

Derr, Lisa

To: Arneson, Clark
Subject: RE: 2018 Proposed City Budget and Proposed Solar Farm by Connexus Adjacent to Sanctuary Development

Begin forwarded message:

From: Tim Blank
Subject: 2018 Proposed City Budget and Proposed Solar Farm by Connexus Adjacent to Sanctuary Development
Date: December 10, 2017 at 12:11:15 AM CST
To: <whovland@blainemn.gov>, <dswanson@blainemn.gov>, <tryan@blainemn.gov>, <dclark@blainemn.gov>, <jjeppson@blainemn.gov>, <agarvais@blainemn.gov>, <jking@blainemn.gov>

Due to my travel schedule this week, I will be unable to attend the Council meeting on December 14. Therefore, I would like to offer you my input on two topics: 1. 2018 Proposed Budget, and 2. Proposed Solar Farm adjacent to the Sanctuary neighborhood.

As your finance staff has likely calculated for you, the General Fund Revenue proposal for 2018 represents a 5.7% increase over 2017. This tracks similarly to the 5.4% increase from 2016 to 2017. In the Winter Special Edition newsletter that hit my mailbox today, you state the property taxes on a home valued at \$200,000 would see an increase of about \$1.20 per month. For a city that boasts that it is the largest growing city in Anoka County, I suppose an annual increase of \$14.33 seems fairly modest. However, the article doesn't reflect the average increase for higher valued homes, such as mine. I'm trying to understand why the city portion of my 2018 proposed taxes is proposed to increase 16.4%, almost 3 times the growth percentage of the 2018 proposed revenue. I do recognize that my home value is proposed to increase by 11%, still leaving it \$476,800 behind the price I paid in 2006. Mind you, I do not expect you to own the economy and real estate market of 2008. But, while the value of my home is 3 times the value of the \$200,000, my proposed city tax increase is 22 times that of the \$200k home. Clearly I live in a progressive tax country, a progressive tax state, and a progressive tax city.

I have always failed to understand why a city that experiences significant growth in the tax base (both business and residential) must parallel that growth with proportional funding. The typical answer I hear is that increased residents and businesses require increased city services. True, but leverage, improved efficiencies, innovation and a culture of value creation should minimize the need for significant addition of resources.

What I am asking you to consider is to think about whether you have truly challenged the city administration. Have you asked them to search outside their past practices and look for new and best practices? Examples used in other organizations include continuous improvement, lean processes, and a focus on the customer experience. At the very least, make sure the administration understands that what they are proposing is a 10+% increase over 2 years.

Also, just as an fyi, the Spring Lake Park School District is proposing a 27% increase in my share of the taxes. **27%!** By the time all taxing bodies take their share, I'm facing an overall increase of \$876, an 11% increase over 2017. For a couple who is retired, with one who has a significant disability and therefore has

significant health care costs, it won't be many years and we will have to consider other, less expensive living arrangements within less expensive cities.

Second, like the vast majority of my neighbors, I too am opposed to granting a conditional use permit to Connexus for the purpose of installing a solar farm. My main concerns are not so much based on safety or potential impact to property values as cited by many of my neighbors. Rather, I do not believe the communication process by several parties was on the up and up. It clearly appeared as though the NSC, Connexus and at least some members of the city council already had this deal done and wrapped up before the requirement for engaging surrounding property owners. Furthermore, as a member of Connexus, I was deeply disappointed in how management and "marketing" attempted to mislead Sanctuary residents by suggesting that in return for supporting the CUP, we would be eligible for some favored clean energy status which would provide us some tangible benefit. After learning that the solar energy is routed into the grid and there is no guarantee that Sanctuary residents would actually receive any of the clean energy, I feel like Connexus is not coming to the table with clean hands. A piece of paper claiming a false status is worth 0.

An additional question I have is what responsibility, if any, does the NSC Foundation have in holding public meetings to discuss operating, including land use, plans? While the Foundation currently does not receive any public funding, it appears as though they were chartered and are currently overseen by a State agency--the Minnesota Amateur Sports Commission. It seems to me that even if there is not a legal requirement to hold open meetings to discuss plans like the solar farm, there certainly should be a moral and business responsibility to sit down with their neighbors to discuss ideas in the early stages. Bottom line is that I feel like Connexus is trying to jam the solar farm in a location that is less than optimal. I further feel it is the Council's obligation to make sure all diligence is done to serve the best interests of all residents who live within the city.

Thanks for listening.

Tim Blank
10502 Yancy Court
Blaine, MN 55449

Derr, Lisa

From: Arneson, Clark
Sent: Friday, December 08, 2017 11:49 AM
To: Derr, Lisa
Subject: FW: Connexus Solar Array in the Sanctuary

Clark Arneson, City Manager
City of Blaine
10801 Town Square Drive
Blaine, MN 55449
(763) 785-6121 phone
(763) 785- 6156 fax
carneson@ci.blaine.mn.us

-----Original Message-----

From: Brian Roemen Gmail
Sent: Thursday, December 07, 2017 1:42 PM
To: Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark
Cc: Roemen, Brian
Subject: Re: Connexus Solar Array in the Sanctuary

> I was at the neighborhood meeting on the Tuesday evening.
> Some of my concerns is disturbing a hazardous waste site that already has erosion issues and a landscape that is not stable.
> When they construct the fence and dig four feet down will that pose any risk to the neighborhood and environment by disturbing the seal? If approved who will maintain the fence appearance? All of those post will not be in stable ground and will move every year in the spring making this fence very unattractive and possibly broken with gaps that may allow children inside the Array .
> In the meeting, the design is for the panels to be attached to cement pads as it sounded like there was a concern about digging to deep and disturbing the seal. Will these pads have any anchoring? It sounded like they would, but how deep? Will that effect the waste site seal?
> Adding Cement on top of a site that currently has runoff issues will seem to compound the runoff/erosion issue. It will take more then planting prairie grass to stabilize this it will need new topsoil for anything to grow and thrive and proper grading to control the runoff.
>
> As off now I cannot support this, please reflect on what the neighborhood wishes,
>
> Thank you,
> Brian Roemen
> 2716 105th AVE NE

Derr, Lisa

To: Arneson, Clark
Subject: RE: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

From: Arneson, Clark
Sent: Friday, December 08, 2017 11:48 AM
To: Derr, Lisa
Subject: FW: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

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From: Christine Ostby
Sent: Thursday, December 07, 2017 5:44 AM
To: Jeff Witucki; Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark
Subject: Re: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

I am opposed to the ordinance and solar farm. Christine Ostby, RN, BSN

Derr, Lisa

To: Arneson, Clark
Subject: RE: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

From: Arneson, Clark
Sent: Friday, December 08, 2017 11:47 AM
To: Derr, Lisa
Subject: FW: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

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From: Clayton Nolby
Sent: Thursday, December 07, 2017 12:12 PM
To: Chris Hildrum
Cc: Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark;

Subject: Re: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

First we are not against clean energy, but why does the city wish to force the placement of a Solar Garden in someones back yard?

There are many other locations, namely the airport land along the east side of Radisson Road.

Clayton and Doris Nolby

Derr, Lisa

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From: Lee Krahenbuhl
Sent: Thursday, December 07, 2017 11:28 AM
To: Chris Hildrum; Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark

Subject: RE: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

Mayor & Council Members,

As residents of the Sanctuary, our family fully opposes the proposal of building a solar farm in our residential neighborhood. This is due to the many reasons expressed by our fellow neighbors and tax payers. The safety, negative property value, and esthetic concerns are just too large to ignore.

Also, has anyone researched whether the Metropolitan Airports Commission or the Metropolitan Council has any concerns in this matter? The glare that could be created by the solar array could be of great safety concern for the Anoka County Airport with aircraft flying so close to this proposed site. This reflective light pollution would also have a negative impact on the residents next to the solar panels.

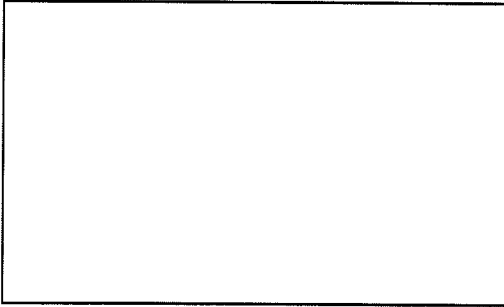
This proposal seems to be more fit for a rural area where there are no existing residents/homes that would be negatively impacted. There are reasons that so many other cities are opposed to such a facility in this type of a situation. If it is so important for the Mayor and Council Members to have such a power plant in our city, they should

consider other properties away from existing homes? If it were to happen in this way, it would be interesting to see how many new home owners would be anxious to build next to an existing solar farm? I bet very few would consider it! Lastly, to try and convince residents that they will somehow directly benefit financially by saving on electrical costs, is not practical. The energy generated would go directly into the power grid, thus only benefiting Connexus and how they chose to use it. They obviously cannot just send power to the Sanctuary. Also, how do they intend to transmit the power they collect? Will there be overhead transmission lines ran through the area? If so, what is the proposed routing. Again, too many unknowns here!

Please deny this proposal as it is obvious that the residents you are there to represent, are overwhelmingly opposed to it! I am confident that you will choose to do the right thing and side with the residents and tax payers that elected you to look out for our best interests.

Thank you,

Lee & Kim Krahenbuhl



Derr, Lisa

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To: Derr, Lisa
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From: Kari Nokken
Sent: Thursday, December 07, 2017 9:38 AM
To: Garvais, Andy; Arneson, Clark; Jeppson, Julie; Chris Hildrum; Swanson, Dick; Ryan, Tom; Hovland, Wes; Clark, Dave

Subject: Re: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

My name is Kari Nokken, along with my husband and family we strongly oppose the development of a solar power plant in the Sanctuary neighborhood. We are in completed agreement with the information and points that have been shared in the email below from Chris Hildrum.

2805 105th Avenue NE

Kari and Eric Nokken

Derr, Lisa

From: Arneson, Clark
Sent: Friday, December 08, 2017 11:47 AM
To: Derr, Lisa
Subject: FW: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

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From: Mike Lockman
Sent: Thursday, December 07, 2017 8:09 AM
To: Gust, Chad

Subject: Re: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

Dear Elected Officials,

As residents of the Sanctuary neighborhood, my family and I are strongly opposed to a solar power plant being installed so close to residential homes.

I am not opposed to having it built in Blaine, but there are many other locations more suitable for industrial type construction. Such construction does not belong in a residential area, which in some cases would be in peoples back yards.

As elected officials, you have taken an oath to represent the residents of Blaine. It is your duty to consider the residents of the Sanctuary in matters such as this.

Sincerely,
Mike and Brenda Lockman

Sent from my iPhone

On Dec 7, 2017, at 7:52 AM, Gust, Chad <chad.gust@rbc.com> wrote:

Good Morning,

Derr, Lisa

To: Arneson, Clark
Subject: RE: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

From: Arneson, Clark
Sent: Friday, December 08, 2017 11:48 AM
To: Derr, Lisa
Subject: FW: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

Clark Arneson, City Manager
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From: Andrea Welch
Sent: Thursday, December 07, 2017 7:54 AM
To: Heather Remme
Cc: Chris Hildrum; Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark;

Subject: Re: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

Mike and Andrea Welch of 2781 103rd Court are also in opposition to the plan for a solar farm in our neighborhood.

We like many, are not opposed to green energy, rather we are most concerned about the safety surrounding this initiative. If this technology is new, and all of my research also confirms that they are not placed in residential areas, it seems irresponsible to place this solar farm in the sanctuary neighborhood.

At the meeting, one of the sanctuary residence made a beautiful statement. She explained how the city of Blaine, in their partnership with connexus, should establish this project and put it in a place where it can be shown to others in our community and from other cities and possibly used for educational purposes rather than tucked in an established high-end neighborhood where it is not supported.

Thank you for your time!

Mike and Andrea Welch

Sent from my iPhone

Derr, Lisa

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From: Gust, Chad
Sent: Thursday, December 07, 2017 7:53 AM
To: Chris Hildrum; Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark

Subject: RE: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

Good Morning,

We are also in complete agreement with Chris and all the families opposed. This cannot and should not happen in the Sanctuary.

Chad and Karla Gust
10572 Sanctuary Drive NE

Derr, Lisa

To: Arneson, Clark
Subject: RE: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

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From: Heather Remme
Sent: Thursday, December 07, 2017 6:57 AM
To: Chris Hildrum; Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark

Subject: Re: We the residents of the Sanctuary oppose the proposed Solar Ordinance and Conditional Use Permit for Connexus to build a Power Plant

Each and every email that comes through sheds more and more light on two things, the safety and poor planning around this entire proposal (other than the due diligence that Chris Hildrum has done) and also the integrity of our Mayor and City Council members in response to our concerns... The lack of representation is troubling.

We too oppose the Solar Array and look forward to ANY type of response from our City Council members acknowledging these concerns.

Tim and Heather Remme

Derr, Lisa

From: Arneson, Clark
Sent: Thursday, December 07, 2017 9:28 AM
To: Derr, Lisa; Schafer, Bryan
Subject: FW: Connexus Energy Solar Panels in the Sanctuary neighborhood

Clark Arneson, City Manager
City of Blaine
10801 Town Square Drive
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From: Kathleen Gorzycki
Sent: Wednesday, December 06, 2017 9:24 PM
To: Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark
Subject: Fwd: Connexus Energy Solar Panels in the Sanctuary neighborhood

The last message was not complete before it was sent...sorry about that!

Greetings,

Thank you for initiating last night's meeting to educate residents and give us an opportunity to voice concerns about the proposed solar panel project. Last week, my husband & I watched the video that featured Greg Ridderbusch from Connexus and Brian Burandt from Power Supply and Business Development. (It was similar to their presentation last night.) We walked away with several misconceptions about this project that after researching we discovered are just not true.

* The statement that "the entire Sanctuary neighborhood will be powered by clean, renewable solar solar energy." leads one to believe that the homes will receive all their electricity needs directly from the solar panels. This is very misleading! At last night's meeting, Mr. Ridderbusch clarified that the power goes to the grid (necessity for safety) and sent out according to where the power is needed. There is no possible way to actually predict where solar power is being used. Theoretically, our home may rarely if ever actually use electricity created by these solar panels.

* "The video made it sound like we were the first certified green neighborhood in the country." It sounds like residence receive this designation because of the power they receive from the solar garden when in reality, any neighborhood could receive this designation without ever receiving any solar energy as long as they all paid the \$20 fee.

* As a Realtor, I would question whether it would be ethical to use the "certified green neighborhood" designation in my advertising especially since this may only last for 25 years. After 25 years, does the designation go away so the neighborhood is no longer a certified neighborhood? A limitation would need to be included. Using the claim that property values go up with this designation would then imply that values go down when the designation goes away. If a Buyer purchases a home in that time under the assumption that they are getting value from that designation, they will feel misled if the designation is removed and their value goes down from the time they purchased. Granted, they could pay their \$20 and they would get the designation,

however not the neighborhood. In reality does it seem to make sense that property values increase because a homeowner is paying \$20 for a designation. Basically, that is what our neighborhood would be doing.

Other concerns.....

* CLEAN UP FUND.....there have been projects/businesses that the City has had to address after a company leaves or goes out of business. One that comes to mind is the site on 105th just west of Raddison. They were in business for a long time and had a history of community support. Unfortunate times can happen to any business and if that business is holding the funds to "clean-up" a site, the City may never see clean-up nor compensation to take care of it. I don't want to go into details however it has happened in Blaine. Letting the business hold the funds is risky!

* the water run off into neighbors' yards and holding ponds. Were the holding ponds designed to handle additional runoff that no longer will soak into the ground under the panels? Who will address and take responsibility for any kind of flooding? The homeowners' initial grading plan that the City approved did not keep the water away so what kind of assurance do those neighbors have from Connexus that the fixes they had to put in place will hold additional water run off?

* LITHIUM BATTERIES are a potential risk. It is our understanding that these will be the size of two semi trucks. Exactly what material will be used in the suppression system and what will the fire department use to extinguish this type of fire? Connexus seems to believe these batteries are safe however companies who produced laptops and cell phones did not think these items would catch fire either. This is our biggest concern!

The last line from my first message started by saying that the "not in my backyard" comment is used on every project and is not a valid reason on it's own. There needs to be justification for the greater good however it should not be at the risk of others. The potential for fire (especially where it has never been done before as in this case being so close to a residential neighborhood) and water run off are legitimate concerns.

It seems to us that the project is being rushed thru so we can be "the first". Our neighborhood is not looking for advertisement nor media coverage boasting this designation. We would prefer time is taken to research concerns and address issues.

In closing, we are very skeptical of any entity that gives a presentation that is so misleading. It makes us question what else Connexus is telling us that may not be completely forthcoming and more importantly, what information they are not disclosing. No project is perfect. According to them, we shouldn't worry, this solar garden is going to be a field full of butterflies.

Thanks again for your time and consideration!

Sincerely,
Paul and Kathleen Gorzycki
10587 Sanctuary Drive NE

Derr, Lisa

To: Arneson, Clark
Subject: RE: Oppose Sanctuary Solar Plant Development

From: Scott Hedin
Sent: Wednesday, December 06, 2017 9:18 PM
To: Scott Hedin
Cc: Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark
Subject: Re: Oppose Sanctuary Solar Plant Development

Councilmembers,

I wanted to take this opportunity to re-iterate some items from the neighborhood meeting regarding the Solar Farm near the Sanctuary development and also make note of some concerns and inaccuracies.

Lithium Hazards

It was very concerning that the city had not fully vetted the possible hazards of a lithium battery storage facility. I work in an environment where lithium batteries are produced and lithium is very highly reactive with water. Manufacturing of lithium batteries must be done in a dry room with less than 1% relative humidity and precautions must be made for all personnel. Any contact with water will ignite a reaction that is highly toxic and flammable. The battery storage facility seems fairly large based on the drawings presented and would contain large amounts of lithium. Any breach of the containment facility or internal short is of concern and then also the fire departments preparedness for such an event given the substance that will be housed in the facility along with the sheer volume of electricity stored.

Decommissioning Costs

I was very disappointed that Connexus could not provide an amount of money that would be set aside for decommissioning of the solar farm if it was to be built. As a company they would have had to do a cost analysis to ensure the project was viable before even considering it and the fact they could not provide numbers for decommissioning makes me believe they have not allotted money for this or possibly very little. They should know what they are considering for decommissioning costs as that would have been rolled into the cost analysis of the project. I feel Connexus has not been totally forthcoming about the project and what the impact would be to the Sanctuary and also the city of Blaine.

There was a great news article on KSMP back on Oct 30, 2017 regarding solar farm decommissioning within cities in which they spoke with Green Lights Recycling. Just bringing this to the Councilmembers attention as I felt this was a very large gap in what I heard.

<http://www.fox9.com/news/will-going-green-leave-some-taxpayers-in-the-red>

Market for Green Housing

Again, I was disappointed in how Connexus portrayed the market for 'Green' housing. In the slide deck they presented that "people want green housing" but if you looked closely the slide stated, "host owned". This is a very different scenario from what a solar farm near houses in the Sanctuary would be.

I agree, that yes, if an individual house has solar panels on it that would be an attractor for buyers as they know the utility bills in that house would be less given the house is producing some of its own energy for consumption and possibly sending some back into the power grid for credit. Same with a geothermal system in a house. Here again, a buyer would know the utility costs associated with the house would be less given geothermal is the cooling and heating source for the house instead of an AC unit and natural gas. In these scenarios there would be an attraction to a buyer for those particular houses over a conventional house.

For Connexus to use that article/slide and apply it to the Sanctuary neighborhood is just inaccurate. The solar farm would not be "host owned" plain and simple. That article should not have been cited in the context of the discussion. Having a solar farm near a property that is not owned by the property owner has no favorable impact to the overall utility bill of the homeowner. There would be no added attraction to a buyer. Having a piece of paper that states "solar certified, solarwise" is not the same thing as actually having solar energy produced on the homeowners site for consumption by the homeowner. With it on the homeowner's property, the owner is producing energy 'themselves' (in a sense) and not consuming as much from the power company. The energy bill for the property will be lowered.

This seemed like a pure marketing tactic that was not presented truthfully by Connexus.

Property Values

We all know that property values are affected by where a property is located and what is near it. If there is a nature preserve behind it, a highway, a commercial business, another house, etc. All of those things are considered as either an adder or a detractor when determining the price of a home or calculating comps. The homeowners in the Sanctuary bought in that neighborhood knowing there was a landfill nearby zoned farm/residential. The homeowners knew this, and it was already reflected in house prices when they purchased in the area.

Connexus is now trying to state our property values will not decrease with the addition of a solar farm. I can't imagine any appraiser would not put in a deduction for a solar farm behind a residence.

The baseline price of the homes in the Sanctuary are with a capped landfill site or green space zoned farm/residential. If that changes (the city allows a CUP) to home owners looking at an 8 foot fence and/or looking at a wide array of solar panels from upper floors of homes any appraiser would note that as a deterrent just like looking at a business next door. Home values would be less than the baseline of the open green space it is now.

For Connexus to state there would be no impact without involving a local area appraiser to actually assess the homes currently and then reassess with the solar farm, again, is a gap in truly being honest with their members.

Solar Certification

Connexus has offered the residents of the Sanctuary a certificate stating the homes in the neighborhood are 100% solar certified if the solar farm is constructed. I do not understand the tactile benefit of receiving this certificate. Currently I pay an electric bill with no solar certification, if Connexus were to grant me solar certification my total bill amount remains unchanged. I pay the same. If there is no cost difference to me, what is the benefit I am receiving as a homeowner?

This comment/question can be wrapped into the marketing and property value concerns I noted above. But Connexus was presenting the certification alone as a great benefit to the homeowners, to which I just can't mathematically make sense of. I only see the certification as being a benefit to Connexus, as they would be able to mass market that they 'created' a 100% solar certified neighborhood, on paper. I do not see the benefit to the homeowner living in the Sanctuary.

Noise/EMF

The Connexus presentation had statements regarding noise and EMF levels of the completed project but it was not apparently clear in the presentation on what actions would be taken if the noise and EMF levels do not end up at the levels they claim. There was no guarantee to the city of Blaine or the residents that the finished project would meet the noise and EMF levels. Connexus only stated what the levels should be.

This lack of guarantee from Connexus again did not give me a sense that they were being forthcoming of the entire project. With no guarantee by Connexus and just a slide deck with a stated noise and EMF level, it is very disconcerting on what the final product would actually be. I feel any business trying to come into Blaine with claims regarding their impact should be required to meet or exceed the claims they make and the city of Blaine should be enforcing those claims as requirements. This should be held true across all projects that come into the city.

A councilmember stated that Blaine is not benefitting from this proposition in any way and the city is only involved due to a private company seeking business with another company that requires city approval. If that truly is the case, as elected officials for the city of Blaine, you were put into office to

represent your constituents. A large number of your constituents were present at the neighborhood meeting 5Dec2017 and spoke on the proposal of constructing a solar farm near an already established residential neighborhood. As taxpaying residents and homeowners in Blaine we ask that you be the voice of the constituents you represent and deny construction of a solar farm on the 105th site.

Scott Hedin
10505 Alamo St
Blaine

Derr, Lisa

From: Arneson, Clark
Sent: Thursday, December 07, 2017 9:45 AM
To: Derr, Lisa; Schafer, Bryan
Subject: FW: Solar Facility in the Sanctuary

Clark Arneson, City Manager
City of Blaine
10801 Town Square Drive
Blaine, MN 55449
(763) 785-6121 phone
(763) 785- 6156 fax
carneson@ci.blaine.mn.us

From: Ostenson, Sally (GE Appliances, Non-GE)
Sent: Wednesday, December 06, 2017 5:56 PM
To: Ryan, Tom; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; Arneson, Clark
Subject: Solar Facility in the Sanctuary

Dear Council Members:

My name is Sally Ostenson and I am a resident of the Sanctuary neighborhood. As we know, the City is considering Connexus Energy's proposal for the construction of a solar facility in our neighborhood. I attended both Planning Commission meetings on this topic, listened to Connexus pitch their idea, and saw the visual aids. After hearing and seeing the proposal, I am against this type of facility being placed in an area with such a residential impact. I agree solar energy is important and a good thing. But as Connexus made clear, we would be the first Minnesota neighborhood to live embedded in a solar facility. That is not what the Sanctuary was designed to be. It is a low density, residential area. It seems more appropriate for Connexus to look for other land in Blaine that is better suited for this type of facility.

At last month's Planning Commission meeting, I heard a representative from the City compare the solar facility to the same as church and schools placing solar panels on their buildings. That is not a fair comparison by any means. Now, if add solar panels to my house (such as they do) and receive a financial gain with lower energy costs and a tax rebate, than that would be a comparison. As homeowners we will not receive any of those. There isn't a way to compare this to another scenario because, as I mentioned before, the Sanctuary would the first residential Minnesota neighborhood of this kind. I don't feel like being a guinea pig to this type of project.

Please consider our property values, the precedent this sets for other residential areas of Blaine, and the negative impact to hundreds of taxpayers. Please vote against the Connexus Energy proposal.

Thank you.

Sally Ostenson
2819 105th Ave NE
Blaine, MN

Derr, Lisa

From: Arneson, Clark
Sent: Thursday, December 07, 2017 9:45 AM
To: Derr, Lisa; Schafer, Bryan
Subject: FW: Solar farm

Clark Arneson, City Manager
City of Blaine
10801 Town Square Drive
Blaine, MN 55449
(763) 785-6121 phone
(763) 785- 6156 fax
carneson@ci.blaine.mn.us

-----Original Message-----

From: Denise Onstad
Sent: Wednesday, December 06, 2017 5:28 PM
To: Arneson, Clark
Subject: Solar farm

I'm a resident of the sanctuary in Blaine. I am totally against the solar farm being proposed. We do not want this on many levels therefore i am urging you to vote no on my behalf.

Thank you,
Denise Onstad

Sent from my iPhone

Derr, Lisa

To: Arneson, Clark
Subject: RE: Sanctuary Neighborhood and Solar Array proposal

From: Carol Rachac
Sent: Wednesday, December 06, 2017 4:05 PM
To: Ryan, Tom; Arneson, Clark; Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy
Subject: Sanctuary Neighborhood and Solar Array proposal

Dear Mayor Ryan and City Council Members,

Thank you, Mayor Ryan, for organizing the Sanctuary Neighborhood information meeting last evening. And thank you to the City Council members who were able to attend. For those who were unable to attend (and others who may be interested), I'd encourage you to review the previous discussion from the Planning Committee meeting held on Tuesday, November 14. There were also many residents present at that meeting who shared their concerns about the solar array.

While some of our questions have been answered, there are still remaining issues of concern.

PLANTINGS:

It was confirmed at the meeting last evening that trees could not be planted outside of the fence. So the neighborhood view of the hill will consist of the privacy fence. Can trees not be planted because their roots are too deep? Or because the soil is so poor? Could other shrubs or landscaping plants be grown? And if the poor soil is the issue, will the site be able to support the wildflowers that are proposed to grow under and around the panels at all? Will Connexus be required to address these issues prior to construction?

SETBACK

It was also confirmed by Connexus at last evenings meeting that the 175' setback was from the property line to the solar panels, not to the fence. The setback from the property line to the fence is only 150'. While this may not seem like a big deal, it will make a significant difference in how visible the site is from many vantage points in the neighborhood. I'd like to convey that I'd like the city council, if this projects is approved, to require the full 175' setback to the fence line.

DRAINAGE

It was clear at the meeting that Connexus was not fully aware of the ongoing drainage issues for some residents adjacent to the hill. It's important that that city ensures that Connexus, its partners, and the National Sports Center fully address these concerns. Similar to funds for decommissioning, perhaps some additional reverse funds should be required for addressing drainage emerging issues.

Generally speaking, I am in favor of solar energy but not in an existing neighborhood. I'd like the city and Connexus to look seriously at other locations. I understand that the land in the Sanctuary is not useful in its current condition, but I think a more neighborhood centered approach could be taken. The city should be equally concerned about Sanctuary residents as they are about Connexus and NSC relationships. I'm also concerned that Connexus has not been fully forthcoming with clear information, nor have they conducted sufficient feasibility research to fully understand what may or may not work on this site. If they build it and it doesn't function as planned, will the decommissioning funds be accessible prior to the 25 year life expectancy?

In the early construction phases of the Sanctuary Neighborhood, the community was promised walking/biking trails that never transpired due to the cost. We requested more street lighting and were told the home owners would need to pay for that. We've asked for safe walking/biking paths on 109th from the neighborhood entrance to Radisson Road and were told that was a county problem. When the new nature preserve was added on Lexington, we asked for a bike path access via the neighborhoods to the north of us on 109th. My point being, in the event that the city were to approve construction of

the solar array, it would be nice if one of these previous requests (or some other amenity) could be made a reality for the neighborhood.

Thank you for your thoughtful consideration.

Carol Rachac

Resident at 10692 Sanctuary Drive NE

[HOMEPAGE](#)[DASHBOARD](#)[MODULES](#)[LISA D](#)[HELP](#)

REQUESTTRACKER

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Send a Message to City Council

CLOSED #1228

Category:	City Coun ▾	Last Modified:	12/6/2017	SUBMITTER	CONTACT	REOPEN REQUEST
Request Type:	Send a Mr ▾	Submitted:	12/6/2017	Terry Heitzman		
Priority:	3 - Norma ▾	Source:	Online Form 174.53.218.164	104th Ct NE Blaine, MN 55449		
Assigned To:	Derr, Lisa ▾					
CC Email List	citycouncil@blainemn.gov;					

[View larger](#)

REQUEST DETAILS

Description

Connexus Solar Garden - We do not support putting the solar garden east of the Sanctuary subdivision. Even though Connexus says it won't affect property values, realtors in the area believe our property values will drop. The entire risk lies with us, the homeowners. Once the solar garden is in place, Connexus has accomplished their mission, and we are left with lower property values, and there will not be anything we can do. Please vote NO to allowing Connexus to put in the solar garden in the Sanctuary subdivision. Thanks. .

[► Show Additional Details](#)

104th CT NE Sanctuary
Subdivision
Blaine, MN 55449

Associated Requests

[ASSOCIATE](#)

HISTORY TRAIL

Lisa Derr
12/6/2017 10:48:56
AM

The request was closed.
Comment only.

[⚙ ACTIONS](#)

Lisa Derr
12/6/2017 10:44:57
AM

We have received your comment and it has been sent to the City Council. Thank you.

[⚙ ACTIONS](#)



HOMEPAGE



DASHBOARD



MODULES



2

LISA D

HELP

REQUESTTRACKER

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Send a Message to City Council

CLOSED #1229

Category:	City Coun ▾	Last Modified:	12/6/2017	SUBMITTER	CONTACT	REOPEN REQUEST
Request Type:	Send a M ▾	Submitted:	12/6/2017	Robert Moffitt	10425 President Drive	
Priority:	3 - Norma ▾	Source:	Online Form	NE		
Assigned To:	Derr, Lisa ▾		71.36.147.54	Blaine, MN 55434		
CC Email List	citycouncil@blainemn.gov;carneson@blai					

[View larger](#)1220 Flanders Street
Blaine, MN

REQUEST DETAILS

Description

I'm sending this message, as a longtime Blaine resident and volunteer, to express my support for the proposed solar farm. I am a member of the electric coop behind this proposal and a advocate of cleaner, less polluting sources of energy. .

[► Show Additional Details](#)

HISTORY TRAIL

Lisa Derr
12/6/2017 2:01:59 PMThe request was closed.
Comment received[ACTIONS](#)

Associated Requests

[ASSOCIATE](#)Lisa Derr
12/6/2017 2:01:44 PMYour comment has been received and sent to the City Council.
Thank you.[ACTIONS](#)Possibly-Related
Requests#36 Property
Maintenance