
MINUTES
Monolith Ranch Advisory Committee
November 17, 2016, 1:00 PM
405 Grand Ave., Laramie, WY
Annex Conference Room

The special meeting of the Monolith Ranch Advisory Committee met at the Historic Carnegie Building, 405 Grand Avenue, 1st Floor Conference Room and was called to order at 1:05 PM.

I. ROLL CALL

Members Present: Marius Favret, Keith Rittle, Paul Rechar, Amy Nagler

Staff Present: David Derragon, Darren Parkin, Cindy Williams, Cal VanZee

Absent: Jayne Pearce, Earl Smith

Guests Present: Curtis Miller & Denise Gibbons – Tri State Generation and Transmission Association Inc, Jim Beckmann – Carbon Power & Light, Mike Lytle – COL Water Treatment Plant Supervisor

II. ELECTION OF OFFICERS

Williams addressed the Committee for the purpose of electing officers

A. Chairperson

Nominations open.

MOTION BY Favret, seconded by Rittle, to nominate Favret. MOTION CARRIED UNANIMOUSLY.

B. Vice Chair

Nominations open.

MOTION BY Rittle, seconded by Nagler, to nominate Nagler. MOTION CARRIED UNANIMOUSLY.

III. APPROVAL OF AGENDA

MOTION BY Rittle, seconded by Nagler, to approve the agenda. MOTION CARRIED UNANIMOUSLY.

IV. APPROVAL OF MINUTES

MOTION BY Rittle, seconded by Nagler, to approve the minutes from the October 13, 2016 meeting as sent via email. MOTION CARRIED UNANIMOUSLY.

V. OLD BUSINESS

A. Tri-State Generation's proposal to put an electrical substation on 5 acres of the Monolith Ranch – discussion and recommendation to City Council

Questions and discussion posed to Tri-State Generation and Carbon Power representatives:

Favret: Is the net metering service policy determined by State regulations or is that something individual power companies can implement?

Answer: The 25kw maximum capacity is set by State law. Above that would get into co-generation. Carbon Power is open to co-generation.

Favret: What are your alternatives if this proposal doesn't go through?

Answer: Tri-State would keep looking for other properties, but this is the most beneficial to their needs.

Rechard: Would Tri-State be open to a long-term lease rather than purchase?

Answer: Yes. Or a purchase with a deed restriction, so if the substation were ever taken out, the property would revert back to the City. An exclusive easement is also an option.

Rittle: Is the committee to determine the sale versus lease, or what kind of recommendation is the committee expected to make?

Answer (Derragon): The committee should recommend whether to proceed with a sale or lease and the details to be negotiated between Council and Tri-State.

VanZee: Is there any long term plan that would eventually eliminate the substation or is this a permanent fixture?

Answer: It is permanent.

Nagler: The land has potential for wind generation. Would the substation affect this in any way?

Answer: There are more facilities available to interconnect. Monitoring of how much is generated would be done.

VanZee: What's the feasibility of wind generation out there?

Answer (Lytle): It is considered Class 4. Directionality is fairly good.

(Rittle): It would depend on the developer and how much they want to pursue it.

Parkin: The City has been contacted by a solar company regarding establishing a solar farm within City limits. If this substation goes in, they will most likely evaluate this site for solar panels.

Favret: What's the time frame for the substation and additional lines?

Answer: As soon as construction of the substation commences they would begin the design and staking of the distribution line.

Favret: What is the environmental impact?

Answer: There would be a fence around the substation and another fence around the 5 acres. We don't allow vegetation to grow around the station. Reclamation is done outside the yard and weeds are addressed. Re-seeding is done. There is also containment of oil should it leak.

Rittle: It should be noted to Council when entering into this agreement it is the committee's wish to protect the City's interest in the management of the Ranch and to protect the land.

MOTION BY Rittle, seconded by Rechard, that the committee recommend to Council to enter into negotiation regarding an agreement with Tri-State Generation to put a substation on the property with the committee's preference to an easement.

Roll call showed Aye: Rittle, Nagler, Favret, Rechard. **Nay:** None. **Absent:** Pearce
MOTION CARRIED.

B. Council Liaison As A Voting Member/Game & Fish As A Permanent Committee Member

This discussion is tabled until the next meeting.

VI. SET DATE FOR 2017 MEETINGS

January 12, 2017; April 13, 2017; July 13, 2017; October 12, 2017

VII. ADJOURNMENT

Meeting adjourned at 2:21 p.m.

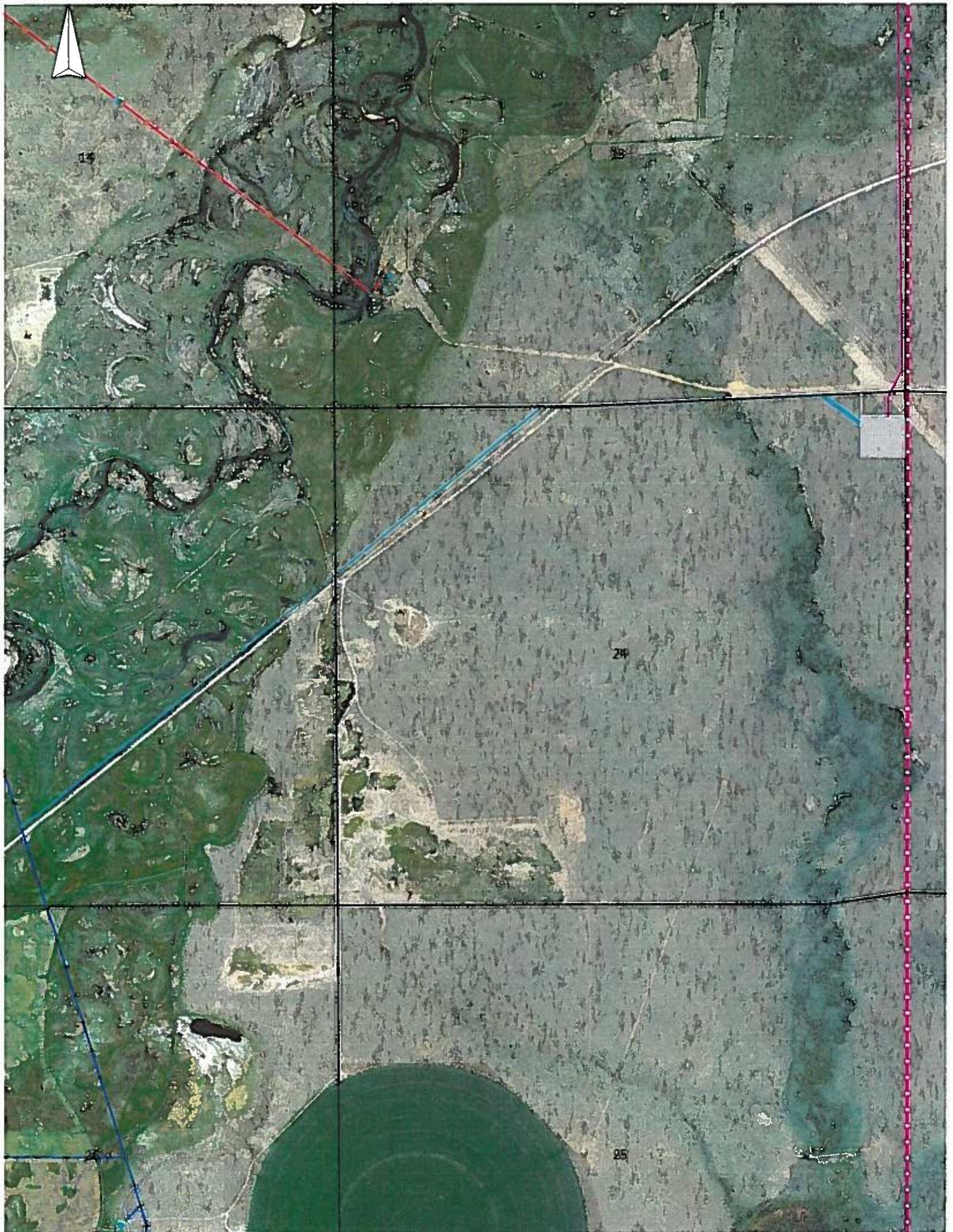
VALIDATED:

Marius Favret, Monolith Ranch Advisory Committee Chair

Date

Cindy Williams, Monolith Ranch Advisory Committee Staff Liaison

Date



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