



## Legislation Details (With Text)

**File #:** Res. 2018-045      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Passed  
**File created:** 4/23/2018      **In control:** City Council  
**On agenda:** 5/1/2018      **Final action:** 5/1/2018  
**Title:** Consider Resolution Approving Estoppel Certificate and First Amendment to Solar Garden Subscription Agreement with CF Novel Solar Gardens Five, LLC dated August 8, 2017

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1 - Resolution Solar Garden Amendment, 2. 2 - City of Northfield First Amendment to Solar Subscription Agreement 4-1618, 3. 3 - Estoppel City of Northfield Community Solar - CCR 4-16-18, 4. 4 - Community Solar Presentation v3 Aug 8 2017

Date	Ver.	Action By	Action	Result
5/1/2018	1	City Council	approve	Pass

**City Council Meeting Date:** May 1, 2018

**To:** Mayor and City Council

**From:** Brenda Angelstad, Finance Director  
Ben Martig, City Administrator

Consider Resolution Approving Estoppel Certificate and First Amendment to Solar Garden Subscription Agreement with CF Novel Solar Gardens Five, LLC dated August 8, 2017

**Action Requested:**

The Northfield City Council considers approving the attached Resolution Approving the Estoppel Certificate and First Amendment to the Solar Garden Subscription Agreement with CF Novel Solar Gardens Five, LLC, dated August 8, 2017.

**Summary Report:**

A resolution was approved at the August 8, 2017 City Council meeting to approve a Community Solar Garden subscription with MN Community Solar. The garden is located in Steele County and will subscribe a portion of the City of Northfield's Rice County Xcel Energy's energy usage.

The contract locks in the rate paid for the City's subscribed energy of 1,500 kilowatts (kW) at .11296/kWh, which is a 1-cent discount from Xcel's current rate for a period of 25 years. The Estoppel Certificate provides confirmation of the terms of the agreement and the First Amendment updates the output capacity of the completed solar garden and the City of Northfield's share of the adjusted capacity. Total capacity was originally estimated at 4,900 kW and is now estimated at 4,773.6 kW, a 2.5% decrease from original estimates, the conversion to kilowatt-hours (kWh) also was adjusted from 1,275 kWh/kW to 1,250 kWh/kW. This adjusted capacity causes the City of Northfield's share of the garden to increase from 30.612% (4,900/1,500) to 31.423%

(4,773.6/1,500).

City Attorney and City Staff have reviewed the Estoppel Certificate and the First Amendment to the Subscription Agreement with MN Community Solar. There is no change to the rate/kWh the City will pay for its subscription. However, after adjusting for garden capacity, the estimated kWh will change slightly. The Staff presentation from August 8, 2017 has also been included for reference (attachment 4).

**Alternative Options:**

N/A

**Financial Impacts:**

Based on the reduction in the solar garden capacity and conversion to kWh/kW, estimated savings generated from the subscription over the 25 year term decrease \$45,000, or 1.95%, from \$2.313 million to \$2,268 million, or an average of \$1,800/year.

**Tentative Timelines:**

N/A