

DAKOTA COUNTY PLANNING COMMISSION: JULY 16, 2024 MINUTES

The regular meeting of the Dakota County Planning Commission was called to order at 7:00 P.M. by Chairman Marty Rohde and the Pledge of Allegiance was said by all.

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Gordon Hegge. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

Notice was made regarding the Open Meeting Act posted on the wall.

Motion made by Tim Decker, second by Ron Gill to excuse absent member. Consent unanimous. Motion carried.

Moved by Harold Moes, second by Scott Bousquet, to approve the minutes of the June 18, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission discussed solar regulations. Joe is still waiting to hear back from other counties to see what they have for solar energy. Mission Energy sent responses to questions the Planning Commission had from the previous meeting. They gave their contacts for NPPD and have been in contact with the Nebraska Power Review Board to understand their requirements to receive their approval prior to the start of construction. They have recently updated the requirements to include evidence of a public meeting, inclusion of a decommissioning plan after year 6 of the project, and consultation with NE Fish and Game. Regarding company foreign ownership, the owner of the land will be a special purpose US-based LLC. This will be in full compliance with Nebraska LB1301 (the bill covering foreign ownership of lands in NE). This LLC will be owned and managed by Mission Clean Energy. Some portion or interest of the LLC may be sold to an American independent power producer or utility. Regarding the tax impact, Joe said the county assessor is still working on that, but if the land is zoned commercial business it should not impact the surround ag ground. Ethan Frazier with Mission Energy said he provided links in his email to assist us in getting regulations from other counties. Pierce County's solar farm will be the biggest one in Nebraska, about double the size of the one for Dakota County. Joe requested the name of the US-based LLC so he good provide that information in additional research. More discussion was had regarding decommissioning and ownership under the LLC. Ron Gill asked who would be absorbing the cost to update the substation they will be using. Mr. Frazier stated that it would fall on Mission Energy. Joe will continue to gather information for the next meeting

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tables. The utilities board in Iowa has granted Summit Carbon their permit but a lot of the counties and landowners are fighting it in court. No new developments in North and South Dakota. NE RNG Interconnect LLC has obtained a building permit for their project on 225th Street by the gas plant near Homer.

Marty opened up the floor for public comment. Bryce Andersen stated he was just attending to observe and see how the process was coming along for the solar regs. and to see if there was any opposition or support for it.

Moved by Tim Decker, second by Steven Lieber to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:25 P.M.

Respectfully submitted,

Jolene Gubbels