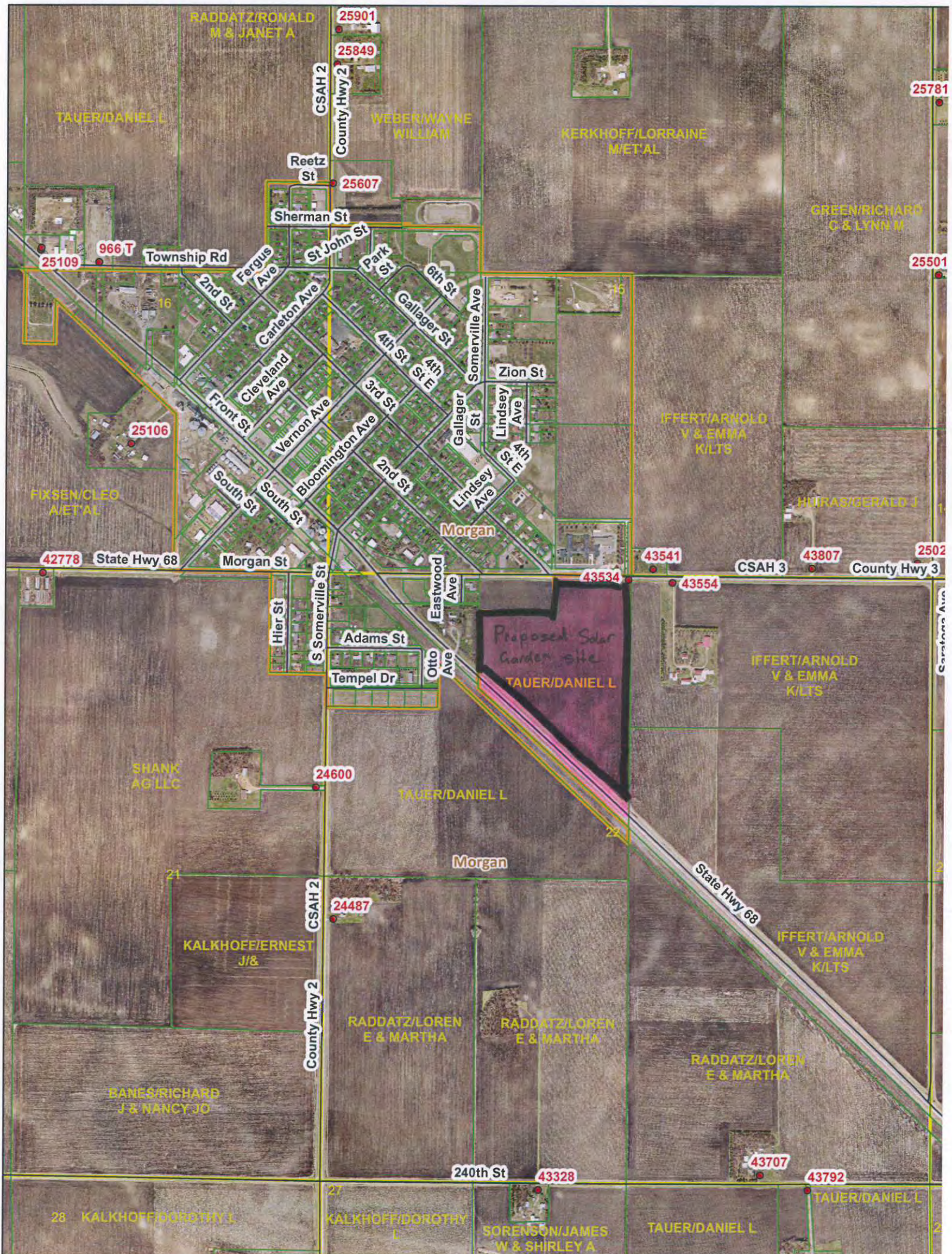
That part of the East Half of the Northwest Quarter (E1/2 NW1/4) of Section 22, Township 111 North, Range 34 West, Morgan Township, lying northerly of the right of way of Minnesota State Highway 68.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Cc: Chuck Beisner
Daniel & Mary Tauer



GARY WELTER
112 E 3RD ST
MORGAN, MN 56266

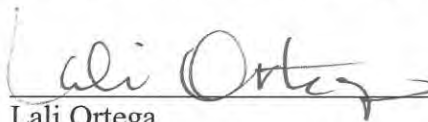
CLAUDIA WEYKER
104 E 3RD ST
MORGAN, MN 56266

DONALD E ZIEGENHAGEN TRUST
113 E 3RD ST
MORGAN, MN 56266

CITY OF MORGAN
JOHN KLEINSCHMIDT
PO BOX 27
MORGAN, MN 56266

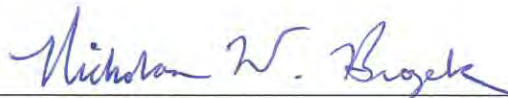
MORGAN TOWNSHIP CLERK
MARY TAUER
22672 PORTER AVE
MORGAN, MN 56266

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 11th day of February, 2016.



Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 11th day of February, 2016, by Lali Ortega.



Notary Public

