



CITY OF NORTH MANKATO

Memorandum

To: huntleywilmarth@xcelenergy.com
From: John Harrenstein, North Mankato City Administrator
Subject: Huntley-Wilmarth 345 Kilovolt Transmission Line Project
Date: August 7, 2017

Background

The purpose of this memo is to outline concerns regarding segments 20, 47, 48, 49, 50, 51, and 53 of the Huntley-Wilmarth 345 Kilovolt Transmission Line Project proposed by Xcel Energy and ITC Midwest. The City of North Mankato agrees an efficient energy grid system is important and understands a new transmission line is needed to provide more low-cost electric generation to reach customers in our region. However, segments 20, 47, 48, 49, 50, 51, and 53 proposed as options for the route will impede existing, short-term, and long-term development in North Mankato's growth areas as identified in the Comprehensive Land Use Plan adopted by the City Council and Planning Commission in 2015. Among Xcel's proposed routes, there are a number of potential routes west of future planned service areas for development in North Mankato (see attached map) that accomplish the goal of bringing more low-cost energy to the region without impeding development in North Mankato. In addition, a number of easterly routes also exist with no impact to development. North Mankato specifically requests Xcel remove from consideration all proposals to the Minnesota Public Utilities Commission that include segments 20, 48, 49, 50, 51, and 53 of the Huntley-Wilmarth 345 Kilovolt Transmission Line Project and a failure to do so will result in the city exercising all legal means available to it to oppose construction of segments 20, 47, 48, 49, 50, 51, and 53 should they be submitted as part the application.

Overview of Concerns with Segments 20, 47, 48, 49, 50, 51, and 53 of the proposed route

Attachment A to this memo is a map titled, "Preliminary Route Concerns" that identifies portions of the Future Land Use map of the City of North Mankato adopted by the City Council and the Planning Commission in 2015. As demonstrated on the attachment, routes 20, 48, 49, 50, 51, and 53 traverse within 500 feet of existing development, less than 100 feet from future development, and will eliminate the marketability for future demand of housing in one of the two primary growth areas for housing in the community.

The map attached to this memo also identifies conflicts with existing and planned development in the North Ridge subdivision development. This area has been developing since the 1990's and has been planned for future housing development. Of the proposed route options, specifically segments 20, 48, 50, 51, and 53 will impact existing homes, future homes, and curtail future growth of this area. As demonstrated on the map, this area is guided for future residential growth of North Mankato and is critical to the continued development of the municipality. Proposed segments 20 and 48 in this area do not follow an existing route of transmission. While proposed segment 53 does follow an existing route, the transmission line is



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owned by the BENCO rural electric cooperative and currently is a single 7200 volt line that is planned to be buried when residential development reaches it.

The map attached to this memo also identifies an area of potential single family development on the southern boundary of the community. Specifically, proposed segments 48, 49, 50, and 51 will render this property undevelopable. These proposed segments do not follow an existing transmission route.

The map attached to this memo displays the impact of route 53 on the planned expansion of the North Port Industrial park. The City of North Mankato and the BENCO rural electric cooperative have partnered since 1991 on developing the North Port Industrial park. One 115 Kilovolt transmission line already traverses through portions of the park and proposed segment 53 will impede future economic development efforts the City has relied upon to diversify the property tax base to balance collections between homeowners and industrial users. This segment does also does not follow an existing transmission route.

Finally, the map attached to this memo displays a planned sanitary sewer service area identified as “industrial park lift station area” that will service industrial uses north of Highway 14 and residential uses south of the Highway 14. The area described as “Industrial park lift station area” is anticipated to be constructed in the next two years and any proposed route option should avoid this future service area.

North Mankato’s recommendations for Huntley-Wilmarth 345 Kilovolt Line

Following a discussion with city staff and landowners on July 19th, Xcel energy submitted a map and summary comments from the meeting to the City of North Mankato (attached). Included on the map is an alternative route represented with a blue line described as Xcel Energy Proposed Alternative Route. This route was submitted by a property owner at the open house meeting when asked to recommend a proposal at the meeting. The proposed route does not represent a recommendation of the City of North Mankato or reflect any discussion the City has had with Xcel or ITC Midwest. This alternative route does not meet the expectations of the City or the Comprehensive Land Use Plan adopted by the City Council and Planning Commission in 2015 as it still traverses future developable area in the proposed North Port Industrial Park as well as residential areas that will be serviced by City sewer following installation of the lift station west of Carlson Drive along Highway 14.

As mentioned above, any route west of planned service areas will avoid the concerns mentioned above or an easterly route that completely avoids the North Mankato will resolve any potential impact to the City. North Mankato recommends segments 20, 47, 48, 49, 50, 51, and 53 be removed from any application Xcel includes to the Minnesota Public Utilities Commission and that a more westerly or easterly route around the community be utilized that follows existing



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transmission service to minimize the impact to society, environment, and future economic growth of the North Mankato community.

Timeline of discussions with XCEL and ITC

January 31st – North Mankato City Administrator and Community Development Director meet with Trisha Rosenfeld and Tim Carlsgaard regarding Xcel Energy's proposed 40-50 mile 345 kilovolt transmission line from the Huntley substation to the Wilmarth substation. At the meeting, staff discussed the need to route a northern line away from the boundary of the city.

June 19th – Energy Presentation Trisha Rosenfeld and Tom Hillstrom from Xcel Energy appeared before Council and presented information concerning a joint project between Xcel and the Midcontinent Independent System Operator (MISO). The proposed project is the construction of a 345 KV Transmission Line to support a growing need for transmission of energy and enabling additional low-cost electric generation to reach customers. Ms. Rosenfeld indicated open houses would be conducted along with direct mailings informing customers in the affected area, which included North Mankato and Nicollet County, of the proposed line construction. Xcel wanted to inform the City before the open houses began. Included in the proposal are segments 20, 47, 48, 49, 50, 51, and 53.

June 21st – ITC Midwest and XCEL Energy host open house in Mankato regarding the proposed 345 KV Line. Several residents from North Mankato attend the open house and raise concerns about segment 53 of the proposed route.

July 6th – City Administrator places call to Tim Carlsgaard at Xcel to discuss the city's opposition to segment 53 and requests the date of the application submission as well as the contact information for the decision make at Xcel regarding who will submit the proposal to the PUC. Specifically, North Mankato requested segment 53 be removed from the proposed options given to the PUC for consideration.

July 19th – City Administrator, Community Development Director, Bill Marks (property owner/developer), Steve & Kathleen Burnett (property/developer owner), Randy King (property owner/resident) met with Trisha Rosenfeld, Tom Hillstrom, Tim Carlsgaard, and Lori Broghammer (ITC) regarding the Huntley Wilmarth proposal. Specific concerns were discussed about Segments 20, 47, 48, 49, 50, 51, and 53. Specific questions were asked about the process and the decision making authority for the project. No concrete feedback was given to this group by Xcel other than they would take our comments under consideration and desired to continue the community conversation regarding this route.

August 7th – North Mankato City Council approved Resolution requesting segments 20, 47, 48, 49, 50, 51, and 53 be removed from any application to the Minnesota Public Utilities Commission.



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Cc:

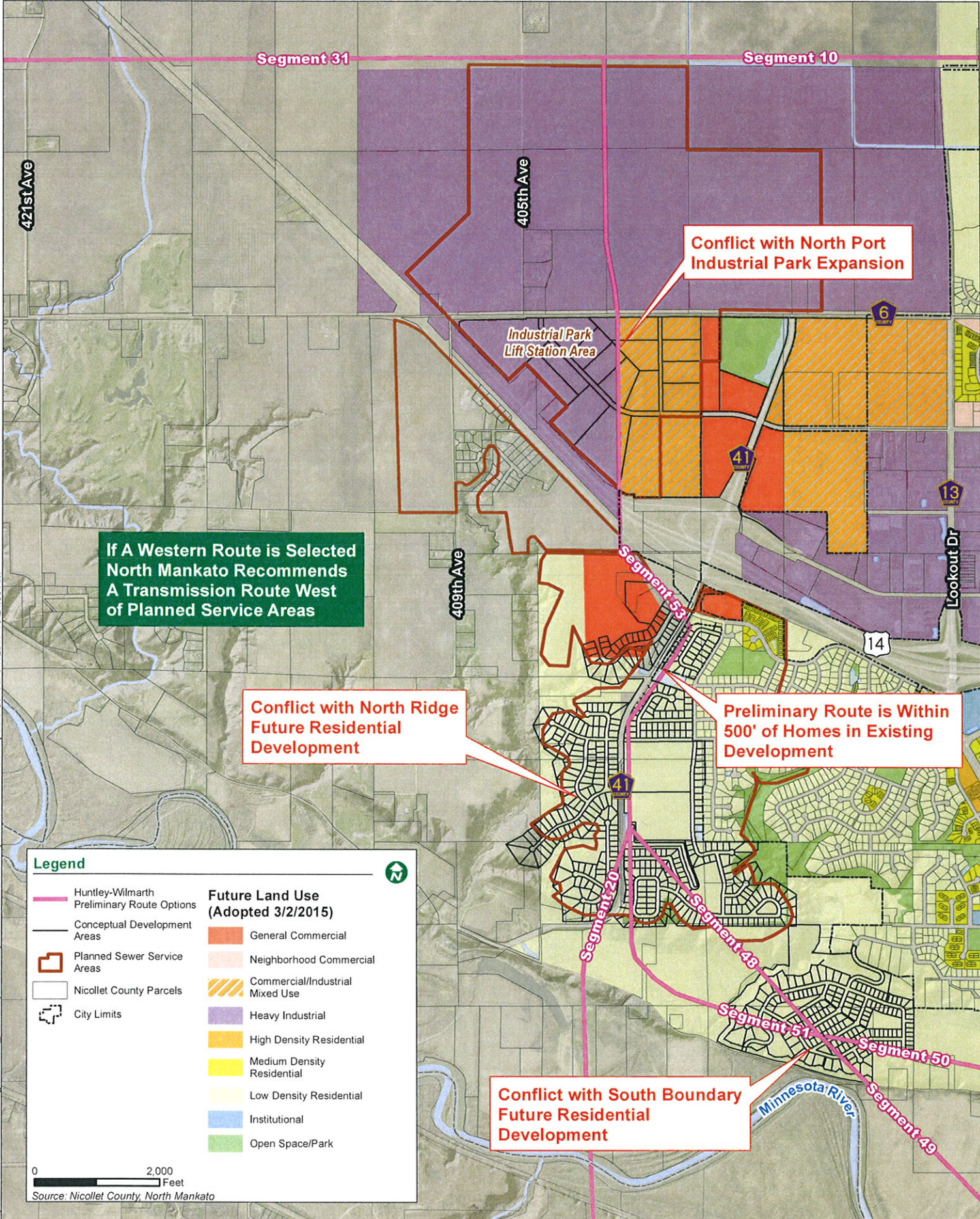
Tom Hillstrom, XCEL Energy
Tim Calsgaard, XCEL Energy
Lori Broghammer, ITC Midwest
Trisha Rosenfeld, Xcel Energy
Bill Marks, Property Owner
Randy King, North Mankato Resident
Steve Burnett, Property Owner
Bret Eknes, Public Utilities Commission
Dan Wolf, Public Utilities Commission
Deb Roby, Jennings Strouss



Preliminary Route Concerns

Huntley-Wilmarth 345kV Transmission Preliminary Route Options

August, 2017



If A Western Route is Selected North Mankato Recommends A Transmission Route West of Planned Service Areas

Conflict with North Port Industrial Park Expansion

Conflict with North Ridge Future Residential Development

Preliminary Route is Within 500' of Homes in Existing Development

Conflict with South Boundary Future Residential Development

Legend

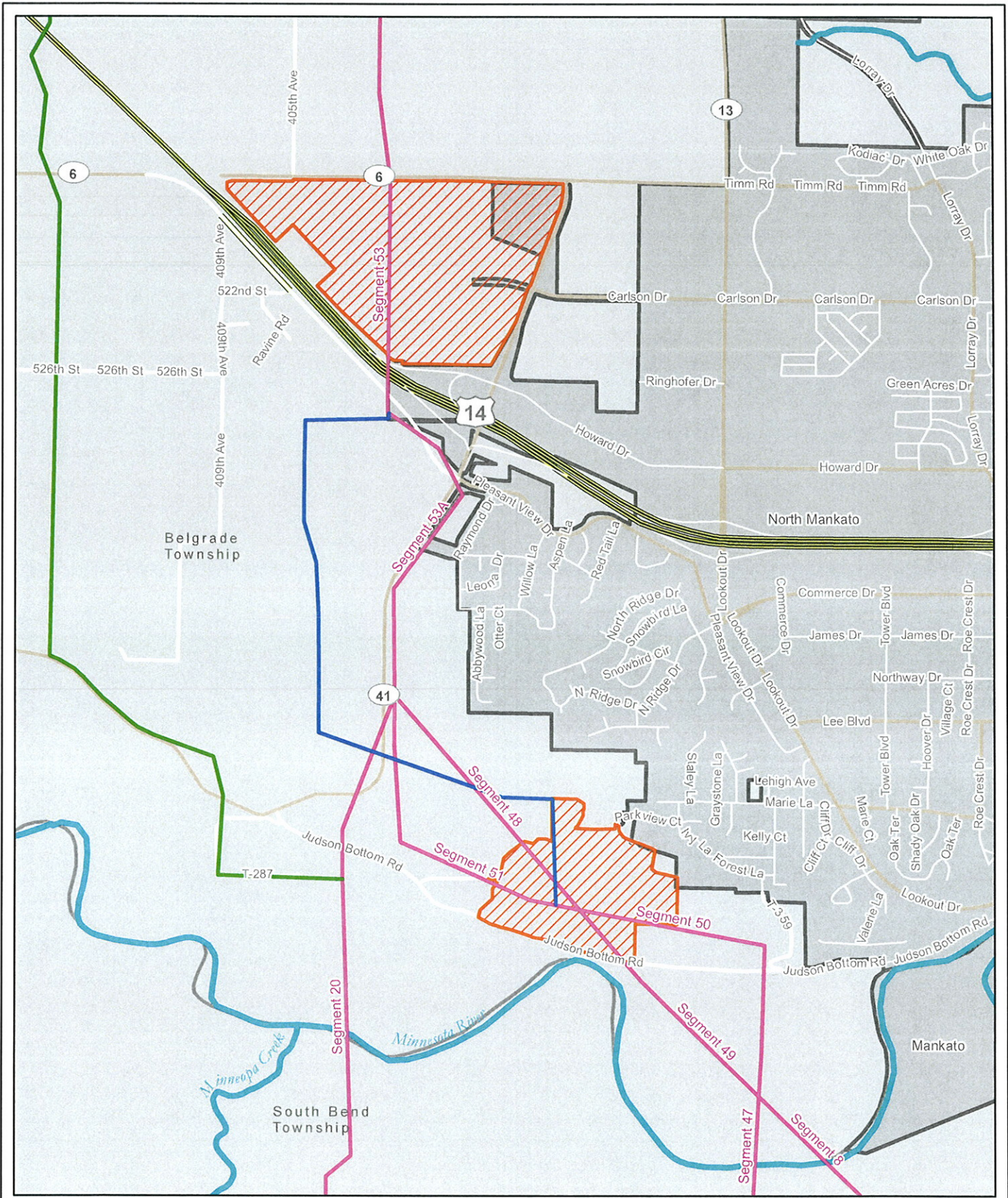
- Huntley-Wilmarth Preliminary Route Options
- Conceptual Development Areas
- Planned Sewer Service Areas
- Nicollet County Parcels
- City Limits

Future Land Use (Adopted 3/2/2015)

- General Commercial
- Neighborhood Commercial
- Commercial/Industrial Mixed Use
- Heavy Industrial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutional
- Open Space/Park

0 2,000 Feet
Source: Nicollet County, North Mankato

Map Document: \\arcserver1\gis\NMANI\Basemap\ESRI\Maps\2017\Nman Huntley Wilmarth 8.5x11.mxd | Date Saved: 8/7/2017 10:21:39 AM



- Xcel Energy Proposed Alternative Route
- Landowner Proposed Alternative Route
- Potential Routes (June 2017)
- Potential Future Development Areas Presented at 7/19/17 Meeting
- City
- Township

Future Development and Alternative Segments Discussed at 7/19/17 Meeting

0 1,000 2,000 Feet
 1:24,000 1 inch equals 2,000 feet

