



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Legislation Text

M2018-039

File #: 18-213, Version: 1

City Council Meeting Date: April 17, 2018

To: Mayor and City Council
City Administrator

From: Chris Heineman, Community Development Director
Dave Bennett, Public Works Director / City Engineer
Scott Tempel, City Planner

Consideration of a Motion to Approve and Authorize the Mayor and City Clerk to Execute an Electric Easement for Xcel Energy

Action Requested:

The Northfield City Council approves a Motion to approve and authorize the Mayor and City Clerk to execute an electric easement for Xcel Energy.

Summary Report:

City staff was approached by a representative from Xcel Energy in 2017 with a request for an electric easement from the City of Northfield for electrical distribution. The proposed electric easement will be immediately adjacent to an existing Xcel gas easement, and will enable the company to add a second distribution feeder line to the substation located along Highway 3 South at 1801 Cannon Road. The additional feeder is needed to increase reliability for large customers in the Riverview Drive Industrial Park.

The existing gas pipeline easement extends from the substation along Highway 3 South in the Riverview Drive Industrial Park to the Armstrong Road Industrial Park on the west side of the Cannon River. An overhead transmission line also exists within the current easement area. In order to make the required upgrades, Xcel needs to secure a new electric distribution easement from the City of Northfield to accommodate a second feeder line. Xcel also secured a private electric distribution easement from Upper Lakes Foods for the portion of the route that crosses private property between Riverview Drive and Cannon Road. The existing gas and transmission easements will remain as is.

Staff met with representatives from Xcel Energy to discuss the route and identify potential issues with the proposed easement expansion. As several public recreational amenities currently exist within this easement area, including the East Cannon River Trail and portions of Sechler Park, staff requested that the easement include language that permits the City of Northfield to develop, maintain, and construct public recreational amenities within the easement area. City Attorney Chris Hood drafted specific language that was incorporated in the final draft of the easement.

The City's partnership with Xcel Energy is outlined in Chapter 82 of the Northfield City Code. Article VI, Section 82-401 through 82-512 deal specifically with the Electric and Gas Franchise Ordinances for Northern States Power (Xcel Energy). The Franchise Ordinance with Xcel is approved for a period of 20 years and was

last adopted on December 4, 2012.

According to the Franchise Ordinance, Xcel Energy may construct, operate, repair and maintain electric and gas facilities in, on, over, under and across public grounds and public ways of the City. The requested easement specifically defines the area where the required expansion of a distribution feeder line will be constructed. Xcel Energy Community Relations and Economic Development Manager Trisha Rosenfeld will be in attendance at the meeting to address any additional questions that City Council members may have.

Alternative Options:

The proposed easement corridor is the only technically feasible location for the required improvements and provides a sustainable and efficient location for the utility upgrade. No alternative options are recommended for the proposed upgrade.

Financial Impacts:

In consideration of the granting of the electric easement, the City of Northfield will receive the sum of \$1.00 from Northern States Power Company (Xcel Energy). No other financial impacts are associated with the granting of this easement.

Tentative Timelines:

If the easement is approved, construction will commence in May of 2018. Both Phase I and Phase II of the project will be completed by the end of 2018.

ELECTRIC EASEMENT

KNOW ALL BY THESE PRESENTS, That the undersigned, hereinafter called "Grantor", in consideration of the sum of \$1.00 and other good and valuable consideration in hand paid by **NORTHERN STATES POWER COMPANY**, a Minnesota Corporation, the receipt and sufficiency whereof is hereby acknowledged, do hereby, grant unto said Company its successors and assigns, hereinafter called "Grantee", an easement with the right, privilege and authority to excavate for, construct, install, mark, inspect, operate, repair, alter, replace, reconstruct, remove and maintain its facilities for the transmission and distribution of electrical energy, including the necessary poles, wires, guys, stubs, electric cables, conduits, vaults, pedestals, manholes and facilities related and appurtenant thereto, over, across, under and upon the following described land situated in the County of **Rice**, State of Minnesota, (hereinafter called "Property") to-wit, subject to the restrictions and terms and conditions contained herein:

See attached Exhibit A

Except for the limited right of access as defined herein, tree trimming and temporary working area, said easement shall be limited to that part of the Property (hereinafter called "Easement Area") described as follows:

See attached Exhibit A

The grant of easement herein contained shall also include the right of reasonable access to said easement across the Property for the purpose of exercising the rights granted herein, together with the right to remove from Easement Area any structure, trees, shrubbery, or other object or obstruction which in Grantee's opinion interferes with said facilities or the removal of which may be reasonably necessary for the construction or maintenance thereof provided that Grantee shall seek a route acceptable to the Grantor so as to occasion the least practical damage or inconvenience to the Grantor and Grantor's use of the Property. The grant of easement herein contained shall also include the right of reasonable use of the Property adjacent to the Easement Area by Grantee for tree trimming purposes and for temporary construction area during construction, repair or replacement of said electric facilities.

Except as otherwise provided herein or in any Underground Distribution Agreement between the Grantor and Grantee covering the above described Property, Grantee shall, after installation of the above described electrical facilities, or after the exercise of any rights granted herein, restore the lands subject to this easement to as near their original condition as is reasonably possible and remove therefrom all debris,

spoils, and equipment resulting from or used in connection with said installation to the satisfaction of the Grantor.

Grantor further agrees that no structure or obstruction will be erected or permitted or any trees planted on or within said Easement Area that Grantor will not change the ground elevation thereof without the written consent of Grantee, or perform any act which will interfere with or endanger said electrical facilities.

Grantee agrees that this Easement is subject to Grantor's reserved right to construct, install, excavate, grade, repair, alter, replace, reconstruct, inspect, remove, use, develop, operate and maintain the Easement Area and Property, in Grantor's sole judgment and discretion, for public recreation, drainage and utility purposes, over, under, across and upon the Easement Area, including, but are not limited to, for paved or unpaved trails, mountain bike trails, canoe or other boat access to the Cannon river, and other public park uses, (hereinafter called "Improvements"), the portion of said Easement Area not occupied by the structures supporting Grantee's Electric Lines, provided that said improvements do not in the opinion of Grantee impair the structural or electrical integrity of or the ability to maintain said Electric Lines or materially alter the existing ground elevation; and provided further that all such improvements shall not result in a ground or other clearance of less than the minimum requirements specified by the National Electrical Safety Code and any other applicable laws or regulations or other codes in effect from time to time.

Grantor covenants with Grantee, its successors and assigns, that Grantor is the owner of the above described premises and has the right to sell and convey an easement in the manner and form aforesaid.

This instrument and the covenants and agreements contained herein are binding upon the Grantor, his personal representatives, heirs, successors and assigns.

Grantor and Grantee agree to correct any legal descriptions contained herein if there is a mistake discovered, including any mistakes or discrepancies revealed by an accurate survey of the Property and Easement Area identified herein.

It is mutually understood and agreed that this instrument covers all the agreements and stipulations between the parties and that no representation or statements, verbal or written, have been made modifying, adding to or changing the terms hereof.

Grantee agrees to indemnify, insure and hold Grantor, its officers, officials, agents, representatives, employees, contractors, members and invitees harmless from any and all claims and demands for, or litigation with respect to, all damages, including expenses, reasonable attorneys' fees, and costs of alternative dispute resolution, and losses of or damages to property or injuries to or death of any person resulting from Grantee's or its agents, employees, contractors or invitees activity in, above or upon the Easement Area or Property unless such loss, damage, injury or death results from the negligent or willful misconduct of Grantor or its agents.

Grantor does not warrant that the Easement Area or Property is suitable for the purposes for which it is permitted to be used under this agreement. Grantor shall have no responsibility with regard to any failure of or damage to Grantee's improvements or facilities within the Easement Area.

The Grantee knows, understands and acknowledges the risks and hazards associated with using the Easement Area for the purposes permitted herein and the improvements and facilities thereon and

hereby assumes any and all risks and hazards associated therewith. Grantee understands and acknowledges that the primary purposes of the Property, notwithstanding this Agreement, are for public purposes and to accommodate public utility facilities, and that the Easement Area, Property and public utility facilities located therein and other public uses of the Property require regular maintenance, repairs or other work. Grantee hereby irrevocably waives any and all claims against the Grantor or any of its officials, employees or agents for any bodily injury (including death), loss or property damage incurred by the Grantee as a result of using the Easement Area or any of Grantee's activities or facilities or improvements thereon, and hereby irrevocably releases and discharges the Grantor and any of its officials, employees or agents from any and all such claims of liability related to the Easement Area, the Property or the facilities or improvements thereon, or the maintenance, repair or other work conducted within the Easement Area or on the Property by the Grantee or Grantor or any other third party, except those resulting from the negligence or intentional misconduct of the Grantor or its agents.

The waiver or failure to enforce any provision of this Agreement by either Grantor or Grantee or the waiver of a breach or violation of any provision of this Agreement by either party shall not operate as or be construed as a waiver of any subsequent breach, or waiver or failure to enforce, any provision of this Agreement.

The Grantee shall at Grantee's expense maintain in effect bodily injury liability insurance and property damage insurance with limits not less than the maximum liability limits for a municipality as provided in Minnesota Statutes, Section 466.04, as the same may be amended from time to time, or the amount stated in the Grantee's insurance certificate, whichever is greater. The Grantor shall be a named as an additional insured. Upon request, the Grantee shall deliver to the Grantor certificates of all insurance required, signed by an authorized representative and stating that all provisions of the specified requirements are satisfied.

The Grantee agrees to pay any and all real estate taxes which may be assessed against the Easement Area hereunder as such real estate taxes become due and payable.

The Grantee hereby covenants and agrees that the Grantee will not permit or allow any mechanic's or materialman's liens to be placed on the Grantor's interest in the Easement Area or Property during the term hereof for labor performed or material supplied in connection with any work or improvements performed or caused to be performed by the Grantee. Notwithstanding the previous sentence, however, in the event any such lien shall be so placed on the Grantor's interest, the Grantee shall take all steps necessary to see that it is removed within thirty (30) days of its being filed; provided, however, that the Grantee may contest any such lien provided the Grantee first provides adequate security protecting the Grantor against such lien.

Grantee shall abide by all Federal, State and local laws, statutes, ordinances, rules and regulations now in effect or hereinafter adopted pertaining to this Agreement or to the facilities, improvements, personal property, programs and staff for which Grantee is responsible.

This Agreement shall be deemed to have been made and accepted in Rice County, Minnesota, and the laws of the State of Minnesota shall govern any interpretations or constructions of the Agreement without regard to its choice of law or conflict of laws principles.

This instrument is exempt from the Minnesota Deed Tax. Any recording fees or other charges, fees, taxes or costs associated with this Agreement shall be paid by Grantor.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed as of the 17th day of April, 2018.

City of Northfield

Rhonda Pownell

Name: Rhonda Pownell

Title: Mayor

Deb Little

Name: Deb Little

Title: City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF RICE)

The foregoing instrument was acknowledged before me this 17th day of April, 2018, by Rhonda Pownell its Mayor, and Deb Little, its City Clerk, respectively, of the City of Northfield, a Minnesota municipal corporation.

Mikayla R. Fischer
Notary Public



This instrument was drafted by: BJA
Northern States Power Company
414 Nicollet Mall, 6A
Minneapolis, MN 55401
Abstract
2017.0834



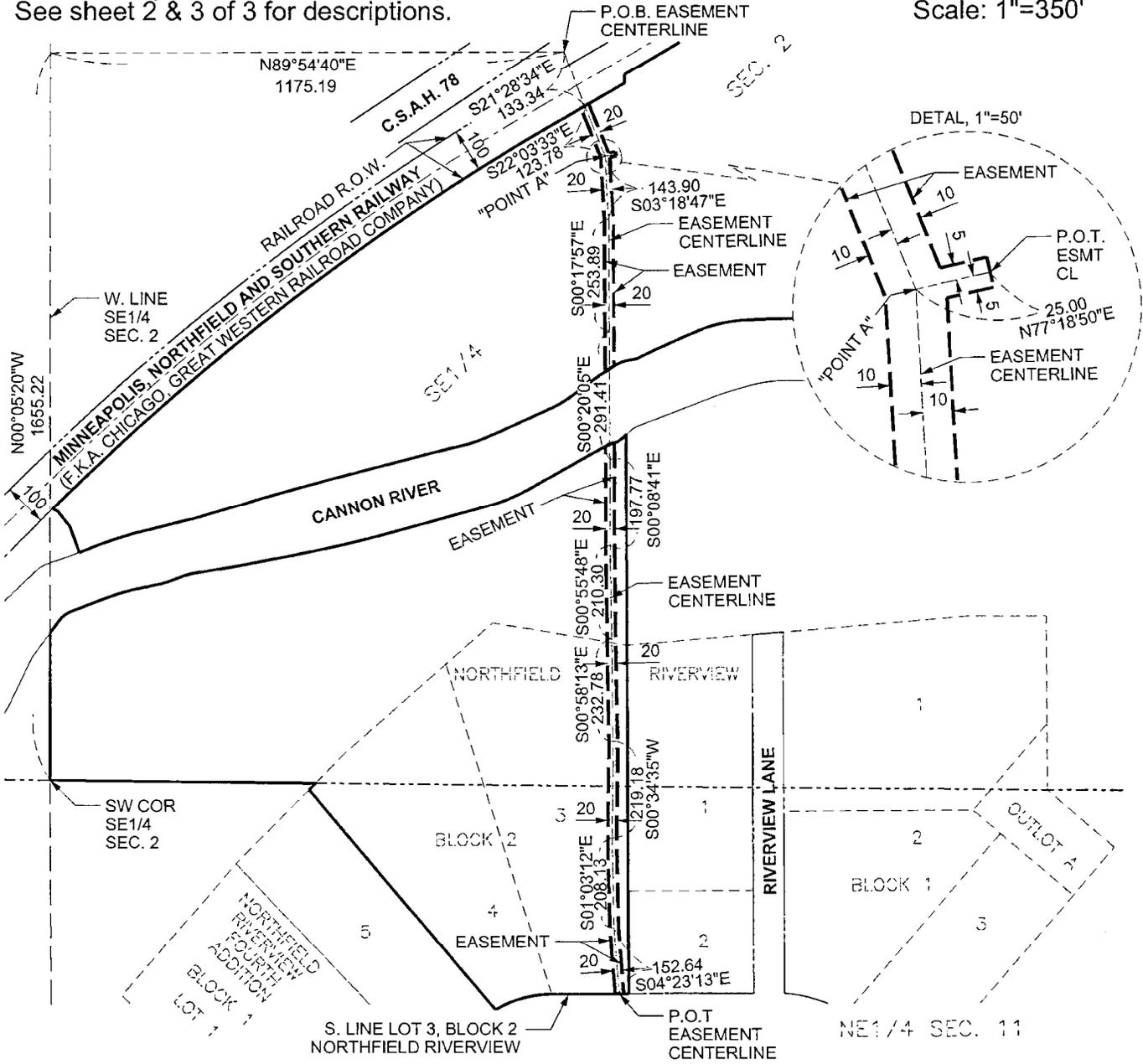
NORTHERN STATES POWER
MINNESOTA

EXHIBIT A SHEET 1 OF 3 SHEETS



Scale: 1"=350'

Certificate of Survey
Location: City of Northfield, Rice County, Minnesota
Grantor: City of Northfield, A Municipal Corporation
See sheet 2 & 3 of 3 for descriptions.



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF MINNESOTA.

Michael E. Cannon
MICHAEL E. CANNON

LIC. NO. 40035

DISTRIBUTION
PARCEL: CITY OF NORTHFIELD
SEC. 2 & 11, T.111N., R.20W., 5TH P.M.
CO.: RICE

DATE 12-13-17



NORTHERN STATES POWER
MINNESOTA

EXHIBIT A SHEET 2 OF 3 SHEETS

Certificate of Survey

Location: City of Northfield, Rice County, Minnesota

Grantor: City of Northfield, A Municipal Corporation

"Property":

That part of the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of Section 2, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows: Commencing at the southeast corner of the SW1/4 of SE1/4 of said Section 2; thence North 54 rods and 9 links; thence West 12 rods to the bank of the Cannon River; thence along the river bank to the west line of said Quarter Section; thence South to the Quarter post; thence East 79 rods to the place of beginning; Excepting therefrom that portion platted as Northfield Riverview.

ALSO: Beginning at a point on the east line of the Northwest Quarter (NW1/4) of Section 1 Township 111 North of Range 20 West, Fourteen Hundred Twenty-six (1426) feet south of the northeast corner of said Northwest Quarter (NW1/4), said point being on the southerly right of way line of the Chicago, Great Western Railroad Company 33 feet distant southeasterly and at right angles to the center line of the main track of said Railroad Company, thence southwesterly along the said right of way of said Railroad Company on a line 33 feet distant and parallel with said main track to the west line of the Northeast One Quarter of the Southeast One Quarter of Section 2, Township 111, North of Range 20 West, thence south on said west line of said Northeast Quarter of the Southeast Quarter of said Section 2, to a point 50 feet southeasterly and at right angles to said centerline of the main tract of the Chicago Great Western Railroad Company, thence continuing southwesterly on a line 50 feet distant and parallel to said main track to a point on the north bank of Spring Creek 550 feet north and 42 feet east of the southwest corner of the Southeast Quarter of said Section 2, thence southeasterly along said north bank of said Spring Creek about 40 feet to the north bank of Cannon River, thence northeasterly along the said north and west bank of Cannon River to the east line of the Northwest One Quarter of Section 1, Township 111, Range 20 West, thence north along said east line of the Northwest Quarter of said Section 1 about 205 feet to the point of beginning, together with all riparian rights, accruing or to accrue thereto.

EXCEPTING THEREFROM: Beginning at a point on the east line of the Northwest Quarter (NW1/4) of Section 1 Township 111 North of Range 20 West, 1426 feet south of the northeast corner of said Northwest Quarter, said point being on the southerly right of way line of the Chicago, Great Western Railroad Company 33 feet distant, southeasterly and at right angles to the center line of the main track of said Railroad Company, thence southwesterly along the said right of way of said Railroad Company on a line 33 feet distant and parallel with said main track on a 1°9'30" curve to the left, delta angle 2050' radius 4948.44 feet, chord length 244.70 feet chord bearing South 61°34'24" West, thence on straight tangent along said right of way line South 60°10' West 1457.02 feet, thence South 22°06' East approximately 455 feet to a point on the north bank of Cannon River, thence Northeasterly along the said north and west bank of Cannon River to a point on the east line of the Northwest One Quarter (NW1/4) of Section 1, Township 111 North, Range 20 West, said point being North 51°1'45" East 1682.08 feet from the previous mentioned point, thence north along said east line of the Northwest Quarter of said Section 1 about 205 feet to the point of beginning, together with all riparian rights, accruing or to accrue thereto.

ALSO: Lots 3 and 4, Block 2, in "Northfield Riverview" in the City of Northfield, Rice County, Minnesota.

DISTRIBUTION

PARCEL: CITY OF NORTHFIELD

SEC. 2 & 11, T.111N., R.20W., 5TH P.M.

CO.: RICE

Continued on sheet 3 of 3:



NORTHERN STATES POWER
MINNESOTA

EXHIBIT A SHEET 3 OF 3 SHEETS

Certificate of Survey

Location: City of Northfield, Rice County, Minnesota

Grantor: City of Northfield, A Municipal Corporation

"Property":

Continued from sheet 2 of 3:

ALSO: Beginning at the southeast corner of the Southwest Quarter of Section 2, Township 111 North, Range 20 West, thence north along the east line of said Southwest One Quarter 330 feet to the south bank of Cannon River, thence southwesterly along the bank of said Cannon River to the south line of the Southwest Quarter of said Section 2, thence east on said south line of said Southwest Quarter of said Section 2, 230 feet to the point of beginning, together with all riparian rights accrued thereon or to accrue.

All in Rice County, Minnesota.

"Easement Area":

A 20.00 foot wide easement over, under and across that part of the herein before described "Property" which lies within 10.00 feet on each side of the following described centerline:

Commencing at the southwest corner of the Southeast Quarter of Section 2, Township 111 North, Range 20 West; thence North 00 degrees 05 minutes 20 seconds West 1655.22 feet along the west line of said Southeast Quarter of Section 2; thence North 89 degrees 54 minutes 40 seconds East 1175.19 feet to the point of beginning of the centerline to be described; thence South 21 degrees 28 minutes 34 seconds East 133.34 feet; thence South 22 degrees 03 minutes 33 seconds East 123.78 feet to a point hereinafter referred to as "Point A"; thence South 03 degrees 18 minutes 47 seconds East 143.90 feet; thence South 00 degrees 17 minutes 57 seconds East 253.89 feet; thence South 00 degrees 20 minutes 05 seconds East 291.41 feet; thence South 00 degrees 08 minutes 41 seconds East 197.77 feet; thence South 00 degrees 55 minutes 48 seconds East 210.30 feet; thence South 00 degrees 58 minutes 13 seconds East 232.78 feet; thence South 00 degrees 34 minutes 35 seconds West 219.18 feet; thence South 01 degree 03 minutes 12 seconds East 208.13 feet; thence South 04 degrees 23 minutes 13 seconds East 152.64 feet to the south line of Lot 3, Block 2, Northfield Riverview, Rice County, Minnesota and said centerline there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on said south line of Lot 3, Block 2, Northfield Riverview.

TOGETHER WITH:

A 10.00 foot wide easement over, under and across that part of the herein before described "Property" which lies within 5.00 feet on each side of the following described centerline:

Beginning at the herein before described "Point A"; thence North 77 degrees 18 minutes 50 seconds East 25.00 feet and said centerline there terminating.

DISTRIBUTION

PARCEL: CITY OF NORTHFIELD
SEC. 2 & 11, T.111N., R.20W., 5TH P.M.
CO.: RICE

Containing 0.86 acres, more or less.

561206

plat

B
Excel Energy

31711
46

Document No. 561206 **OFFICE OF COUNTY RECORDER**
RICE COUNTY, MINN
 No. of Pages 3

I hereby certify that the within instrument was filed in this office
 for record on 08-16-2005 at 09:40 AM PM

08162005
Marsha DeGroot
 Rice County Recorder

GAS PIPELINE EASEMENT

N

KNOW ALL BY THESE PRESENTS, That the undersigned, hereinafter called "Grantor", in consideration of the sum of \$1.00 and other good and valuable consideration in hand paid by NORTHERN STATES POWER COMPANY, a Minnesota Corporation, the receipt and sufficiency whereof is hereby acknowledged, do hereby, grant unto said Company its successors and assigns, hereinafter called "Grantee", an easement with the right, privilege and authority to excavate for, construct, install, mark, inspect, operate, repair, alter, replace, reconstruct, remove and maintain pipelines for the transmission and distribution of gas energy, including the necessary appurtenances therefore, (hereinafter called the "Facilities") over, across, under and upon said easement on the following described land situated in the County of Rice, State of Minnesota to-wit (hereinafter called the "Premises):

DISTR	
COUNTY	RICE
GRANTOR	City of Northfield
R.	20
TWP	111
S.	02

Parcel 1:

That part of the NE1/4 of the SE1/4 of Section 2, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota, lying southeasterly of the southeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and a line parallel with and distant 33 feet southeasterly, measured at right angles from the center line of the main track (now removed) of the Minnesota Central Railroad Company (later the Wisconsin, Minnesota and Pacific Rail Road Company, the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over said Section 2; AND that part of the W1/2 of the SE1/4 of Section 2, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota, lying southeasterly of the southeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and a line parallel with and distant 50 feet southeasterly, measured at right angles from the center line of the main track (now removed) of the Minnesota Central Railroad Company (later the Wisconsin, Minnesota and Pacific Rail Road Company, the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over said Section 2.

Parcel 2:

That part of the SE1/4 of the SE1/4 of Section 2, Township 111 North, Range 20 West, lying southerly of the northerly bank of the Cannon River; excepting therefrom that part platted as "Northfield Riverview" according to the recorded plat thereof, and excepting therefrom, the following described property: Beginning at the northeast corner of the E1/2 of the NE1/4 of Section 11, Township 111 North, Range 20 West, thence southerly along the east line of said NE1/4 (for purposes of this description bearing of said east

line is assumed South 00 degrees 40 minutes 21 seconds East) a distance of 149.35 feet; thence North 53 degrees 14 minutes 34 seconds West a distance of 174.37 feet; thence South 39 degrees 58 minutes 53 seconds West a distance of 108.74 feet; North 50 degrees 01 minutes 07 seconds West a distance of 200 feet; thence North 01 degrees 04 minutes 52 seconds West a distance of 395.82; thence North 61 degrees 17 minutes 05 seconds East a distance of 407.48 feet to a point in the east line of said SE1/4 of the SE1/4, thence South 01 degrees 04 minutes 52 seconds East along said east line a distance of 591.83 feet to the point of beginning.

Parcel 3: Lot 3, Block 2, of "Northfield Riverview", according to the recorded plat thereof.

Except for the right of access and temporary working area, said easement shall be limited to that part of the Premises lying within a 50-foot wide strip of land and sideline extensions thereof, said strip being located within 25 feet each side of the following described centerline (hereinafter called the "Easement Area"):

Beginning at a point on the south line of Lot 3, Block 2 of Northfield Riverview 15.00 feet west of the east line thereof, as measured at right angles; thence North 00 degrees 13 minutes 39 seconds West parallel with the east line of said Block 2 a distance of 476.49 feet to a point on the south line of Section 2, Township 111 North Range 20 West; thence North 00 degrees 17 minutes 57 seconds West distant 15.00 feet, as measured at right angles, and parallel with the east line of said Lot 2, also being the east line of the W1/2 of the SE1/4 of Section 2, T111N, R20W a distance of 1534.92 feet; thence North 05 degrees 18 minutes 39 seconds West a distance of 352.63 feet and said centerline there terminating.

The grant of easement herein contained shall also include the right of reasonable access to the Easement Area across the Premises for the purpose of exercising the rights granted herein, together with the right to remove from the Easement Area any structure, trees, shrubbery, or other object or obstruction which in Grantee's opinion interferes with the Facilities or the removal of which may be reasonably necessary for the construction or maintenance thereof. The grant of easement herein contained shall also include the right of reasonable temporary use by Grantor of the Premises adjacent to said Easement Area during construction, repair or replacement of the Facilities, for additional construction area.

Except as otherwise provided herein in any Underground Distribution Agreement between the Grantor and Grantee covering the Premises. Grantee shall, after installation of the above described Facilities, or after the exercise of any rights granted herein, restore the Premises subject to this easement to as near their original condition as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from or used in connection with said installation.

Grantor further agrees that no building, structure or obstruction will be erected or permitted or any trees planted on or within the Easement Area, that he will not change the ground elevation thereof without the written consent of Grantee, or perform any act which will interfere with or endanger the Facilities.

The grant herein contained shall also include the right of Grantee to permit the joint undergrounding with public utility and cable television companies.

Grantor covenants with Grantee, its successors and assigns, that Grantor is the owner of the Premises and has the right to sell and convey an easement in the manner and form aforesaid.



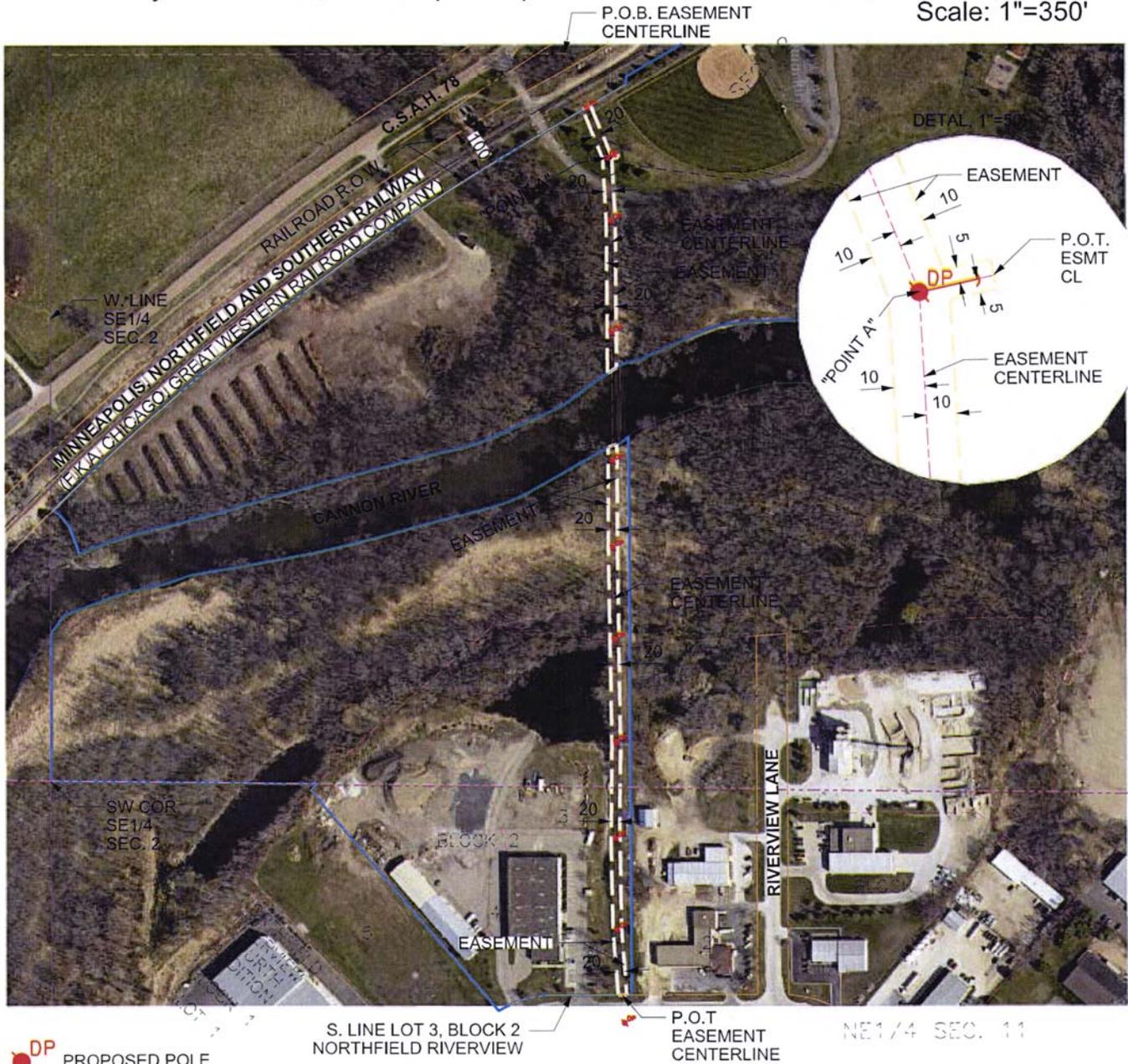
NORTHERN STATES POWER
MINNESOTA

EXHIBIT A SHEET 1 OF 1 SHEETS



Scale: 1"=350'

Certificate of Survey
Location: City of Northfield, Rice County, Minnesota
Grantor: City of Northfield, A Municipal Corporation



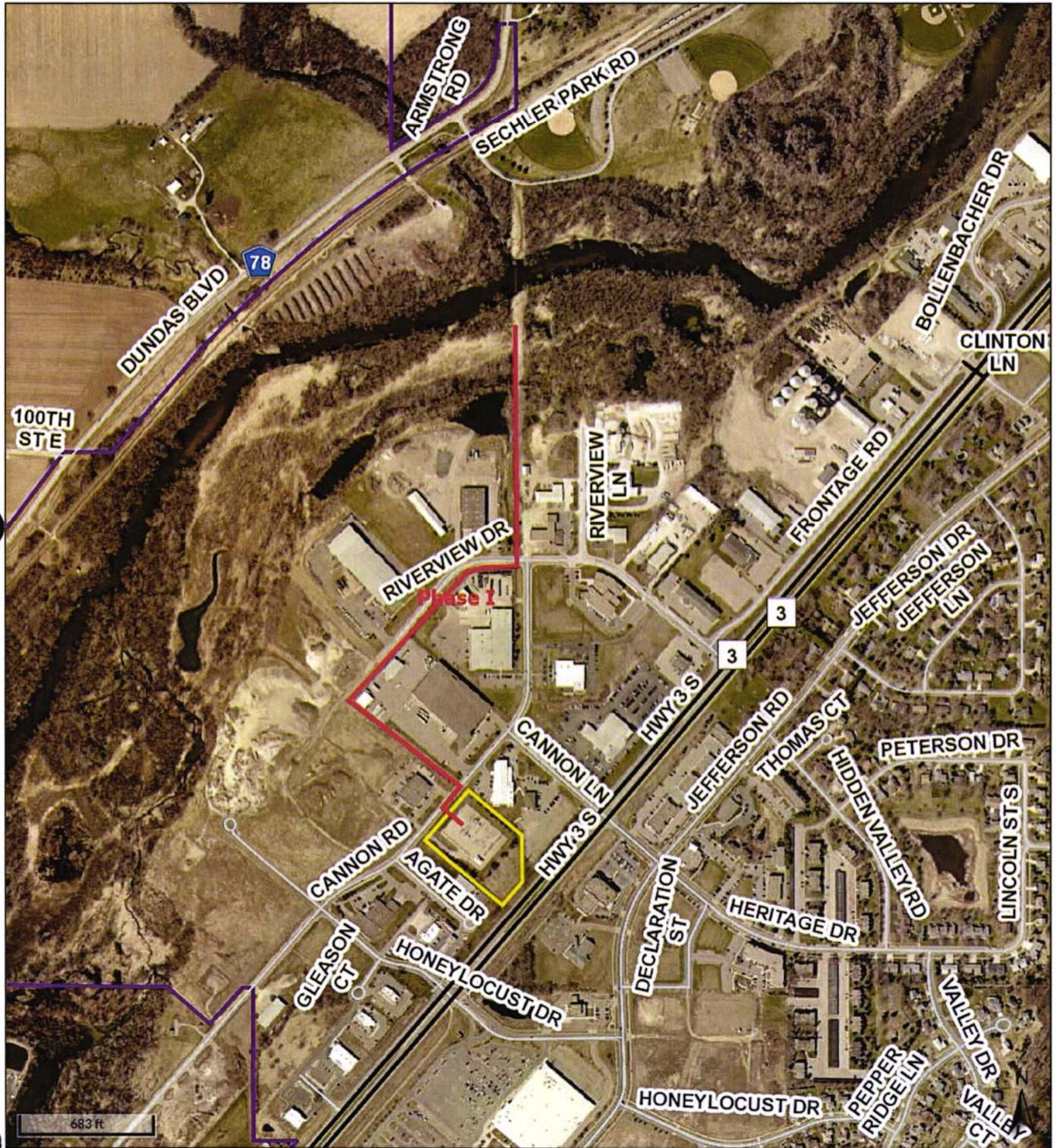
2018-01-15 VIEW ONLY!

DISTRIBUTION
PARCEL: CITY OF NORTHFIELD
SEC. 2 & 11, T.111N., R.20W., 5TH P.M.
CO.: RICE

Dundas Substation

Created by: Trisha Rosenfeld

Additional Feeder Project: Phase I



Dundas Substation
Additional Feeder Project: Phase II





MEMORANDUM

TO: CHRIS HEINEMAN, CITY OF NORTHFIELD
FROM: TRISHA ROSENFELD
SUBJECT: DUNDAS FEEDER PROJECT: EASEMENT NEEDED
DATE: 4/11/2018

Xcel Energy is requesting an easement from the City of Northfield for the purpose of adding a second feeder to what is known as Xcel Energy's "Dundas Substation" located at 1801 Cannon Road in Northfield. The additional feeder is needed to increase reliability to certain larger customers in this industrial park area. By adding a fourth feeder to this substation, we are able to move electrical load around to provide more stable and reliable power to our customers. This will also allow for an additional avenue of service, in the event other outages occur, as well as future customer growth.

The project will be completed in two phases. Phase I will start at the substation and end just short of the Cannon River. Phase II will cross the river and end near Born to Run Enterprises located at 1325 Armstrong Road. The attached maps are approximate locations of both routes. We will follow existing right-of-way and utility easements, with the exception to the additional private easements we have required. The required permits with all local governmental units will be obtained prior to construction.

Construction will commence in May, with both phases potentially completed by the end of 2018. We will be notifying all adjacent land owners in the project area of the project. We have also secured additional easements from required land owners within our route area. The proposed easement from the city will allow for phase I and II routes to be followed.