

PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS

Date: January 27, 2026

9:00 a.m.

Place: Commissioners Room, Courthouse, Caledonia, MN

Members Present: Cindy Wright, Eric Johnson, Kurt Zehnder, and Greg Myhre

Others Present: Interim Auditor/Treasurer Polly Heberlein, Fillmore County Journal Reporter Charlene Selbee, The Caledonia Argus Associate Editor Katia Gorsuch, Finance Director Carol Lapham, Coordinator Brent Parker, EDA Director & Coordinator Support Allison Wagner, Public Health Supervisor Jordan Knoke, Interim Attorney Suzanne Bublitz, Holly Dvorak, Kathy Solum, Dayva Goetzinger, Tammy Diersen, Kristina Hauser, Deb Wray, Charlie Wray, and Sheila Schroeder

Presiding: Chairperson Myhre

Call to order.

Pledge of Allegiance.

Motion was made by Commissioner Zehnder, seconded by Commissioner Johnson, motion unanimously carried to approve the agenda.

Motion was made by Commissioner Wright, seconded by Commissioner Johnson, motion carried unanimously to approve the meeting minutes from January 20, 2026.

Public Comment:

Dayva Goetzinger from Jefferson Ridge said she was a concerned citizen of Houston County. She was concerned about the proposed MariBell Transmission project and said she wanted to hold Dairyland Power and MISO accountable. She said other Counties such as Crawford County had passed resolutions demanding answers. She said an official independent monitor had found that MISO is assuming a view of the future that is extremely unlikely, and would lead to uneconomic investment. She said it was unfair of them to take the land. Goetzinger said the project would decrease their land value. She said she had health concerns and three little kids. She asked Houston County to please help.

Sheila Schroeder from Wilmington Township said she was there representing concerned landowners being impacted by the MariBell Transmission line. She said it was unfair because they had years to plan the project and the landowners only had two months. She said the Schroeder's had four lines that would be affected by the project. She said it would change the County's character and the landscape. She was concerned about the amount of voltage that would be

overhead. She said the landowners believed the existing land would be worthless. She said Dairyland and MISO should prove the need with documentation.

Holly Dvorak from Winnebago Township said she did not own land that would be directly impacted by the line, but lived about a football field away. She said we lived in the driftless area. She said she believed in the County's one per quarter, quarter rule. She said the County had made it through and escaped the glaciers and survived all this time, and that we should not succumb to those wanting to destroy our beauty.

Kristina Hauser asked if it was possible for Houston County to do a moratorium as an option in relation to the transmission project. She said the County did moratoriums for other things.

Tammy Diersen from Houston County said the MariBell Transmission project went across all the best farm land. She said she was concerned about health effects. One of her concerns was noise. She said other countries had studied the matter and found negative effects. Diersen said heavy equipment would wreak havoc on township roads. She said it would impact funds needed for road maintenance. She said she was concerned about wildlife in the area, and the impact the project would have on tourism for Houston County. She asked where the need was for the line. She said the companies had more power than they knew what to do with.

Kathy Solum from Mound Prairie Township said she was in favor of rifle hunting. She confirmed that the first public hearing on the matter would be on Wednesday, February 4th, 2026 at 6:00 p.m. in the basement of the Houston County Justice Center.

APPOINTMENTS

None.

CONSENT AGENDA

Commissioner Zehnder moved, Commissioner Johnson seconded, motion unanimously carried to approve the consent agenda. The Commissioners gave a round of applause for Danny O' Heron thanking him for his years of service to Houston County. Approved items are below.

- 1) Approve authorization for establishment of the 2026 Houston County Absentee Ballot Board and approval of Resolution No. 26-06. Resolution is below.

**RESOLUTION NO. 26-06
AUTHORIZATION FOR ESTABLISHMENT OF THE
2026 HOUSTON COUNTY ABSENTEE BALLOT BOARD
JANUARY 27, 2026**

WHEREAS, Houston County is required by Minnesota Statutes 203B.121, Subd. 1 to establish an Absentee Ballot Board, and

WHEREAS, this board will bring uniformity in the processing of accepting or rejecting returned absentee ballots in Houston County; and
 WHEREAS, the Absentee Ballot Board would consist of a sufficient number of election judges as provided in sections 204B.19 to 204B.22 and may include deputy county auditor-treasurers trained in the processing and counting of absentee ballots;
 THEREFORE, BE IT RESOLVED that the Houston County Board of Commissioners hereby authorizes Houston County Auditor-Treasurer to establish a County Absentee Ballot Board that would consist of a sufficient number of election judges as provided in sections 204B.19 to 204B.22 and may include deputy auditor-treasurers to perform the task.

- 2) Accept the resignation/retirement of Danny O’Heron, Recycling Center Lead, effective April 9th, 2026, with thanks for his 10 years of service to the residents of Houston County.

ACTION ITEMS

File No. 1 – Commissioner Johnson moved, Commissioner Zehnder seconded, motion unanimously carried to approve a 2026 property tax abatement of \$5,450 for Larry Ledbhr.

File No. 2 – Commissioner Zehnder moved, Commissioner Wright seconded, motion unanimously carried to approve the 2026 unpaid green acre payback amounts to be added as a special assessment tax (parcel-specific) and adopt Resolution No. 26-07. Resolution is below.

**Resolution No. 26-07
 HOUSTON COUNTY ASSESSOR
 RESOLUTION AUTHORIZING THE ASSESSMENT OF PROPERTIES
 FOR UNPAID SPECIAL CHARGES**

WHEREAS the following properties (“Properties”) in Houston County have unpaid special charges in the amounts below:

Unpaid Special Charges

Owner	Parcel #	Amount	Reason
Clint Meyer	11.0218.000	\$2,219.92	Green Acres Payback
Clint Meyer	11.0223.000	\$2,662.42	Green Acres Payback
Nicholas Booker & Dean & Angela Happel	12.0035.000	\$22.20	Green Acres Payback
Nicholas Booker & Dean & Angela Happel	12.0038.000	\$180.32	Green Acres Payback
Nicholas Booker & Dean & Angela Happel	12.0043.000	\$18.45	Green Acres Payback
Ralph & Kathleen Hammel and Robert	13.0314.000	\$492.54	Green Acres Payback

R & Kandice Hammel			
Ralph & Kathleen Hammel and Robert R & Kandice Hammel	13.0326.001	\$17.64	Green Acres Payback
Robert & Kandice Hammel and Ralph & Kathleen Hammel	13.0320.000	\$122.87	Green Acres Payback
Robert & Kandice Hammel and Ralph & Kathleen Hammel	13.0321.000	\$640.34	Green Acres Payback
Robert & Kandice Hammel and Ralph & Kathleen Hammel	13.0325.000	\$200.48	Green Acres Payback
Robert & Kandice Hammel and Ralph & Kathleen Hammel	15.0329.000	\$172.59	Green Acres Payback
Darci Gerard	15.0319.000	\$152.98	Green Acres Payback

WHEREAS, the owners of these Properties have been notified of the delinquencies and the County’s intent to collect these charges through assessment; and

WHEREAS, the delinquent bills remain unpaid, and the owners have not worked out other payment arrangements; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Minnesota Statutes Sections 273.111 subdivisions 9-16, the Houston County Board of Commissioners hereby approves assessing the Properties for delinquent charges in the amounts set forth above; and

BE IT FURTHER RESOLVED that the Houston County Board of Commissioners hereby approves and directs the Houston County Assessor to certify the above-mentioned charges to the Houston County Auditor for collection with property taxes payable in 2026.

File No. 3 – Commissioner Zehnder moved, Commissioner Wright seconded, motion unanimously carried to approve a competitive search for a 1 FTE Appraiser. (Note: Depending upon qualifications/MN DOR certifications the successful candidate could be hired as an Appraiser Trainee B22, Certified MN Appraiser B23, Certified MN Appraiser-Income B24).

File No. 4 – Commissioner Zehnder moved, Commissioner Johnson seconded, motion unanimously carried to approve a competitive search for a 1 FTE Recycling Center Lead (B23).

File No. 5 – Commissioner Zehnder moved, Commissioner Wright seconded, motion unanimously carried to review and approve payments. Payments are below.

REQUEST APPROVAL FOR PAYMENTS

2026/01/27 COMMISSIONER WARRANTS:

VENDOR NAME	AMOUNT
ADVANCED CORRECTIONAL HEALTHCAR	7,726.02
BOARD OF WATER & SOIL RESOURCES	17,873.30
CALEDONIA OIL CO INC	3,340.00
GREAT LAKES SALT COMPANY	13,177.06
INTERSTATE BILLING SERVICES	8,813.59
MINNESOTA ENERGY RESOURCES	10,958.26
MNCCC	45,314.82
	<u>107,203.05</u>
36 VENDORS PAID LESS THAN \$2000.00	21,340.59
	<u>128,543.64</u>
PUBLIC HEALTH & HUMAN SERVICES	28,770.09
	<u>157,313.73</u>

REVIEW LICENSE CENTER PAYMENTS

2026/01/16 AUDITOR WARRANTS:

VENDOR NAME	AMOUNT
DELTA DENTAL	7,687.38
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	26,605.00
MEDICA	254,631.40
MN LIFE INSURANCE COMPANY	2,681.41
	<u>291,605.19</u>
5 VENDORS PAID LESS THAN \$2000.00	3,814.79
	<u>295,419.98</u>

REVIEW LICENSE CENTER PAYMENTS

2026/01/20 AUDITOR WARRANTS:

VENDOR NAME	AMOUNT
MN LIFE INSURANCE COMPANY	2,677.32
	<u>2,677.32</u>

**REVIEW LICENSE CENTER
PAYMENTS**

2026/01/21 AUDITOR WARRANTS:

VENDOR NAME	AMOUNT
WELLS FARGO BANK	1,212,625.00
	<u>1,212,625.00</u>

DISCUSSION ITEMS

Coordinator Parker shared with the board notes from a Department Head meeting. Parker said he would work with Attorney Bublitz to see if a moratorium in relation to the MariBell Transmission project was a possible option for the County.

Two upcoming public hearings on the use of rifles for deer hunting in Houston County would take place in the basement of the Houston County Criminal Justice Center, Caledonia, MN. These would be Special County Board Meetings with the only business being the public hearings. They would take place on February 4, 2026, at 6:00 p.m. and March 3, 2026 at 6:00 p.m.

One upcoming public hearing, pursuant to Minnesota Statutes § 375A.1205, Subdivision 1 to consider making the positions of Auditor / Treasurer and Recorder positions appointed would take place in the Historic Courthouse County Board Room 222, Caledonia MN on February 3, 2026 at 9:05 a.m.

The Commissioners discussed recent and upcoming meetings including a Planning Commission, Department Head, Joint Board of Health, Finance, and SELCO meeting.

Closing Public Comment:

None.

There being no further business, a motion was made by Commissioner Zehnder, seconded by Commissioner Johnson, motion unanimously carried to adjourn the meeting at 9:50 a.m. The next meeting would be a regular meeting on February 3, 2025.

BOARD OF COUNTY COMMISSIONERS

HOUSTON COUNTY, MINNESOTA

By: _____
Greg Myhre, Chairperson

Attest: _____
Brent Parker, Coordinator



HOUSTON COUNTY

BOARD OF COMMISSIONER MEETING

AGENDA REQUEST FORM

Historic Courthouse
304 S Marshall Street
Caledonia, MN 55921

Board Meeting Date: February 3rd, 2026
Date Request Submitted: January 29, 2026
Submitted By (Name and Title): Brent Parker, Coordinator

Please fill in item(s) requested for agenda in correct category below. Add numbers as needed.

Appointment Request:

- 1) 9:05 a.m. Public Hearing, pursuant to Minnesota Statutes § 375A.1205, Subdivision 1. The purpose of the hearing is to consider making the positions of Auditor / Treasurer and Recorder positions appointed.

Consent Agenda Request:

- 1) Change the employment status of Jessica Kraus, Assistant County Attorney, from probationary to regular, effective Feb 13th, 2026.

Action Item Request:

- 1)

Background/additional information can be typed below and/or included with request:

Note: Please submit all agenda request forms and supporting documentation to the BOC email at BOC@HoCoMN.gov by noon the Thursday before each BOC meeting to be included on the agenda. If your department needs a resolution number, please ask for the number ahead of time via the BOC email. Resolutions should be emailed in word format so they can be easily copied and pasted into the meeting minutes. Departments are responsible for scheduling their own public hearings, but please email the BOC to verify a date and time is available prior to advertising the hearing to ensure we do not double book times. Questions regarding agenda requests and board meetings can be sent to the BOC email. Thank you!

Houston County Agenda Request Form

This form is not intended for the general public. It is intended for use by county department heads, representatives of other governmental units or vendors/agencies who contract with Houston County. Members of the public may address the Board during the Public Comment Period. (See Policy for Public Comment Period).

Date Submitted: 29-Jan-26

Person requesting appointment with County Board: Amelia Meiners

Issue:

CUP Approval/Denial: OneEnergy Development LLC on behalf of AC4 Farms LLC - Conditional Use Permit to construct a 5MW ground mounted solar distribution commercial solar project in an Agricultural Protection District in Caledonia Township.

Justification:

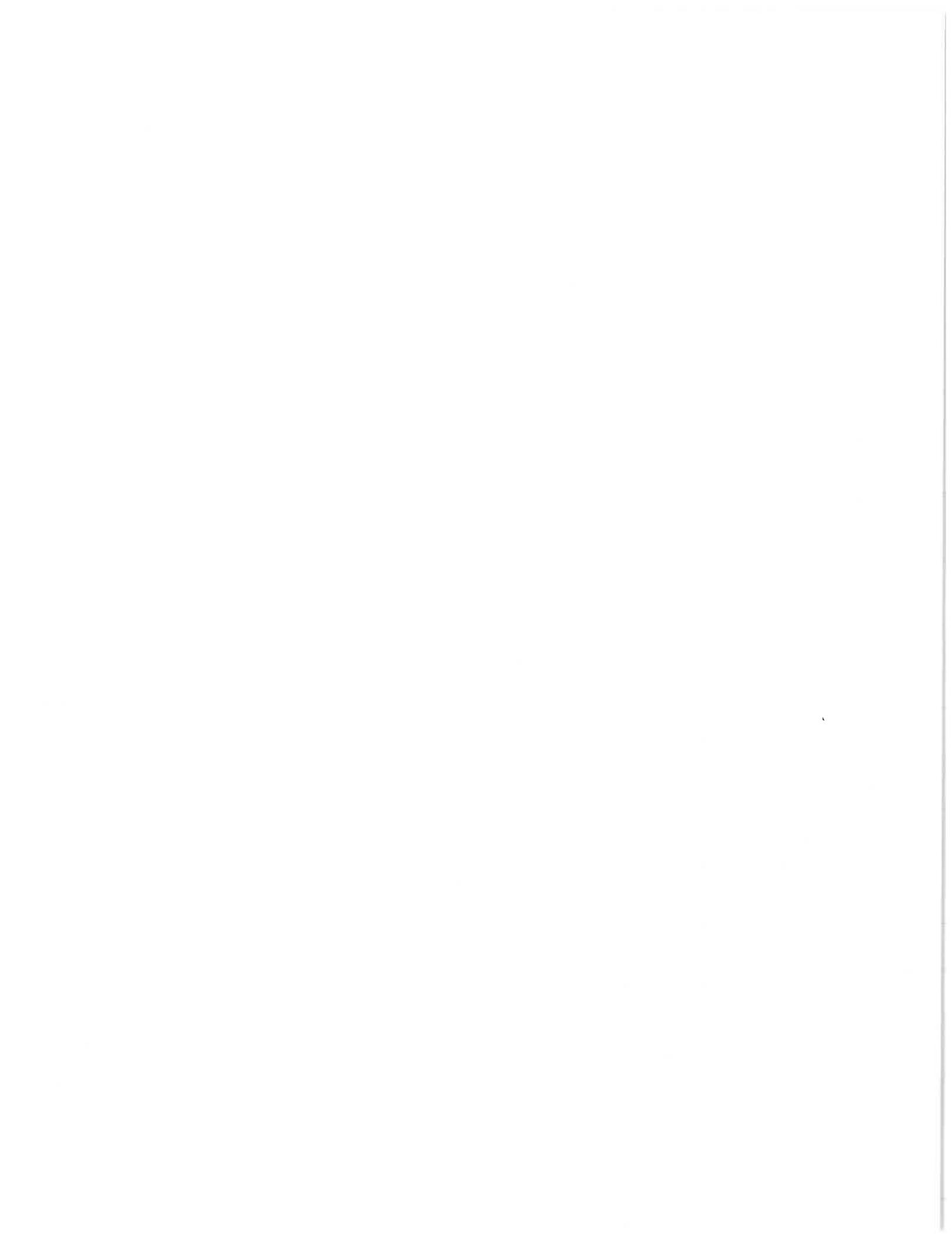
The Planning Commission recommended the BOC deny the CUP request.

Action Requested:

Final Approval/Denial by the County Board. (Agenda, Hearing Notice, Findings, and Board Packet are attached.)

For County Use Only			
<u>Reviewed by:</u>	_____ County Auditor	_____ County Attorney	_____ Zoning Administrator
	_____ Finance Director	_____ County Engineer	_____ Environmental Services
	_____ IS Director	_____ Other (Indicate dept)	_____
<u>Recommendation:</u>			
<u>Decision:</u>			

All agenda request forms must be submitted to the County Auditor by 4:00 p.m. on Monday in order to be considered for inclusion on the following week's agenda. The Board will review all requests and determine if the request will be heard at a County Board meeting.



**HOUSTON COUNTY
PLANNING COMMISSION
AGENDA
Thursday, January 22, 2026**

***Hearings are in the Houston County Commissioner's Room.
Please enter through the west entrance. Doors will open at 4:45 pm.***

PLANNING COMMISSION

Approve Minutes for December 18, 2025

Welcome Richard Schild to the Planning Commission.

Elect Chair and Vice Chair for 2026.

Elect a Planning Commission member to sit on the Board of Adjustment per HCZO Section 12-12.2.

CONDITONAL USE HEARINGS:

5:00 pm ***OneEnergy Development LLC on behalf of AC4 Farms LLC – Caledonia Township***
Conditional Use Permit to construct a 5MW ground mounted solar distribution
commercial solar project in an Agricultural Protection District (Section 14-14.3, Subd. 1.
Subs. 22).

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE:

That an application has been made by OneEnergy Development, LLC on behalf of AC4 Farms LLC, 12904 County 12, Caledonia, MN 55921 for a Conditional Use Permit to construct a 5MW ground mounted distribution commercial solar project in an Agricultural Protection District (Section 14 – 14.3 Conditional Uses, Subdivision 1, Subsection 22) in Caledonia Township on the following premises, to wit:

PT NW1/4 SE1/4 of Section 35, Township 102, Range 6, Houston County, Minnesota.
(Parcel #03.0377.000)

Said applicant standing and making application is as fee owner of said described lands and leaser of said described lands.

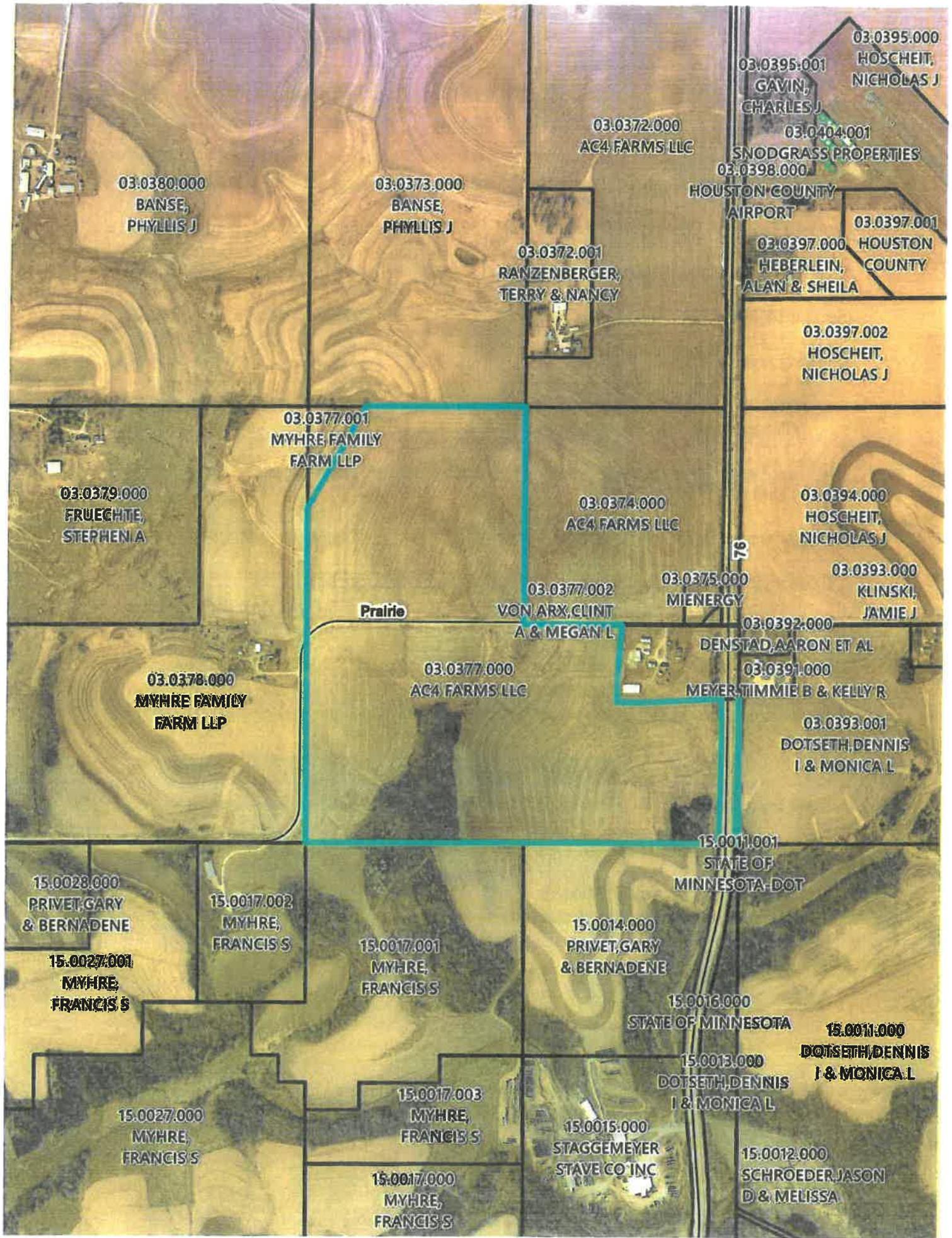
A hearing on this application will be held at the Houston County Commissioner's Room, City of Caledonia, Minnesota at 5:00 p.m. on Thursday, January 22, 2026.

All persons having an interest in the matter may attend the hearing or submit comments relative to the granting or denying of said application. Comments should be mailed to the Environmental Services Dept., 304 South Marshall Street – Room 209, Caledonia, MN 55921, or emailed to Zoning@HoCoMN.gov, and must be received by Tuesday, January 13, 2026 to be included for review prior to the hearing. All comments are considered public record.

HOUSTON COUNTY PLANNING COMMISSION

By Amelia Meiners
Zoning Administrator

ADV: January 7, 2026



03.0395.000
HOSCHEIT,
NICHOLAS J

03.0395.001
GAVIN,
CHARLES J

03.0372.000
AC4 FARMS LLC

03.0404.001
SNODGRASS PROPERTIES
03.0398.000

03.0380.000
BANSE,
PHYLLIS J

03.0373.000
BANSE,
PHYLLIS J

HOUSTON COUNTY
AIRPORT

03.0397.001
HOUSTON
HEBERLEIN,
COUNTY
ALAN & SHEILA

03.0372.001
RANZENBERGER,
TERRY & NANCY

03.0397.002
HOSCHEIT,
NICHOLAS J

03.0377.001
MYHRE, FAMILY
FARM LLP

03.0379.000
FRUECHTE,
STEPHEN A

03.0374.000
AC4 FARMS LLC

03.0394.000
HOSCHEIT,
NICHOLAS J

03.0377.002
VON ARX, CLINT
A & MEGAN L

03.0375.000
MIENERGY

03.0393.000
KLINSKI,
JAMIE J

Prairie

75

03.0392.000
DENSTAD, AARON ET AL

03.0378.000
MYHRE FAMILY
FARM LLP

03.0377.000
AC4 FARMS LLC

03.0391.000
MEYER, TIMMIE B & KELLY R

03.0393.001
DOTSETH, DENNIS
I & MONICA L

15.0028.000
PRIVET, GARY
& BERNADENE

15.0017.002
MYHRE,
FRANCIS S

15.0011.001
STATE OF
MINNESOTA-DOT

15.0027.001
MYHRE,
FRANCIS S

15.0017.001
MYHRE,
FRANCIS S

15.0014.000
PRIVET, GARY
& BERNADENE

15.0016.000
STATE OF MINNESOTA

15.0011.000
DOTSETH, DENNIS
I & MONICA L

15.0027.000
MYHRE,
FRANCIS S

15.0017.003
MYHRE,
FRANCIS S

15.0013.000
DOTSETH, DENNIS
I & MONICA L

15.0015.000
STAGGEMEYER
STAVE CO INC

15.0012.000
SCHROEDER, JASON
D & MELISSA

15.0017.000
MYHRE,
FRANCIS S

CRITERIA FOR GRANTING CONDITIONAL USE PERMITS

**NAME OF APPLICANT: OneEnergy Development LLC & AC4 Farms LLC DATE: January 22, 2026
C.U.P REQUESTED: Construct a 5MW ground mounted solar distribution commercial solar project in an Agricultural Protection District.**

The Planning Commission shall not recommend an interim use permit unless they find the following:

FINDINGS OF FACT

Section 11.05 of the Houston County Zoning Ordinance requires the following:

1. That the proposed use conforms to the County Land Use Plan.

Staff Analysis: No, Section 2.6 of the Zoning Ordinance requires that the administration of the Ordinance be accomplished with due consideration of the purposes and objectives of the Comprehensive Land Use Plan. The Land Use Plan policy for alternative energy goals states, “review and explore standards and permitting requirements for alternative energy systems used for personal use, or by individual residences or businesses”. This proposal is not consistent with the Plan.

Board Member	Yes	No	Comment
Larry Gaustad		X	Agrees with staff analysis as proposal is not consistent with our Comprehensive Land Use Plan. Throughout this last year he has visited with residents of Houston County, other counties, and a solar installer.
Johnathon Glasspoole		X	Agrees with staff analysis. Feels it should have been taken care of at the Board of Commissioner level.
Josh Gran	X		Feels this statement is essentially saying that because the Comprehensive Land Use Plan only states that it is for personal use for residents or businesses. It is not in there to stop commercial solar, it was never included which does not mean it is not allowed.
Franklin Hahn		X	It is a tough job to sit on these Boards and we have a Zoning Ordinance and a Comprehensive Land Use Plan. If we do not follow our Zoning Ordinance and our Comprehensive Land Use Plan, cannot ignore it for one month and discipline someone else the next. We tried to make changes and amendments and it was voted down.
Eric Johnson		X	Agrees with staff analysis. Comprehensive Land Use Plan would need to be amended to consider this permit and we also need a Zoning Ordinance that addresses this permit and commercial solar. Quoted a statement that was made at a Planning Commission meeting for the City of Caledonia that says, “changes should be applied with the purpose of overall growth, positive movement forward, and for the entire community of taxpayers not the benefit of individual gain or personal objectives”.

Chase Munson		X	Agrees with staff analysis. Comprehensive Land Use Plan would have to be amended in order to allow proposal with an Ordinance.
Richard Schild	X		Feels it is still ag land and feels that this would qualify under businesses as stated in the Comprehensive Land Use Plan.

2. That the applicant demonstrates a need for the proposed use.

Staff Analysis: MiEnergy Cooperative has identified the Caledonia substation as one with the capacity to handle solar generation and it's been cited that solar energy may help minimize blackout effects experienced during times of high demand. Minnesota has required a certain degree of energy production to be from renewables, and this project will help MiEnergy work towards that goal.

Board Member	Yes	No	Comment
Larry Gaustad	X		Emphasized "may help".
Johnathon Glasspoole	X		Understands that MiEnergy is trying to meet standards that are set.
Josh Gran	X		Need to produce more energy.
Franklin Hahn	X		May or may not help minimize blackout effects because we are only guessing that it is going to and we have been working towards the goals of solar with these smaller systems.
Eric Johnson		X	Does not feel a need is demonstrated for the proposed use since blackout effects have not been experienced.
Chase Munson	X		Growing demand for power.
Richard Schild	X		Always need help generating electricity.

3. That the proposed use will not degrade the water quality of the County.

Staff Analysis: Removing ground out of row crop production and replacing that with perennial vegetation will likely build soil health that will ultimately promote water quality. The petitioner identified in the application that panels are made of non-toxic materials (aluminum frame, tempered glass, copper wiring and silica sand) and that any damage to the panel will remain within the closed frame with no concern of leaching.

Board Member	Yes	No	Comment
Larry Gaustad		X	Project is over 1-acre and there has to be a stormwater permit established to address drainage concerns.
Johnathon Glasspoole		X	Not sure if water quality could be impacted.
Josh Gran	X		Based on information the applicants have provided
Franklin Hahn		X	Unsure of the difference between silica sand and frac sand.
Eric Johnson		X	Research in leaching effects of solar panels and the fact that human consumption companies such a potato farms and other crops have a concern with leaching.
Chase Munson		X	Feels not much research to backup for water quality. Clarified that it is preferred for solar projects not to be placed in karst areas.

Richard Schild	X		Perennials will help with water quality. Never saw any damage with roof-mounted solar arrays he has had in the past.
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4. That the proposed use will not adversely increase the quantity of water runoff.

Staff Analysis: Since this project is over one-acre in size a construction stormwater permit is required which will address drainage concerns. After the construction phase, vegetation will be established that will also aid in infiltration and the stormwater basin will remain.

Board Member	Yes	No	Comment
Larry Gaustad		X	25-acres are being taken for this project. Feels the study needs to be completed for the stormwater permit.
Johnathon Glasspoole	X		Shouldn't be more runoff.
Josh Gran	X		Feels that it would be hard for any project to ever pass this analysis if the stormwater study was required before getting the permit.
Franklin Hahn	X		
Eric Johnson		X	Can't agree without knowing what the requirements will be for the stormwater permit.
Chase Munson	X		Vegetative cover.
Richard Schild	X		Stormwater permit will address any concerns

5. That soil conditions are adequate to accommodate the proposed use.

Staff Analysis: The applicant identifies that the silt loam soil type found at this location is consistent with soil types found at many existing solar projects but plans to complete additional geotechnical analysis prior to construction. Silt loams are adequate for site development.

Board Member	Yes	No	Comment
Larry Gaustad	X		Silt loam found on the site.
Johnathon Glasspoole	X		
Josh Gran	X		
Franklin Hahn	X		There are no existing solar projects in Houston County.
Eric Johnson	X		Unfortunately, it is silt loam soil which is prime farmland.
Chase Munson	X		Silt loam.
Richard Schild	X		Silt loam is prime.

6. That potential pollution hazards have been addressed and that standards have been met.

Staff Analysis: The applicant maintains that there are no pollution hazards associated with this proposal.

Board Member	Yes	No	Comment
Larry Gaustad		X	Does not think standards have been met.
Johnathon Glasspoole		X	Unsure if there would be any pollution hazards.
Josh Gran	X		
Franklin Hahn		X	Doesn't feel enough is known for what it is going to do to the soil.

Eric Johnson		X	Can't take the applicants word that there are no pollution hazards after his research on leaching.
Chase Munson	X		
Richard Schild	X		

7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Staff Analysis: A new driveway will be constructed off South Prairie Drive and connection to the substation is necessary, otherwise no additional utilities are required for this proposal.

Board Member	Yes	No	Comment
Larry Gaustad	X		Feels driveway has been addressed.
Johnathon Glasspoole	X		
Josh Gran	X		
Franklin Hahn	X		Township approval is needed to ensure guidelines are being followed.
Eric Johnson	X		With Township approval.
Chase Munson	X		Mentioned and shown in drawings.
Richard Schild	X		There is only going to be one driveway.

8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Staff Analysis: The applicant has identified that parking areas for construction staff are included in the design of the staging area as seen on the site plan. After construction only one vehicle per month is expected for maintenance of the site.

Board Member	Yes	No	Comment
Larry Gaustad	X		
Johnathon Glasspoole	X		
Josh Gran	X		
Franklin Hahn	X		
Eric Johnson	X		
Chase Munson	X		
Richard Schild	X		

9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.

Staff Analysis: Parking for construction workers and deliveries was considered within the staging area of the site plan. After construction the application identifies that only one vehicle is anticipated per month.

Board Member	Yes	No	Comment
Larry Gaustad	X		
Johnathon Glasspoole	X		
Josh Gran	X		
Franklin Hahn	X		
Eric Johnson	X		

Chase Munson	X		
Richard Schild	X		

10. That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

Staff Analysis: The primary use of adjacent property, outside of agriculture is residential, with eleven dwellings within a half mile. Vegetative screening is included in the site plan for the south portion of the project, and the applicant identifies solar as a silent neighbor with no odor or light pollution and no noise beyond the perimeter of the project. The proposal has passed initial screening by the FAA without further requirements.

Board Member	Yes	No	Comment
Larry Gaustad		X	Agreed with statements made by Franklin Hahn and Eric Johnson.
Johnathon Glasspoole		X	Unsure what the term injurious would be impacting aside from the neighbors.
Josh Gran	X		
Franklin Hahn		X	Concerned it will devalue the neighboring property.
Eric Johnson		X	Aesthetics and disturbance to the neighbors.
Chase Munson		X	Landscape.
Richard Schild	X		Until the screening is up some people may not like it but once up it will be okay.

11. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.

Staff Analysis: This proposal will not impede surrounding agricultural uses and there is currently no setback requirement between solar arrays and other uses so no impact to orderly development is anticipated.

Board Member	Yes	No	Comment
Larry Gaustad		X	Hurt surrounding area for agriculture uses or sales of land in the area.
Johnathon Glasspoole	X		Talking about surrounding vacant property.
Josh Gran	X		Doesn't impede other uses in the area.
Franklin Hahn	X		
Eric Johnson		X	Feels it will impede orderly development in the agriculture district. Concerned that there are no setback requirements.
Chase Munson		X	Setbacks should be addressed.
Richard Schild	X		

12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Staff Analysis: The applicant identifies that there will be no audible noise beyond the project perimeter, nor any lights or odor associated with the project. Cover crops will be used prior to construction to minimize dust and erosion and after construction vegetation will be established.

Board Member	Yes	No	Comment
Larry Gaustad	X		Adequate measures are being taken.
Johnathon Glasspoole	X		
Josh Gran	X		
Franklin Hahn		X	Knows that once digging of the cover crops starter they will be gone, so there will be dust and erosion.
Eric Johnson	X		
Chase Munson	X		
Richard Schild	X		

13. That the density of any proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable Zoning District.

Staff Analysis: N/A

Board Member	Yes	No	Comment
Larry Gaustad	X		
Johnathon Glasspoole	X		
Josh Gran	X		
Franklin Hahn	X		
Eric Johnson	X		
Chase Munson	X		
Richard Schild	X		

14. That the intensity of any proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable Zoning District.

Staff Analysis: There is an existing commercial operation approximately a half mile to the south that exists as a non-conforming use and the airport to the east. The substation this project will connect to is a quarter mile east. Allowable commercial uses are limited in the agricultural district, but the applicants identify this will be a dual use project since sheep grazing and pollinator habitat are incorporated. There is no county limit on solar acres; the threshold is tied to use.

Board Member	Yes	No	Comment
Larry Gaustad	X		Concerned with no county limit on the number of solar acres.
Johnathon Glasspoole	X		
Josh Gran	X		Dual use for agriculture.
Franklin Hahn		X	Should not be a commercial use in ag district.
Eric Johnson	X		Concerned that there is no county limit on solar acres. Need to have an Ordinance addressing commercial solar.
Chase Munson	X		Ordinance needs to be placed before acceptance.
Richard Schild	X		Dual use.

15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare.

Staff Analysis: The applicant identified that they conduct extensive research and diligence on each project. This includes wetland reviews, glare studies, meeting fire and electrical codes, State Historic Preservation reviews and Natural Heritage Inventory among others. The purpose of ordinances is to establish regulations intended to protect the public's health, safety, morals and general welfare but there are no specific requirements currently established at the local level established to do so.

Board Member	Yes	No	Comment
Larry Gaustad	X		Checked with FAA for different items and include wetlands reviews and glare studies.
Johnathon Glasspoole	X		
Josh Gran	X		Thousands of solar projects across the Country and does not think there has been any hard evidence of health and safety concerns with solar. There could be a lot more questions about what is put on the land that could impact health more than solar.
Franklin Hahn	X		
Eric Johnson		X	
Chase Munson	X		
Richard Schild	X		

Chairman Hahn asked for a motion on the findings if there were no additional comments or questions.

Eric Johnson made a motion to accept the findings as presented. Richard Schild seconded. All were in favor. Motion carried.

Chairman Hahn asked for a motion on the conditional use request if there were no additional comments or questions.

General discussion was held by the Board regarding the reason for denial of this Conditional Use Permit.

Johnathon Glasspoole made a motion to recommend the Houston County Board deny a Conditional Use Permit to construct a 5 MW ground mounted solar distribution commercial solar project in an Agricultural Protection District in Caledonia Township.

Larry Gaustad seconded. A roll call vote was taken. Motion carried five to two.

Board Member	Yes	No	Comment
Larry Gaustad	X		
Johnathon Glasspoole	X		
Josh Gran		X	Believes in landowners' rights to use their land as they see fit and within the confines of the Comprehensive Land Use Plan feels it would be allowed because it will continue to be an agricultural use
Franklin Hahn	X		

Eric Johnson	X		Need to amend the Comprehensive Land Use Plan and draft an Ordinance before any permit is approved for commercial solar.
Chase Munson	X		Amend the Comprehensive Land Use Plan and form an Ordinance.
Richard Schild		X	Property will still be used for ag whether the commercial aspect is addressed or not. Feels it is a good project.

The application, with the conditions, will be presented to the Houston County Board of Commissioners for final action.



HOUSTON COUNTY ENVIRONMENTAL SERVICES

Solid Waste • Recycling • Zoning
304 South Marshall Street - Room 209, Caledonia, MN 55921
Phone: (507) 725-5800 • Fax: (507) 725-5590



STAFF REPORT 1/8/2026

Application Date: 12/17/25
Hearing Date: 1/22/2026
Petitioner: One Energy Development LLC on behalf of AC4 Farms LLC
Reviewer: Amelia Meiners
Zoning: Ag Protection
Address: TBD South Prairie Drive
Township: Caledonia
Parcel Number: 03.0377.000
Submitted Materials: CUP Application, Memorandum of Lease, Project Narrative, Decommissioning Plan, Vegetation Management Plan, Site Plan

OVERVIEW

REQUEST

The petitioners are requesting a conditional use permit for a commercial solar array in Caledonia Township.

SUMMARY OF NOTEWORTHY TOPICS

Minnesota Statute 394 authorizes counties to carry out planning and zoning activities which is completed through the adoption of two documents. The comprehensive land use plan is the guidance document that acts as a foundation for a community's future decision making by establishing goals, objectives and identifying background information. The zoning ordinance implements those goals and policies through regulations and provides a mechanism for enforcement. The ordinance must be in accordance with the land use plan.

The most recent Comprehensive Land Use Plan in Houston County was adopted on July 25, 2023, and the Houston County Zoning Ordinance is amended time to time as needed. The last major amendments to the zoning ordinance were completed in 2018 and a couple minor items were amended in 2025.

Commercial solar energy systems have been a hot topic in Houston County for the past year. A six-month moratorium on projects was approved on December 31, 2024, to allow the County time to review the Comprehensive Land Use Plan and associated ordinances and a six-month extension was adopted on May 27, 2025.

The concern with the existing ordinance language is that the ordinance ultimately does allow solar energy systems but does not differentiate commercial from accessory or individual use systems and does not

require specific performance standards that are typically seen with commercial size proposals. For comparison, consider mineral extraction (Section 27), wind turbines (Section 34), and even land alteration (Section 24). In fact, the same language has been in the ordinance since 1982 and think of how much solar technology has changed since that time. It is even questionable whether a conditional use permit is required since the ordinance also states that solar energy systems are permitted uses within all districts. Commercial systems should not be permitted uses.

The Comprehensive Land Use Plan does encourage alternative energy systems in the County, but the policy goes further to state, "for personal use, or by individual residences or businesses". In addition, multiple land use goals and policies cite preserving commercial agriculture and prime agricultural land.

After working with the Great Plain Institute and considering information gathered by a University of MN Extension project, an ordinance draft and comprehensive plan amendment were reviewed by the Planning Commission on November 20, 2025, resulting in a recommendation of approval to the County Board. The County Board reviewed that proposal on December 2, 2025, but the proposal failed to receive a supermajority of votes, so the amendments failed to pass. The moratorium expired on December 31, 2025.

Overall, while the application may be thorough and complete, it's missing an important item – concurrence with the alternative energies section of our Comprehensive Land Use Plan. The proper way for this to move forward requires an amendment to the Comprehensive Land Use Plan and at that same time staff recommends setting performance standards within the Houston County Zoning Ordinance (HCZO).

Below are relevant sections of Minnesota Statutes:

2025 MINNESOTA STATUTES

394.22 DEFINITIONS.

Subd. 9. Comprehensive plan.

"Comprehensive plan" means the policies, statements, goals, and interrelated plans for private and public land and water use, transportation, and community facilities including recommendations for plan execution, documented in texts, ordinances and maps which constitute the guide for the future development of the county or any portion of the county.

394.23 COMPREHENSIVE PLAN.

The board has the power and authority to prepare and adopt by ordinance, a comprehensive plan. A comprehensive plan or plans when adopted by ordinance must be the basis for official controls adopted under the provisions of sections [394.21](#) to [394.37](#). The commissioner of natural resources must provide the natural heritage data from the county biological survey, if available, to each county for use in the comprehensive plan. When adopting or updating the comprehensive plan, the board must, if the data is available to the county, consider natural heritage data resulting from the county biological survey. In a county that is not a greater than 80 percent area, as defined in section [103G.005](#), subdivision 10b, the board must consider adopting goals and objectives that will protect open space and the environment. The board must consider the location and dimensions of airport safety zones in any portion of the county, and of any airport improvements, identified in the airport's most recent approved airport layout plan.

394.231 COMPREHENSIVE PLANS IN GREATER MINNESOTA; OPEN SPACE.

A county adopting or updating a comprehensive plan in a county outside the metropolitan area as defined by section [473.121](#), subdivision 2, and that is not a greater than 80 percent area, as defined in section [103G.005](#), subdivision 10b, shall consider adopting goals and objectives for the preservation of agricultural, forest, wildlife, and open space land, and minimizing development in sensitive shoreland

areas. *Within three years of updating the comprehensive plan, the county shall consider adopting ordinances as part of the county's official controls that encourage the implementation of the goals and objectives. The county shall consider the following goals and objectives:*

- (1) minimizing the fragmentation and development of agricultural, forest, wildlife, and open space lands, including consideration of appropriate minimum lot sizes;*
- (2) minimizing further development in sensitive shoreland areas;*
- (3) minimizing development near wildlife management areas, scientific and natural areas, and nature centers;*
- (4) encouraging land uses in airport safety zones that are compatible with the safe operation of the airport and the safety of people in the vicinity of the airport;*
- (5) identification of areas of preference for higher density, including consideration of existing and necessary water and wastewater services, infrastructure, other services, and to the extent feasible, encouraging full development of areas previously zoned for nonagricultural uses;*
- (6) encouraging development close to places of employment, shopping centers, schools, mass transit, and other public and private service centers;*
- (7) identification of areas where other developments are appropriate; and*
- (8) other goals and objectives a county may identify.*

Relevant sections of the Houston County Zoning Ordinance:

HOUSTON COUNTY ZONING ORDINANCE

SECTION 1 – PREAMBLE, TITLE, SHORT TITLE AND PURPOSE

1.4 PURPOSE

The purpose of this Ordinance is to promote the health, safety, and general welfare of the citizens in the unincorporated areas of Houston County and to conserve the resources of the County by adopting the following policies:

Subdivision 9. To Encourage Solar And Earth-Sheltered Dwellings. To implement policy and standards that conserve energy by allowing solar and earth-sheltered housing.

SECTION 2 - IMPLEMENTATION

2.6 RELATION TO LAND USE PLAN

It is the policy of the County Board that the enactment, amendment and administration of this Ordinance be accomplished with due consideration of the purposes and objectives of the County Land Use Plan as adopted or approved and amended from time to time by the Board.

SECTION 3 – RULES AND DEFINITIONS

3.6 DEFINITIONS

Conditional Use. A land use or development as defined by Code that would not be appropriate generally but may be allowed with appropriate restrictions as provided by official controls upon a finding that:

- Certain conditions as detailed in the Zoning Ordinance exist.*
- The use or development conforms to the comprehensive land use plan of the County.*
- The use or development is compatible with the existing neighborhood.*

Solar Energy System. A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components for the distribution of transformed energy (to the extent they cannot be used jointly with a conventional energy system).

SECTION 14 – AGRICULTURAL PROTECTION DISTRICT

14.3 CONDITIONAL USES

Subdivision 1. Conditional Uses. In the Agricultural Protection District, the following uses may be allowed only after obtaining a Conditional Use Permit in accordance with the provision of this Ordinance.

(22) Solar Energy Systems. Solar energy systems and solar structures.

SECTION 29 – GENERAL PROVISIONS

29.8 SOLAR ENERGY SYSTEMS AND SOLAR STRUCTURES

Subdivision 1. Permitted by District. Solar energy systems and solar structures shall be a permitted use in all districts except the flood plain districts provided the system is in compliance with minimum lot requirements and setbacks. Within the flood plain district, solar structures shall be a conditional use.

Subdivision 2. Setback Exemptions. Solar energy systems and solar structures may be exempted from setback, height, and lot coverage restrictions in all districts by variance.

Subdivision 3. Access to Sun Light. In a residential zone, no owner, occupier, or person in control of property shall allow vegetation or structures to be placed or grow so as to cast a shadow on a solar energy system which is greater than the shadow cast by a hypothetical wall ten (10) feet high located along the boundary line of the property between the hours of 9:30 a.m. and 2:30 p.m. Central Standard Time on December 21 provided, however, this standard shall not apply to vegetation or structures which cast a shadow upon the solar energy system at the time of installation of the system.

Subdivision 4. Establishment of Right to Sun Light. As a means of evidencing existing conditions, the owner of a solar energy system may file notarized photographs of the area with the County prior to installation of the system.

Subdivision 5. Violation Constitutes a Private Nuisance. Violation of this standard shall constitute a private nuisance and any owner or occupant whose solar energy system is shaded because of such violation, so that performance of the system is impaired, may have in tort for the damages sustained thereby and may have such nuisance abated.

Below is the Alternative Energy Section from the Comprehensive Plan (page 32):

Alternative Energy Systems

From the use of cords of wood to heat home when Houston County was organized, to today's use of electricity and natural gas, the technology and methods for the generation of energy has evolved. In 2020, renewable sources of energy (including wind, solar, hydropower, and biomass) generated the largest share of electricity in the state¹. Wind energy now provides most of the state's renewable electricity generation. Wind energy conversion systems of over 40 kilowatts and less than 5,000 kilowatts are permitted under the County's zoning ordinance through a Conditional Use Permit. State law preempts the County from regulating wind energy conversion systems that have a nameplate capacity of 5,000 kilowatts or more.

Over the last twenty years, solar has become an attractive alternative for those interested in generating some potential added income while becoming less reliant on fossil fuels. Solar panels are typically either placed on the roof of an existing building (commonly referred to as 'building mounted'), or are installed as an array on an open area (commonly referred to as 'ground-mounted'). Solar systems are already a permitted use under the county's zoning ordinance. The Minnesota Department of Commerce has collected a vast resource of information for property owners interested in installing solar panels. One such source is the 'MN Solar Suitability Analysis App', which provides location-based information on potential solar generation². A variety of state and federal loans, grants, and tax credits have been created over the last twenty years to incentivize property owners to invest in renewable energy³. MI Energy Cooperative also has a variety of information for county residents to utilize when considering alternative forms of energy.

Alternative Energy Goals & Policies

Goal
Goal 2.13: Encourage options for alternative energy systems in the County

Policies

Policy 1. Review and explore standards and permitting requirements for alternative energy systems used for personal use, or by individual residences or businesses.

TOWNSHIP AND NEIGHBORHOOD COMMENTS

Caledonia Township, the City of Caledonia and the 15 closest property owners were notified. There are three public comments included in the packet.

SITE CHARACTERISTICS

This location has no bluff or slope concerns or shoreland, floodplain or wetland concerns. The area of this parcel shown to be occupied by the solar array consists of soil types 285A, 285B, 401C, and 585C. All are considered prime ag soils.

There are dwellings located in every direction. Within a quarter mile there are four dwellings and seven additional if considered within a half mile setback.

The airport is approximately a half mile east of this proposal and Staggemeyer Stave is approximately a half mile south, but that exists as a legal, non-conforming use. The project passed initial screening from the FAA without further requirements.

EVALUATION

Section 11.05 of the Houston County Zoning Ordinance requires the following:

Subdivision 1. Findings. The Planning Commission shall not recommend a conditional use permit unless they find the following:

1. That the proposed use conforms to the County Land Use Plan.

Staff Analysis: No, Section 2.6 of the Zoning Ordinance requires that the administration of the Ordinance be accomplished with due consideration of the purposes and objectives of the County Land Use Plan. The Land Use Plan policy for alternative energy goals states, "review and explore standards and permitting requirements for alternative energy systems used for personal use, or by individual residences or businesses". This proposal is not consistent with the Plan.

2. That the applicant demonstrates a need for the proposed use.

Staff Analysis: MiEnergy Cooperative has identified the Caledonia substation as one with the capacity to handle solar generation and it's been cited that solar energy may help minimize black out effects experienced during times of high demand. Minnesota has required a certain degree of energy production to be from renewables, and this project will help MiEnergy work towards that goal.

3. That the proposed use will not degrade the water quality of the County.

Staff Analysis: Removing ground out of row crop production and replacing that with perennial vegetation will likely build soil health that will ultimately promote water quality. The petitioner identified in the application that panels are made of non-toxic materials (aluminum frame, tempered glass, copper wiring and silica sand) and that any damage to the panel will remain within the closed frame with no concern of leaching.

4. That the proposed use will not adversely increase the quantity of water runoff.

Staff Analysis: Since this project is over one-acre in size a construction stormwater permit is required which will address drainage concerns. After the construction phase, vegetation will be established that will also aid in infiltration and the stormwater basin will remain.

5. That soil conditions are adequate to accommodate the proposed use.

Staff Analysis: The applicant identifies that the silt loam soil type found at this location is consistent with soil types found at many existing solar projects but plans to complete additional geotechnical analysis prior to construction. Silt loams are adequate for site development.

6. That potential pollution hazards have been addressed and that standards have been met.

Staff Analysis: The applicant maintains that there are no pollution hazards associated with this proposal.

7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Staff Analysis: A new driveway will be constructed off South Prairie Drive and connection to the substation is necessary, otherwise no additional utilities are required for this proposal.

8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Staff Analysis: The applicant has identified that parking areas for construction staff are included in the design of the staging area as seen on the site plan. After construction only one vehicle per month is expected for maintenance of the site.

9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.

Staff Analysis: Parking for construction workers and deliveries was considered within the staging area of the site plan. After construction the application identifies that only one vehicle is anticipated per month.

10. That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

Staff Analysis: The primary use of adjacent property, outside of agriculture is residential, with eleven dwellings within a half mile. Vegetative screening is included in the site plan for the south portion of the project, and the applicant identifies solar as a silent neighbor with no odor or light pollution and no noise beyond the perimeter of the project. The proposal has passed initial screening by the FAA without further requirements.

11. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.

Staff Analysis: This proposal will not impede surrounding agricultural uses and there is currently no setback requirement between solar arrays and other uses so no impact to orderly development is anticipated.

12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Staff Analysis: The applicant identifies that there will be no audible noise beyond the project perimeter, nor any lights or odor associated with the project. Cover crops will be used prior to construction to minimize dust and erosion and after construction vegetation will be established.

13. That the density of any proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable Zoning District.

Staff Analysis: N/A

14. That the intensity of any proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable Zoning District.

Staff Analysis: There is an existing commercial operation approximately a half mile to the south that exists as a non-conforming use and the airport to the east. The substation this project will connect to is a quarter mile east. Allowable commercial uses are limited in the agricultural district, but the applicants identify this will be a dual use project since sheep grazing and pollinator habitat are incorporated. There is no county limit on solar acres; the threshold is tied to use.

15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare.

Staff Analysis: The applicant identified that they conduct extensive research and diligence on each project. This includes wetland reviews, glare studies, meeting fire and electrical codes, State Historic Preservation reviews and Natural Heritage Inventory among others. The purpose of ordinances is to establish regulations intended to protect the public's health, safety, morals and general welfare but there are no specific requirements currently established at the local level established to do so.

RECOMMENDATION

The Planning Commission must consider the criteria above. Since this proposal does not conform to the County Land Use Plan (Finding #1), staff is recommending denial of the conditional use permit application for a commercial solar system.

Proposed motion: To recommend denial of the conditional use permit application for a commercial solar energy system in the agricultural protection district.

From: [Treamaven Green](#)
To: [HoCo Zoning](#)
Subject: Solar panel project
Date: Wednesday, January 7, 2026 6:05:14 PM

*** HOUSTON COUNTY SECURITY NOTICE ***
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My comment is in support of solar panels in Houston County. Now, more than ever, we need renewables.

Valiree Green
Brownsville MN

From: [Clint Von Arx](#)
To: [HoCo Zoning](#)
Subject: Commercial solar project
Date: Tuesday, January 13, 2026 7:58:04 AM

***** HOUSTON COUNTY SECURITY NOTICE *****

This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact HelpDesk.

Good morning,

I'm writing this as a concerned member of our ag community, I would like to encourage people in our local government to follow our comprehensive land use plan. Think of the amount of acres of productive farm land lost each year due to renewable energy and urban sprawl. It is my opinion that this project will only benefit the power companies and the Allen family. The USDA doesn't consider solar and wind as "agricultural" anymore. We need to take in consideration what we are doing with the development of our county for the next generations and not for the financial gain of one family. I've heard the argument "it's my land I can do what I want with it" I agree to an extent, but if we agree to that it opens up a project free for all. In my mind food should prioritize power, my problem isn't with renewable energy it's with its occupation of productive ag lands.

Yours truly,

Clint Von Arx

Sent from my iPhone

From: [Kelly Meyer](#)
To: [HoCo Zoning](#); [Amelia Meiners](#); [Kelly Meyer](#); [Holly Felten](#)
Subject: Commercial Solar Project
Date: Tuesday, January 13, 2026 12:33:19 PM

*** HOUSTON COUNTY SECURITY NOTICE ***

This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact HelpDesk.

Thank you for the opportunity to provide comments regarding the proposed 5MW ground-mounted commercial solar project in our neighborhood. I want to be very clear that my concerns are not a personal attack on the landowner. I respect their right to make decisions about their property. My comments are focused on the broader implications for our community, our environment, and Houston County's long-standing Comprehensive Land Use Plan.

This proposed project is located within an **Agricultural Protection District**, an area specifically designated to preserve farmland and agricultural productivity. The County's Comprehensive Land Plan reinforces the importance of protecting prime agricultural land from incompatible uses. A commercial-scale solar energy installation of this size directly conflicts with the language and intent of that plan.

I make no claim to fully understand every technical detail of large-scale solar operations, but I have done enough research to know that the long-term impacts to farmland are concerning. Once this level of development occurs, the ground cannot simply return to high-quality productive use. Topsoil, drainage patterns, compaction, and long-term soil health are all at risk. This represents the loss of significant and valuable farmland in a county where agriculture remains a foundational economic and cultural asset.

There are also unanswered questions regarding **health impacts** and the effects on **wildlife**. As someone who has personally recovered from breast cancer and lives with the ongoing worry that comes with that experience every single day, it is unsettling to introduce an industrial-scale energy system so close to our homes without clear, long-term research on safety. The burden of uncertainty should not fall on surrounding homeowners. I am **VERY** concerned on the health impacts of this. When one of them breaks or cracks because of a storm or wind (and it gets super windy out this way), what chemicals are emitting out? What do they spray inside the solar farm to keep weeds under control? The first thing that comes to mind is cancer-causing herbicides.

From an environmental and community standpoint, this development changes the character of one of the most beautiful regions of Minnesota. As a full-time local Realtor for nearly twenty years, I hear consistently from buyers and community members that they choose this area for its natural beauty, rural landscape, and unspoiled views. Introducing a commercial solar farm of this magnitude will absolutely affect **property values, visual appeal**, and the overall desirability of nearby properties. We have one of the most beautiful areas in the County. For all of us, our home and properties are our largest investment, and this project will affect us greatly.

In addition, concerns remain regarding **drainage alterations, glare, inverter noise**, and the long-term environmental unknowns associated with large installations. These impacts are not hypothetical—they are issues. The equipment needed for this project, the roads affected, and just more importantly the good farm land. We have ordinances now that don't allow more than 2 homes per 40 acres, and also rules on where you can build, because it is not preferred/allowed on agricultural land, but then a commercial solar farm on good farmland? We as a county/country need farmland.

I do not dispute that renewable energy plays an important role in meeting future demand, but **prime agricultural land**—especially land intentionally protected by zoning and county planning—should not be the place for this type of industrial-scale development. There are suitable alternatives, including brownfield sites, commercial zones, industrial land, and areas not explicitly protected for farming.

For these reasons, I respectfully request that the County deny approval for this project as proposed and uphold the intent of the Agricultural Protection District and the Comprehensive Land Use Plan.

Thank you for considering my perspective and for your leadership in safeguarding the long-term wellbeing of our community.

Sincerely and respectfully submitted,

Tim and Kelly Meyer



Kelly Meyer
Keller Williams Premier Realty MN WI
Keller Williams Legacy Group IA
LICENSED IN MN, IA, AND WI
Offices in Caledonia



My wish is for all my clients, friends, and family to be healthy! I am here when you need me for any real estate needs!!!



SUBMITTED BY APPLICANT

12

Conditional Use Request
2025-CUP-519975

Amount Paid
\$0.00

Applicant
Beth Esser

Created
December 16, 2025

Status
In Progress

Number
2025-CUP-519975

OneEnergy Development, LLC
on behalf of AC4 FARMS LLC |
030377000 | Caledonia
Submitted by beth_esser on
12/16/2025



Applicant

Beth Esser



Search Parcel Data Completed On Tuesday, December 16, 2025 at 12:36 PM CST by michelleburt13

ParcelID	Address	City	OwnerName	Acres
030377000			AC4 FARMS LLC	109.740

CONDITIONAL USE INTRO Completed On Tuesday, December 16, 2025 at 12:36 PM CST by michelleburt13

Conditional Use Application Fee
\$700.00

Recording Fee
\$46.00

Application Type:
Conditional Use

APPLICANT INFORMATION Completed On Tuesday, December 16, 2025 at 12:37 PM CST by michelleburt13

Applicant Name
OneEnergy Development, LLC on behalf of AC4 FARMS LLC

Parcel Tax ID
030377000

Telephone Number
507-500-2126

Address
12904 County 12

City
Caledonia

Zip

55921

Legal Description

SE1/4 SE1/4 & W1/2 SE1/4 EX 2.51A IN NW COR NW1/4 SE1/4 & EX 7.75A IN SE1/4 SE1/4 8

Section-Township-Range

35-102-006

Do you own additional adjacent parcels

Yes

Township of:

Caledonia

I understand I am required to inform my township of my application.

Yes

CONDITIONAL USE REQUEST Completed On Tuesday, December 16, 2025 at 12:43 PM CST by michelleburt13

Describe in detail your request.

We are requesting a conditional use permit to construct 5MW ground mounted distribution commercial solar project on approximately 25ac. Please see attached project narrative for more information.

Citation of Ordinance Section from which the Conditional Use is requested:

Section 14.3, #22

Requested Dimension:

Please see attached layout.

Please upload any supporting documents:

6.6.24_Memorandum of Lease_Allen_RECORDERED.pdf

2025.12.17_WILD TURKEY.pdf

Wild Turkey Project Narrative_2025.12.15.pdf

Decommissioning Plan_Wild Turkey.pdf

Wild Turkey Solar VMP 12.15.2025.pdf

CONDITIONAL USE FINDING OF FACTS Completed On Tuesday, December 16, 2025 at 12:46 PM CST by michelleburt13

1. That the proposed use conforms to the County Land Use Plan.

Yes

Comments:

The proposed Wild Turkey solar project is located on agricultural land that is identified to continue as agricultural land in the land use plan and is located just outside of the 2 mile growth projection area for Caledonia. In addition, the County land use plan identifies that "Commercial and industrial activity is expected to be limited to locations where such uses are compatible with their surroundings." Due to the existing electric substation on the adjacent parcel, the distribution commercial solar project is compatible with this existing electric infrastructure while also being compatible with the existing agricultural landscape. Distribution commercial solar projects, like the proposed Wild Turkey solar project, are designed to continue agricultural use both throughout the life of the project and after removal of the project. During the life of the project, we will incorporate agrivoltaics and work with a local farmer who can graze sheep throughout the project area. The landowners at Wild Turkey site, also have a particular interest in continuing to have dual purpose of the land between energy production and agriculture use by incorporating seed harvesting into the project's vegetation plans and associated educational opportunities. At the end of the project's expected energy production, the land can be restored to full agricultural use with well rested and restored soils. Finally, even though the distribution commercial solar project is a temporary use of the land, a farmland conversion impact rating was submitted and completed by Natural Resources Conservation Service (NRCS) as part of the Farmland Protection Policy Act (FPPA). The conversion impact rating was below the threshold for additional FPPA requirements.

2. That the applicant demonstrates a need for the proposed use.

Yes

Comments:

MIEnergy Cooperative has identified the nearby Caledonia substation as a substation that would benefit from a distribution commercial solar project. Per the County's zoning ordinance, solar energy systems and solar energy structures are a conditional use in agricultural protection districts. In addition, the County land use plan recognizes solar as an attractive alternative energy source and source of added income for individuals and that it is a permitted use under the zoning ordinance.

3. That the proposed use will not degrade the water quality of the County.

Yes

Comments:

Solar panels themselves are made of non-toxic materials (aluminum frame, tempered glass, copper wiring and silica sand). In product testing, solar panels are ground up to test for any leaching or harmful environmental effects and even under these extreme testing conditions, they present no harm to people, pets or farm animals, or the water supply. That said, if a panel were to break, since they are tempered glass, they fracture but remain enclosed within the frame. Our remote monitoring system detects faults such as these, and we are notified as soon as one panel is not functioning as designed so we can promptly remove and recycle the damaged panel and replace it with a new panel. In addition, changing the land use from row crops to grazing will reduce nitrates.

4. That the proposed use will not adversely increase the quantity of water runoff.

Yes

Comments:

The project is designed to minimize soil disturbance and drainage alterations as much as possible. OneEnergy anticipates limited ground disturbance for the installation of the solar array and will ensure all grading is done in compliance with recommended best practices for stormwater and sediment erosion control. Because the project will occupy more than one acre, OneEnergy will be required to comply with the National Pollutant Discharge Elimination System General Stormwater Permit for Construction Activity (MNR100001) with the Minnesota Pollution Control Agency (MPCA), which has the following requirements:

- o Implement Best Management Practices to control sedimentation during construction, i.e. silt fencing, fiber logs, temporary stabilization, etc.
- o Develop a Stormwater Management Plan approved by the Minnesota Pollution Control Agency (MPCA) prior to commencement of construction

Sedimentation will be controlled from leaving the project area after construction by changing the land use of the project area from cultivated agricultural land to nearly 100% vegetated ground cover. The pasture growing beneath and around the solar panels acts as a vegetative buffer that covers ~95% of the site. Runoff from the access roads and steel or concrete pads will travel through the vegetative cover prior to leaving the project area. This project is designed with tracking technology which tracks the sun from east to west throughout the day. The drip edge of the panels moves as the trackers move. This spreads the panel runoff over a wider area than would be the case if the panels were fixed and drained to a single point, more analogous to a roof. Water that runs off panels into the proposed pasture below will act as a natural vegetative buffer which will increase infiltration and act as erosion control to help the site meet required standards.

5. That soil conditions are adequate to accommodate the proposed use.

Yes

Comments:

Based on the NRCS custom soil report, the soils found within the project area (several silt loam varieties) are consistent with soil types found within many of the existing solar projects we have constructed so we have found no concerns in this location being able to accommodate the ground mounted solar array. We do have further geotechnical analysis planned for this site to obtain soil borings and to test sample steel I-Beams subject to different conditions within several spots in the project area. The detailed geotechnical analysis is used by our engineers to have a site specific design for the steel piles used to support the solar infrastructure.

6. That potential pollution hazards have been addressed and standards have been met.

Yes

Comments:

The project does not have pollution hazards. The project does not produce audible noise outside of the project fence, emissions/odor, light, or traffic once construction is complete. There is minor sound within the project at the inverters – the inverters do not make sound at night when turned off and sound is not audible at fenceline. Conversely, the project will generate clean electricity each year and promote a healthy environment.

7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Yes

Comments:

Solar does not need to use public water or sewer. There are no residences or structures for this proposed project that require utilities. This project will connect to the existing electrical distribution system that MiEnergy Cooperative operates. An access road will be permitted through Caledonia Township to allow ingress and egress from the project interior and will follow the township's required access road design considerations. A Stormwater Management Plan will be developed and approved by the Minnesota Pollution Control Agency prior to the commencement of construction. A drainage basin will also be installed within the fenced array per MN state requirements for ground mounted solar. The solar modules used in the solar array will be spaced to allow for stormwater infiltration and maintenance equipment access.

8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Yes

Comments:

Adequate provision for parking of construction staff has been included in the design of the staging area identified on the site plan within the site perimeter. Additionally, deliveries will be unloaded in this staging area. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing. Parking for this ongoing maintenance will be within the project fence.

9. That adequate facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.

Yes

Comments:

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. During construction, we anticipate that there will be between 5 and 30 construction workers on-site for the 6-month period (May-October) during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the staging area within the site perimeter. Appropriate flagging and signage is utilized during construction. All signage shall conform to applicable section of the "Manual on Uniform Traffic Control Devices"(MUTCD), U.S. Department of Transportation, latest edition and MNDOT guidance. Additionally, deliveries will be expected during business hours. During a few days while the project is being constructed, an estimated 3-4 delivery trucks will arrive per day. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing.

10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

Yes

Comments:

Solar is a quiet neighbor that does not produce sound that is audible at the perimeter of the project, nor does it produce odor or light pollution. The decibel level of a quiet rural area is typically between 40-50 decibels and we design our projects so inverters are placed within the project and not audible at the perimeter of the project. After construction is complete, the project would only require a visit once or twice a month for vegetation maintenance and other incidental maintenance to the components. Chisago County, Minnesota, is host to over a dozen large-scale solar projects. The County Assessor's office has reviewed the effect these solar projects have had on property values. Daryl Moeller, the County Assessor stated, "The results again indicate, for Chisago County, that sales near a solar project are similar to sales outside the solar area." One study on the effects of solar on property values, which came out in early 2023, shows that the effect of solar on property values is very small and varies by state (and has a positive effect on property values about 1/3 of the time). Property values could be affected if there was scarce green space surrounding a project. It is our goal to site and construct projects in such a way as to minimize any effect on property values. Similarly, a study that came out in 2024 which focused on Midwest states found a positive effect on property values near large solar projects. Vegetative screening is included in the site plan.

11. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.

Yes

Comments:

There are no surrounding properties that are vacant and the proposed project will not impact the surrounding properties, which are all zoned agricultural and will be able to continue as agriculture use. The project will continue to be a part of the agriculture community with sheep grazing throughout the life of the project. Again, solar is a good neighbor for the community and does not have lights, generate noise, emissions, or traffic once construction is complete.

12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Yes

Comments:

When solar projects are operating they do not produce dust, smoke, odor, noise, vibration, or other similar nuisances. There are no lights used within or surrounding the solar project. During construction, work will be restricted to daylight hours and majority of construction is completed within 4-6months. For prevention, we pre seed sites with a cover crop to minimize any ground disturbance that would cause dust and cover crops also serve as a best management practice for stormwater and erosion control during construction.

13. That the density of any proposed residential development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable zoning district

N/A

Comments:

N/A-not a residential development

14. That the density of any proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable zoning district.

Yes

Comments:

OneEnergy designs its projects, including the fencing, vegetation, and other elements of the project to integrate into the landscapes in which they are located. The vegetation we plant within the project for grazing sheep is a natural part of the surrounding agriculture community and in comparison to row crops, improves soil nutrients, water infiltration, and benefits the local watershed by reducing nitrate use. In addition, the land can be returned to full agricultural use after the project is decommissioned.

15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare.

Yes

Comments:

We conduct extensive research and diligence on each project. Wetland delineations are completed to ensure that our project will have no impact on wetlands present within the project if any are present. Glare studies are completed so the site is designed to avoid any glare at nearby residences and roadways. We also consult with the State Historic Preservation Office and area Tribes to ensure our project avoids any archeological and cultural sites or burial mounds. We review our projects with MN DNR Natural Heritage Inventory to confirm we will not impact wildlife in the area and use wildlife friendly fencing which allows passage of small animals through the project. Our engineers design solar projects in accordance with the National Electrical Code (NEC). The NEC is a United States standard for the safe installation of electrical wiring and equipment. It is part of the National Fire Codes series published by the National Fire Protection Association (NFPA).

The project will generate clean locally produced electricity each year and promote a healthy environment. It will deploy a pasture mix, selected in consultation with a local grazer, as a ground cover underneath the array and within the fence. This ground cover will prevent soil erosion.

SITE PLAN INFORMATION Completed On Tuesday, December 16, 2025 at 12:48 PM CST by michelleburt13

Upload Site Plan

2025.12.17_WILD TURKEY.pdf

Use the Interactive Map to Create a Site Plan. Map tools: Click the plus and minus buttons in the upper left of the map window, to zoom in/out. Navigation Mode - Scroll up to zoom in, scroll down to zoom out. Click and hold to pan around map. Text Mode - To place text on the map, click on the "Add Text" tool, click the place on the map where you would like the text to be displayed, then enter the text in the box that appears at the top of the screen, click ok to display the text on the map. Draw a point - Click once on the map where you would like the point to be. Draw a Line - Click once on map to start drawing a line, double click to stop drawing line. Draw a Polyline - Click once on map to start drawing a polygon, click map at each vertex and double click to finish polygon drawing. Draw a Rectangle - Click once on the map where you would like the rectangle to be. The rectangle will appear on the map. Click on the Select tool and click on the rectangle to resize (click an outside square and drag to resize), rotate (click, hold and drag the circle on top of the rectangle to rotate) or delete (click the rectangle and hit the delete button). Measure - Click once on map to start draw a line with a measurement, click map at each vertex and double click to finish drawing. If you double click near starting point area measurement will also be calculated. Undo Last Edit - Click tool to undo last drawing edit. Undo All Edits - Click tool to undo all drawing edits.

Sketch Layer

Reference Layer

Mapproxy



Powered by Esri

Use the space below to include site plan comments, if necessary

APPLICATION SUBMITTAL Completed On Wednesday, December 17, 2025 at 10:07 PM CST by beth_esser

By checking this box, I grant Houston County access to my property for the purpose of evaluating this application.

Yes

By checking this box, I certified that I have notified my town board of my application.

Yes

By checking this box, I certify that the information provided in this application is true and accurate to the best of my knowledge.

Yes

Signature

Beth L. Esser

Date Signed:

12/16/2025

Check this box if Staff Signature on behalf of Applicant.

No

Email APPLICATION SUBMITTAL Completed On Wednesday, December 17, 2025 at 10:07 PM CST by beth_esser

External Notes

Documents

Internal Notes

Documents

**Wild Turkey Solar Project
Caledonia Township, Houston County, MN**

**Partnership between
MiEnergy Cooperative
And
OneEnergy Development, LLC**



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Background

The Wild Turkey Solar Project (the "Project") is a proposed 5.0 Megawatt solar generation facility. OneEnergy will develop, engineer, and construct the Project to serve the members of MiEnergy Cooperative.

OneEnergy has completed majority of the environmental studies and surveys required to construct the Project, including the following: wetland delineation confirmed by Houston County SWCD, Phase I Environmental Site Assessment, endangered resources review, and cultural and archeologic review. The Project is not expected to impact natural resources. OneEnergy will continue work on soil analysis.

OneEnergy intends to start construction on the Project in the spring of 2027, pending receipt of all required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months. If construction starts in spring of 2027, the Project is expected to be completed by the end of 2027. Once complete, the Project will generate local power for members within MiEnergy Cooperative service territory.



Strobus Solar Project in Black River Falls, WI

A. General Land Use Description

Location

The Wild Turkey Solar Project ("The Project") is located on approximately 25 acres of land known as parcel 030377000, northwest of the intersection of S. Prairie Dr and HWY 76 in Caledonia Township, MN. The land is owned by Ac4 Farms LLC (Andrew and Sheri Allen).

Zoning

The proposed Project is situated on land that is zoned Agricultural Protection District.

Setbacks

OneEnergy commits to following the setbacks, listed below:

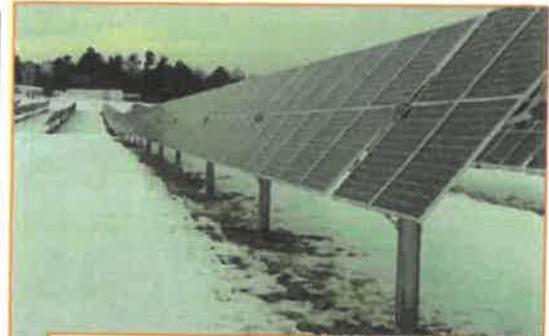
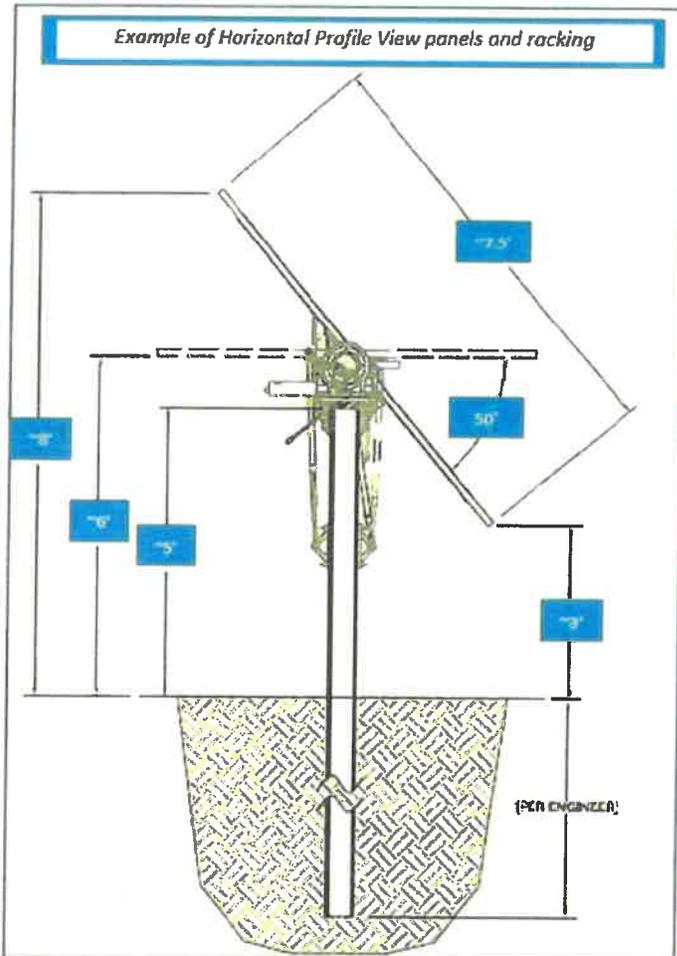
- Front Yard: at least 65 feet from centerline of public ROW
- Side & Rear Yard: at least 50ft
- Neighboring homes: 500ft

B. Description of Equipment

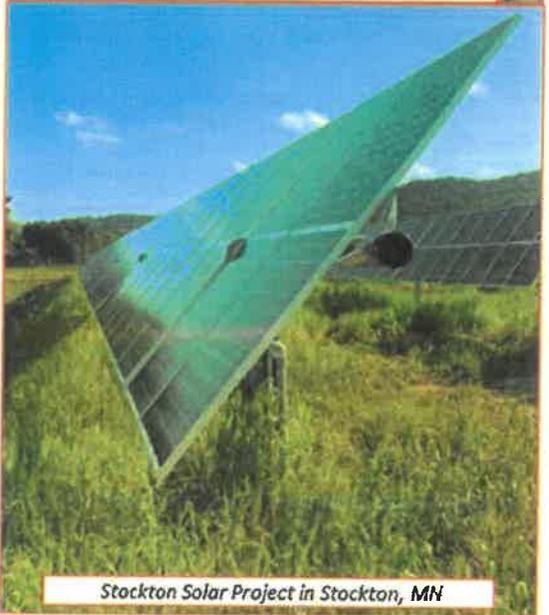
Racking and Panels

The racking for the proposed project consists of driven steel I-Beams that are embedded approximately 8' into the ground, and extend approximately 5' above ground. A torque tube connects to the top of the I-Beams, and the panels are mounted to the top of the torque tube.

Below is a depiction of the horizontal profile view of the panels and racking, which will run in rows from north to south throughout the site and will track the sun from east to west throughout the day. At their maximum angle in morning and evening, the panels are 50 degrees from horizontal facing either east (morning) or west (evening). At mid-day, the panels are flat. At their maximum tilt angle in morning and evening, the tallest part of the panel is ~8' above ground level.



Strobus Solar Project in Merrill, WI



Stockton Solar Project in Stockton, MN

Solar Panels

Crystalline silicon solar PV panels, which represent ~95% of the installed solar panels in the US, consist primarily of tempered glass, silicon wafers, anodized aluminum, and wiring, all of which can be recovered and recycled at the end of their useful life. PV panels are extremely durable and built for long service life, as indicated by their 30-year warranty.

Inverters, Transformer, Electrical Rack

The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8 feet. The transformers and disconnects will be mounted on a concrete pad or a custom designed skid mounted on steel beams. These pieces of electrical equipment look similar to what you would see at a large load service like a grocery store.

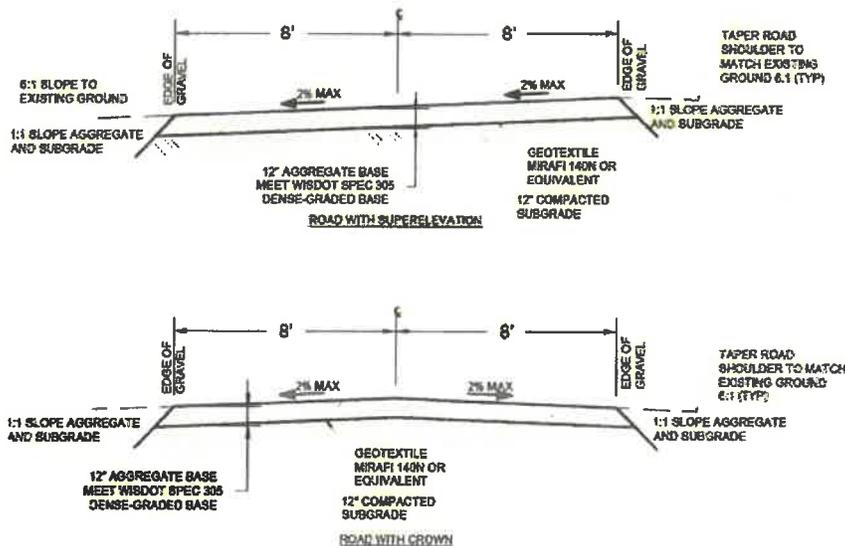


Examples of Transformers and Inverter

Access Drive

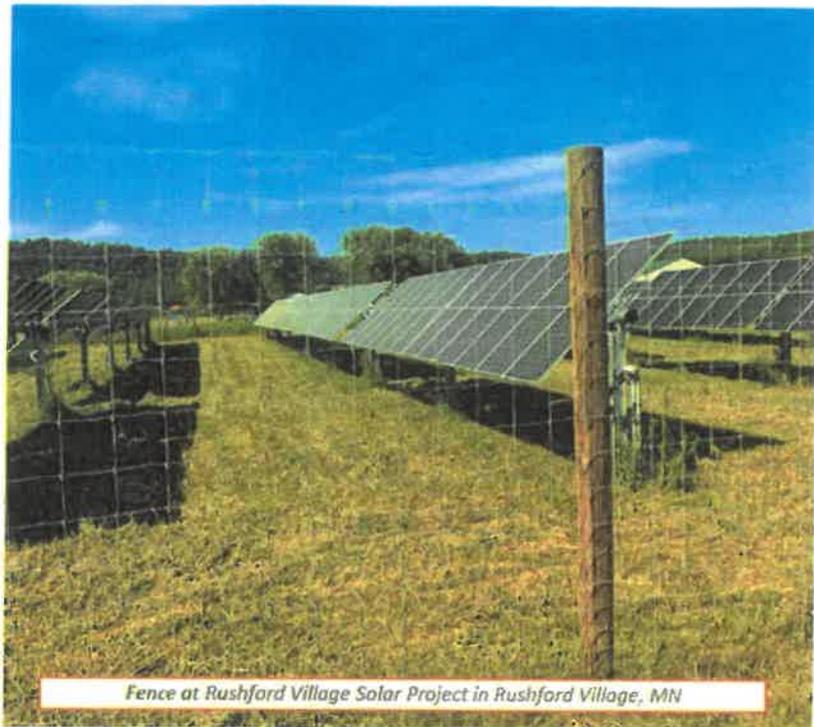
The access drive is proposed to be 16' wide and will come off of S. Prairie Dr. The access drive will be installed as shown below depending on the slope. The access drive is installed at-grade to minimize changes to existing drainage patterns.

Example of Access Drive Design Detail

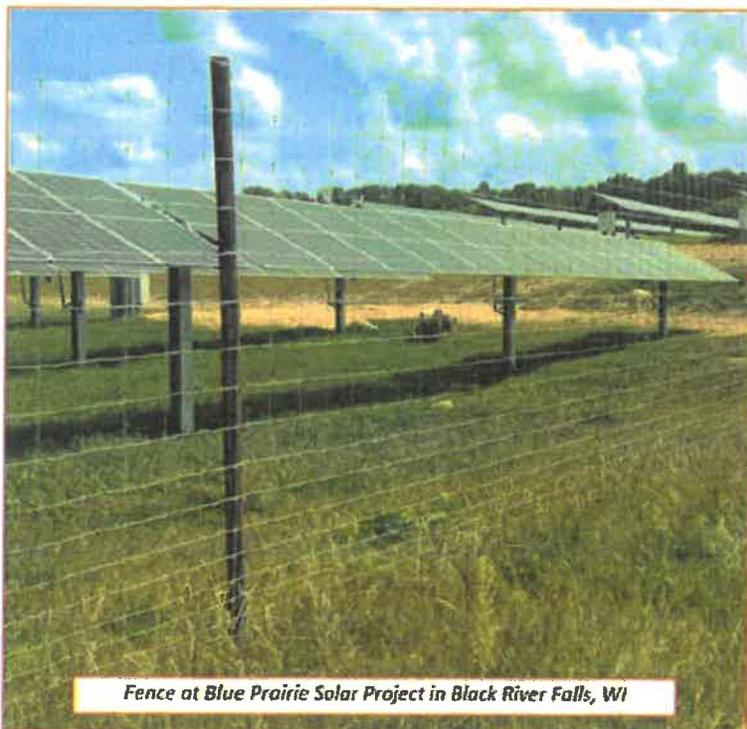


Fence

A fence will surround the solar project and will be an 8' tall agricultural-style fixed knot small wildlife friendly fence similar to what you might see around an orchard. The fence will have either wood or steel posts.



Fence at Rushford Village Solar Project in Rushford Village, MN



Fence at Blue Prairie Solar Project in Black River Falls, WI

C. Scale Map of the Project Site

Please see enclosed site plan for dimensions and location of proposed facilities. OneEnergy designs our projects using highly efficient bifacial solar panels and single-axis tracking racking. Using this equipment, a 5.0 Megawatt solar system can be located on approximately 25 acres of land.

The proposed project is expected to produce enough electricity for over 1000 homes/year.

D. Landscaping

The Project will be developed in a manner that complements the agricultural setting by using an agricultural-style fence and will be grazed by sheep. Topsoil integrity will be preserved throughout construction by pre-seeding a cover crop prior to construction to minimize erosion and compaction, as well as by minimizing grading within the site. The permanent seeding will take place after construction is complete and the final landscape plan will be in compliance with all applicable stormwater requirements. By planting dense perennial vegetation beneath and around the solar panels, the project provides ecosystem services associated with soil building, increased water infiltration and reduced stormwater runoff compared to regularly tilled farmland.

E. Wetland and Drainage Facilities

The project is designed to minimize soil disturbance and drainage alterations as much as possible. OneEnergy anticipates limited ground disturbance for the installation of the solar array and will ensure all grading is done in compliance with recommended best practices for stormwater and sediment erosion control. Because the project will occupy more than one acre, OneEnergy will be required to comply with the National Pollutant Discharge Elimination System General Stormwater Permit for Construction Activity (MNR100001) with the Minnesota Pollution Control Agency (MPCA), which has the following requirements:

- Implement Best Management Practices to control sedimentation during construction, i.e. silt fencing, fiber logs, temporary stabilization, etc.
- Develop a Stormwater Management Plan approved by the Minnesota Pollution Control Agency (MPCA) prior to commencement of construction

Sedimentation will be controlled from leaving the project area after construction by changing the land use of the project area from cultivated agricultural land to nearly 100% vegetated ground cover. The pollinator meadow growing beneath and around the solar panels acts as a vegetative buffer that covers ~95% of the site. Runoff from the access roads and concrete or steel pads will travel through the vegetative cover prior to leaving the project area. Water that runs off panels into the proposed pasture below will act as a natural vegetative buffer which will increase infiltration and act as erosion control to help the site meet required standards.

F. Construction Schedule

OneEnergy and MiEnergy Cooperative's goal is to construct the project in 2027. A project of this size typically takes 4-6 months to construct. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2027	5/31/2027
Pile Installation	6/1/2027	7/1/2027
Racking and Module Installation	7/1/2027	9/1/2027
Wiring and Transformer Installation	9/1/2027	10/15/2027
Pollinator Seeding and Revegetation	10/15/2027	11/1/2027
Target In-service Date	11/1/2027	

G. Operations & Vehicular Traffic Description

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. During construction, we anticipate that there will be between 5 and 30 construction workers on-site for the 6-month period (May-October) during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the laydown area within the site perimeter. Additionally, deliveries will be expected during business hours. During a few days while the project is being constructed, an estimated 3-4 delivery trucks will arrive per day. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing.

H. Decommissioning and Removal

OneEnergy has committed through its lease agreement with the landowner to remove the system at the end of the project life. When the Project is decommissioned, all infrastructure will be removed, and the site will be restored for continued agricultural use with rested and restored soils. Please see attached decommissioning plan for more information.

I. Desirability of specific proposed location

Three main criteria dictate the feasibility of a solar project:

- 1) Close to substation and adjacent to existing 3 phase distribution lines.
- 2) Landowner interested in partnering to host the solar project on land that they can continue to farm remaining acreage and which they can return to farming once the solar project is removed
- 3) Site is suitable for the efficient construction of a solar project.

Below is a table summarizing our due diligence findings that reflect the site suitability for the subject property in Caledonia Township.

National Flood Hazard Database Query	No flood plains on site
---	-------------------------

Wetlands	Level 2 wetland delineation is completed and zero wetlands were found within project site. Houston County SWCD confirmed these findings. MPCA reviews these findings and approves layout prior to issuing stormwater permit.
Phase I Environmental Site Assessment	No recognized environmental conditions at the site.
Endangered Species Impacts	Per MN Department of Natural Resources Natural Heritage Review, project will not affect any rare features.
Title Report and ALTA Survey	Proposed site layout avoids existing easements & rights of way and we will obtain necessary crossing agreements for any access roads that cross existing easements.
Glare	Glare study finds no glare expected to adjacent residences and roadways.

J. Conditional Use Application Questions

- 1. That the proposed use conforms to the County Land Use Plan. Explain that your requested use will not alter or cause disruption to the districts normal function. A copy of the Land Use Plan can be found on the website.**

The proposed Wild Turkey solar project is located on agricultural land that is identified to continue as agricultural land in the land use plan and is located just outside of the 2 mile growth projection area for Caledonia. In addition, the County land use plan identifies that “Commercial and industrial activity is expected to be limited to locations where such uses are compatible with their surroundings.” Due to the existing electric substation on the adjacent parcel, the distribution commercial solar project is compatible with this existing electric infrastructure while also being compatible with the existing agricultural landscape. Distribution commercial solar projects, like the proposed Wild Turkey solar project, are designed to continue agricultural use both throughout the life of the project and after removal of the project. During the life of the project, we will incorporate agrivoltaics and work with a local farmer who can graze sheep throughout the project area. The landowners at Wild Turkey site, also have a particular interest in continuing to have dual purpose of the land between energy production and agriculture use by incorporating seed harvesting into the project’s vegetation plans and associated educational opportunities. At the end of the project’s expected energy production, the land can be restored to full agricultural use with well rested and restored soils. Finally, even though the distribution commercial solar project is a temporary use of the land, a farmland conversion impact rating was submitted and completed by Natural Resources Conservation Service (NRCS) as part of the Farmland Protection Policy Act (FPPA). The conversion impact rating was below the threshold for additional FPPA requirements.

- 2. That the applicant demonstrates a need for the proposed use. Explain why a conditional use permit is needed for your requested use.**

MiEnergy Cooperative has identified the nearby Caledonia substation as a substation that would benefit from a distribution commercial solar project. Per the County's zoning ordinance, solar energy systems and solar energy structures are a conditional use in agricultural protection districts. In addition, the County land use plan recognizes solar as an attractive alternative energy source and source of added income for individuals and that it is a permitted use under the zoning ordinance.

3. That the proposed use will not degrade the water quality of the County. Explain your plan to protect groundwater from contaminants.

Solar panels themselves are made of non-toxic materials (aluminum frame, tempered glass, copper wiring and silica sand). In product testing, solar panels are ground up to test for any leaching or harmful environmental effects and even under these extreme testing conditions, they present no harm to people, pets or farm animals, or the water supply. That said, if a panel were to break, since they are tempered glass, they fracture but remain enclosed within the frame. Our remote monitoring system detects faults such as these, and we are notified as soon as one panel is not functioning as designed so we can promptly remove and recycle the damaged panel and replace it with a new panel. In addition, changing the land use from row crops to grazing will reduce nitrates.

4. That the proposed use will not adversely increase the quantity of water runoff. Explain how your requested use will affect water runoff and what measures you plan to use to accommodate an increase in water runoff.

The project is designed to minimize soil disturbance and drainage alterations as much as possible. OneEnergy anticipates limited ground disturbance for the installation of the solar array and will ensure all grading is done in compliance with recommended best practices for stormwater and sediment erosion control. Because the project will occupy more than one acre, OneEnergy will be required to comply with the National Pollutant Discharge Elimination System General Stormwater Permit for Construction Activity (MNR100001) with the Minnesota Pollution Control Agency (MPCA), which has the following requirements:

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- 5. That soil conditions are adequate to accommodate the proposed use. Explain that the soils on your site are adequate for your requested use.**

Based on the NRCS custom soil report, the soils found within the project area (several silt loam varieties) are consistent with soil types found within many of the existing solar projects we have constructed so we have found no concerns in this location being able to accommodate the ground mounted solar array. We do have further geotechnical analysis planned for this site to obtain soil borings and to test sample steel I-Beams subject to different conditions within several spots in the project area. The detailed geotechnical analysis is used by our engineers to have a site specific design for the steel piles used to support the solar infrastructure.

- 6. That potential pollution hazards have been addressed and standards have been met. Explain your plan to protect the environment from potential hazards caused by your requested use.**

The project does not have pollution hazards. The project does not produce audible noise outside of the project fence, emissions/odor, light, or traffic once construction is complete. There is minor sound within the project at the inverters – the inverters do not make sound at night when turned off and sound is not audible at fenceline. Conversely, the project will generate clean electricity each year and promote a healthy environment.

- 7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. Explain the sites septic, well, road access, utilities and drainage plans that will support your proposed use.**

Solar does not need to use public water or sewer. There are no residences or structures for this proposed project that require utilities. This project will connect to the existing electrical distribution system that MiEnergy Cooperative operates. An access road will be permitted through Caledonia Township to allow ingress and egress from the project interior and will follow the township's required access road design considerations. A Stormwater Management Plan will be developed and approved by the Minnesota Pollution Control Agency prior to the commencement of construction. A drainage basin will also be installed within the fenced array per MN state requirements for ground mounted solar. The solar modules used in the solar array will be spaced to allow for stormwater infiltration and maintenance equipment access.

- 8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Explain your plan for off street parking and loading space.**

Adequate provision for parking of construction staff has been included in the design of the staging area identified on the site plan within the site perimeter. Additionally, deliveries will be unloaded in this staging area. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing. Parking for this ongoing maintenance will be within the project fence.

- 9. That adequate facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use. Explain traffic that will be generated by your requested use and how area roads may be affected.**

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. During construction, we anticipate that there will be between 5 and 30 construction workers on-site for the 6-month period (May-October) during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the staging area within the site perimeter. Appropriate flagging and signage is utilized during construction. All signage shall conform to applicable

section of the "Manual on Uniform Traffic Control Devices"(MUTCD), U.S. Department of Transportation, latest edition and MNDOT guidance. Additionally, deliveries will be expected during business hours. During a few days while the project is being constructed, an estimated 3-4 delivery trucks will arrive per day. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing.

10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. Explain that your requested use will not impact the ability of others to enjoy the neighborhood.

Solar is a quiet neighbor that does not produce sound that is audible at the perimeter of the project, nor does it produce odor or light pollution. The decibel level of a quiet rural area is typically between 40-50 decibels and we design our projects so inverters are placed within the project and not audible at the perimeter of the project. After construction is complete, the project would only require a visit once or twice a month for vegetation maintenance and other incidental maintenance to the components. Chisago County, Minnesota, is host to over a dozen large-scale solar projects. The County Assessor's office has reviewed the effect these solar projects have had on property values. Daryl Moeller, the County Assessor stated, "The results again indicate, for Chisago County, that sales near a solar project are similar to sales outside the solar area." One study on the effects of solar on property values, which came out in early 2023, shows that the effect of solar on property values is very small and varies by state (and has a positive effect on property values about 1/3 of the time). Property values could be affected if there was scarce green space surrounding a project. It is our goal to site and construct projects in such a way as to minimize any effect on property values. Similarly, a study that came out in 2024 which focused on Midwest states found a positive effect on property values near large solar projects. Vegetative screening is included in the site plan.

11. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area. Explain that your requested use will not adversely affect the development of the surrounding property.

There are no surrounding properties that are vacant and the proposed project will not impact the surrounding properties, which are all zoned agricultural and will be able to continue as agriculture use. The project will continue to be a part of the agriculture community with sheep grazing throughout the life of the project. Again, solar is a good neighbor for the community and does not have lights, generate noise, emissions, or traffic once construction is complete.

12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. Explain how you will protect the environment, aesthetic features of the neighborhood and control possible nuisances, to avoid causing a disturbance to the neighborhood.

When solar projects are operating they do not produce dust, smoke, odor, noise, vibration, or other similar nuisances. There are no lights used within or surrounding the solar project. During construction, work will be restricted to daylight hours and majority of construction is completed within 4-6 months. For prevention, we pre seed sites with a cover crop to minimize any ground

disturbance that would cause dust and cover crops also serve as a best management practice for stormwater and erosion control during construction.

- 13. That the density of any proposed residential development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable zoning district. Explain how your requested use will fit in with the desired density of your zoning district laid out in the Houston County Zoning Ordinance.**

N/A-not proposed residential development

- 14. That the density of any proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable zoning district. Explain how your requested use will fit in with the desired density of your zoning district laid out in the Houston County Zoning Ordinance.**

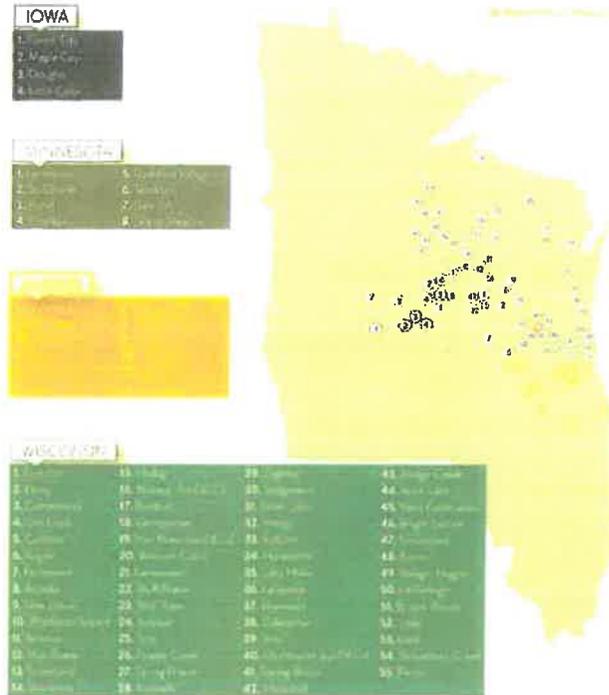
OneEnergy designs its projects, including the fencing, vegetation, and other elements of the project to integrate into the landscapes in which they are located. The vegetation we plant within the project for grazing sheep is a natural part of the surrounding agriculture community and in comparison to row crops, improves soil nutrients, water infiltration, and benefits the local watershed by reducing nitrate use. In addition, the land can be returned to full agricultural use after the project is decommissioned.

- 15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare. Explain how your requested use will protect the public's health, safety, morals, and general welfare.**

We conduct extensive research and diligence on each project. Wetland delineations are completed to ensure that our project will have no impact on wetlands present within the project if any are present. Glare studies are completed so the site is designed to avoid any glare at nearby residences and roadways. We also consult with the State Historic Preservation Office and area Tribes to ensure our project avoids any archeological and cultural sites or burial mounds. We review our projects with MN DNR Natural Heritage Inventory to confirm we will not impact wildlife in the area and use wildlife friendly fencing which allows passage of small animals through the project. Our engineers design solar projects in accordance with the National Electrical Code (NEC). The NEC is a United States standard for the safe installation of electrical wiring and equipment. It is part of the National Fire Codes series published by the National Fire Protection Association (NFPA).

The project will generate clean locally produced electricity each year and promote a healthy environment. It will deploy a pasture mix, selected in consultation with a local grazer, as a ground cover underneath the array and within the fence. This ground cover will prevent soil erosion.

K. About OneEnergy



OneEnergy is the leading developer of community-scale solar projects in the Midwest, having developed 79 projects in Wisconsin, Minnesota, Iowa, and Illinois totaling 330 MW, including:

- A portfolio of 8 projects for rural electric cooperatives in 2021
- A portfolio of 11 projects for rural electric cooperatives in 2022-2023.
- A portfolio of 12 projects for rural electric cooperatives in 2025.

Our regional team, consisting of developers, engineers, legal and construction managers is based out of our Madison, WI office.

**Wild Turkey Solar
Vegetation Establishment and Management Plan**



Date: 12/15/2025

OneEnergy Development LLC

Site Location: 43.592527, -91.518589

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1 Site Overview

Wild Turkey Solar is a 5 MWac solar generation facility that will be developed, engineered, and constructed by OneEnergy Development, LLC. The Project is located at the intersection of S Prairie Dr. and MN-76 in the Caledonia Township in Houston County, Minnesota.

The 25-acre project site is currently used for agricultural production and was most recently planted in corn. The predominant soils on site are well drained Port Byron silt loam, Mt. Carroll silt loam, and Newhouse-Valton silt loam. The Project area contains no wetlands.

The project area contained small patches of vegetation following harvest at the time of sampling. Sampling points contained Reed canary grass (*Phalaris arundinacea*), Red-root amaranth (*Amaranthus retroflexus*), Green foxtail (*Setaria viridis*), Palmer's Amaranth (*Amaranthus palmeri*), White Campion (*Silene latifolia*), and Velvetleaf (*Abutilon theophrasti*).

Following construction of the solar facility, the site will be planted with a pasture mix for sheep grazing.

2 Benefits of Sheep Grazing

Sheep are an ideal animal for grazing among solar panels. Finding shade can be difficult in many pastures, but grazing sheep beneath panels provides ample shade to keep the animals comfortable and sheltered. This ensures that sheep graze the vegetation more evenly, since they are not congregated around a small number of trees or structures providing shade.

Replacing lawnmowers with sheep at solar sites lowers maintenance costs and emissions from mowing equipment. Sheep pose less of a risk to the panels than mowing equipment, which has the potential to launch rocks or run into panels or wiring. The height of sheep does not interfere with panel productivity or cause damage because the lower edge of the panels is 36" off of the ground at its lowest point. Sheep graze with their heads continuously to the ground and are not inclined to lean or rub against the piles supporting the panels or other equipment. Large farming equipment is not required for sheep grazing, so the presence of the panels does not restrict sheep grazing operations. Sheep are easy to move between pastures due to their small size, and they require less fencing than larger animals like cattle. Sheep also selectively eat broadleaved plant species that tend to be invasive, which reduces the need for spot-treatment with herbicide.

A study of Polypay lambs raised in agrivoltaic systems found that lambs had comparable liveweight gains to those raised in open pastures¹. In late spring, lambs consume less water while grazing under solar panels. While there may be lower herbage beneath shaded panels, the higher forage quality in agrivoltaic systems results in similar lamb production.

In addition to the direct monetary benefits sheep provide, regenerative grazing improves the quality of soil. Grazing increases microbial diversity in the soil, recycles nutrients, and sequesters carbon into the soil. Restoring grassland also reduces stormwater runoff and erosion. Regenerative grazing with sheep on solar sites not only keeps land in agricultural production, but it benefits future farming once the solar array is removed. The benefits of solar grazing extend to the local ecosystem as well. Rotational grazing supports plant diversity and reduces the presence of invasive species.

3 Site Preparation and Temporary Seeding

The Project site will be in agricultural production until the fall prior to construction. After crops are harvested, a cover crop of winter wheat will be seeded at a rate of at least 100 lbs per acre as recommended by the MnDOT seeding specification.

There will be approximately 10 acres of disturbance in the Project area due to grading. Soil will not be removed from the site and will be stockpiled until it is replaced following disturbance. During construction, soil will not be removed from the site and will be stockpiled until it is replaced following disturbance. A cover crop of oats will be seeded at a rate of 131 lbs/acre where grading or other disturbance has occurred. Erosion control measures will include silt fences, sediment control logs, and erosion control matting. The site will be mowed regularly during construction to control noxious and invasive species.

After construction, discing and deep ripping may be used to decompact the soil depending on the level of compaction. The soil surface will be smoothed using a spike tooth harrow or similar implement. Herbicides will be used to treat noxious or invasive species identified on site prior to seeding. The herbicide will be selected and applied by an Environmental Specialist. A minimum of one herbicide treatment will be completed before seeding, and additional herbicide treatments may be necessary depending on which noxious or invasive species are observed on site. Following herbicide treatment, a waiting period may be necessary before disturbing the soil or seeding.

The Environmental Specialist overseeing site preparation activities and selecting and applying herbicide treatments for noxious and invasive species suppression will have comprehensive knowledge and experience selecting and applying herbicides for restricting invasive species and managing vegetation to encourage forage crops. Additionally, the Environmental Specialist will have a degree in biology, botany, natural areas management, or a related field; detailed knowledge of Minnesota flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting vegetation establishment and assessments.

4 Permanent Seeding

A diverse mix of naturalized pasture grasses and forbs, including fescues and clovers, will be used within the project area to establish forage crop for sheep grazing. This pasture seed mix will be designed in collaboration with the sheep farmer to ensure that the nutritional needs of their sheep are being met. Solar grazing pastures typically contain a mix of orchardgrass, meadow fescue, festulolium, Kentucky bluegrass, perennial rye, red clover, and white clover. Annual rye will be added to the mix as a nurse crop for rapid establishment to prevent erosion and suppress weeds. All species will reach maximum heights of approximately thirty inches to prevent vegetation from shading panels at maximum tilt. The proposed forage crop seed mix can be found in Appendix B.

Drill seeding is the preferred method of seeding. Seed may be broadcast spread if drill seeding equipment is unavailable at the time of planting. A cultipacker or similar implement would be used to improve seed-to-soil contact following broadcast seeding.

5 Vegetative Screening

A vegetative screen will be installed with an adequate number of trees and /or shrubs to provide an effective visual screen. The screening will be set back at least 20 feet from the property line and will be planted on the parcel. Trees will be approximately 4 ft tall at the time of planting, with shrubs planted at 2 ft tall or in a 2-gallon container size.

Evergreen species used for the screen will be eastern red cedar (*Juniperus virginiana*) and northern white cedar (*Thuja occidentalis*). Native shrub species may include Allegheny serviceberry (*Amelanchier laevis*), pagoda dogwood (*Cornus alternifolia*), red osier dogwood (*Cornus sericea*), highbush cranberry (*Viburnum trilobum*), nannyberry (*Viburnum lentago*), chokecherry (*Prunus virginiana*), and ninebark (*Physocarpus opulifolius*). Final shrub species and their quantities will depend on local nursery availability.

Trees and shrubs will be mulched and watered immediately following installation. Vegetation shall be mowed at least three times during the first year of vegetation establishment and vegetation growing through mulch will be removed at the time of mowing. Trees and shrubs will be watered a minimum of two times during the first growing season or as needed based on weather conditions.

6 Vegetation Monitoring

The following objectives will be achieved through vegetation monitoring:

1. Document the presence of targeted species.
2. Document the presence of noxious and invasive species.

3. Provide recommendations for appropriate corrective actions to promote and maintain the planned vegetative cover and limit noxious and invasive species.

Observations will be recorded and visually depicted on a site map using a GIS field application during the vegetation monitoring site visit. Observations will include the presence of any noxious or invasive species, native species, and estimated percentage of vegetation cover of each. Erosion or other issues observed on site will be recorded. Reference maps will be produced from this collected data and will be used to make management recommendations and evaluate progress toward establishing the target plant community.

7 Vegetation Management

A grazing plan will be submitted by the sheep farmer outlining their strategy for rotational grazing, including the estimated stocking density and rotational grazing schedule.

The site manager will submit annual agrivoltaics management plan reports at the end of each grazing season summarizing pasture conditions, percentage of site used for sheep grazing, and adaptive management actions.

The Environmental Specialist overseeing vegetation management will have comprehensive knowledge and experience restricting invasive species and managing vegetation in Minnesota. Additionally, the Environmental Specialist will have a degree in biology, botany, natural areas management, or a related field, detailed knowledge of Minnesota flora and common Minnesota pasture species, and excellent vegetation identification skills. The Environmental Specialist may direct employees or subcontractors that do not meet the qualifications of the Environmental Specialist to complete vegetation management activities selected and supervised by the Environmental Specialist.

Vegetation will be managed to achieve the following objectives:

1. Establish vegetation cover as prescribed in the selected pasture seed mix.
2. Maintain complete vegetation cover while limiting weed and invasive species.
3. Encourage the growth of prescribed pasture species to provide continuous forage for sheep grazing.
4. Less than 5% of noxious or invasive weed species.

During the first year of establishment, vegetation may be mowed 1 to 3 times until there is sufficient vegetation cover to support rotational sheep grazing. Once sufficient vegetation cover has been established, rotational grazing will begin, and the buffer areas outside of the exterior project fence will be mowed. In addition to mowing or grazing the entire Project area, spot-

treatment of invasive species with targeted mowing and herbicide treatment will be completed as needed, depending on observations made during vegetation monitoring visits.

7.1 Rotational Grazing Plan

Grazing plans will be developed in collaboration with the local sheep farmer. The site may be divided into paddocks, which will be created using temporary step-in polywire electric fencing if the sheep farmer prefers. Sheep will be moved to the site once there is 3 to 4 inches of healthy vegetation growth, primarily composed of the planted pasture species.

A flock of sheep will be frequently rotated through the paddocks to ensure that sheep have sufficient palatable forage available and pasture vegetation is not overgrazed. Paddock location, flock size, and grazing duration will all remain flexible to accommodate variations in weather and the rate of plant growth. This flexibility in the grazing system allows plant and sheep health to be optimized based on observations of the current site conditions. For example, sheep are typically rotated between paddocks more frequently at the start of the grazing season during the spring flush.

7.2 Noxious and Invasive Species Management

Plant species will be suppressed if they are likely to either outcompete the planted species, cause harm to livestock, or grow to a height that would potentially shade the solar panels. Noting noxious and invasive species through well-timed site inspections and proactively controlling these species during the establishment phase is critical for the long-term success of vegetation establishment. Plant species will be considered invasive if they are listed in Minnesota Statute 84D, which prohibits the possession, transportation, or introduction of certain invasive species in Minnesota without a permit.

If rotational grazing is insufficient to control noxious and invasive species, control of these species may include spot-spraying, spot-mowing, hand weeding, wicking, or other methods depending on the target species and time of year. Salt spray may be used to encourage grazing of specific invasive plant species. Vegetation monitoring data will be used to schedule mowing, grazing, or other treatment methods before the predominant noxious or invasive species develop seeds.

If necessary, the following herbicides may be used for spot-treatment: glyphosate, triclopyr, clopyralid, or aminopyralid. Glyphosate is a non-selective systemic herbicide used to treat broadleaf weeds, grasses, and woody plants, and triclopyr is a selective systemic herbicide used to control woody and herbaceous broadleaf species. Clopyralid and aminopyralid are selective herbicides used to target broadleaf weeds, especially clover and thistle. Herbicide application will be conducted by licensed commercial applicators. Herbicides will not be used when wind speeds exceed 10 mph to prevent drift.

Other herbicides may be utilized based on the target species observed and identified for management. Environmental specialists will confirm herbicide prescriptions based on observations during site inspections. The site will be inspected before each vegetation management visit to plan appropriate management actions.

8 References

Andrew, A., Higgins, C., Smallman, M., Graham, M., and Ates, S. Herbage yield, lamb growth and foraging behavior in agrivoltaic production system. *Front. Sustain. Food Syst.* 5: 2571-581X (2021).

Wang, X., McConkey, B., VandenBygaart, A. et al. Grazing improves C and N cycling in the Northern Great Plains: a meta-analysis. *Sci Rep* 6, 33190 (2016).

de Ojalora, X.; Epelde, L.; Arranz, J.; Garbisu, C.; Ruiz, R.; Mandaluniz, N. Regenerative rotational grazing management of dairy sheep increases springtime grass production and topsoil carbon storage. *Ecol. Indicators.* 125, 107484 (2020).

9 Appendix A – Project Layout
See uploaded project layout

10 Appendix B – Sheep Grazing Seed Mix

To be determined with local sheep farmer

Decommissioning Plan for proposed Wild Turkey Solar Project

1. Introduction

The Decommissioning Plan provides an overview of activities that will occur during the decommissioning phase of the Wild Turkey Solar Project, the "Project," including activities related to the restoration of land and management of materials and waste.

The Project has an estimated useful lifetime of 30-40 years. This Decommissioning Plan assumes at the point it is no longer economical or prudent to continue operating, the Project will be dismantled, and the site restored to a state similar to its pre-construction condition.

Decommissioning activities include but are not limited to, disconnecting the Solar Facility from the electrical grid and removal of all components, including:

- Photovoltaic (PV) modules, panel racking, and supports
- Inverter units, transformers, and other electrical equipment
- Wiring cables, communications, and perimeter fence
- Concrete or steel skid pads

The Decommissioning Plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

Project Information

Address: To be assigned, S. Prairie Dr.

County: Houston County, MN

Township: Caledonia

Project Size: 5 MWac

2. Decommissioning Process

At the time of decommissioning, the installed components will be removed, reused, disposed, and recycled where possible. The site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired before decommissioning activities begin.

Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Project proceeds in the reverse order of the installation.

1. The Project will be disconnected from the utility power grid.
2. PV modules will be disconnected, collected, and disposed at an approved solar module recycler or reused/resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are expected to produce approximately 80% of the original electricity output at year 40 and offer value for many years.
3. All electrical interconnection and distribution cables will be removed and disposed off-site at an approved facility.
4. Steel PV module support and racking system support posts will be removed and disposed off-site at an approved facility.
5. Electrical and electronic devices, including transformers and inverters will be removed and disposed off-site at an approved facility.
6. Concrete or steel skid pads will be removed and disposed off-site at an approved facility.
7. Fencing will be removed and disposed off-site at an approved facility.

Environmental Effects

Decommissioning activities, particularly the removal of project components, could result in environmental effects similar to construction such as ground disturbance (erosion/sedimentation). Mitigation measures employed during the construction phase of the Project will be implemented. These will remain in place to mitigate erosion and silt/sediment runoff and prevent any impact to the natural features located adjacent to the site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. Work will be undertaken during daylight hours to conform to any applicable restrictions.

Site Restoration

Upon completion of the decommissioning phase, the site will be restored to a state similar to its pre-construction condition. Rehabilitated lands may be seeded with native seed mixes to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

Managing Materials and Waste

During the decommissioning phase, a variety of excess materials and wastes (listed in the table below) will be generated. Most of the materials used in a Solar Project are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off site at an appropriate facility. Policies and procedures will be established to maximize recycling and reuse and project owners will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

Solar module manufacturers are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. OneEnergy works with The Retrofit Companies, Inc. (TRC) in Minnesota and Ontility in Houston, TX to recycle panels that are damaged during shipping or installation and intends to partner with TRC, Ontility, or another similar panel recycler to recycle any panels that require disposal in the future. Modules will be disposed in the best way possible using best management practices at the time of decommissioning.

Material / Waste	Means of Managing Excess Materials and Waste
PV Panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal, and semiconductor materials will be separated and recycled.
Mounting racks and supports	These steel and other metal materials will be disposed off-site at an approved facility
Transformer	The small amount of oil from the transformer will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. Note, oil that is used in our projects is completely non-toxic and biodegradable. The transformers will be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards of the day.
Inverters	The metal components of the inverters will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.
Concrete Pad	Concrete pads, if applicable, will be broken down and transported by a certified and licensed contractor to a recycling or approved disposal facility.
Cables and Wiring	All electrical wiring will be disconnected and disposed of at an approved facility, associated electronic equipment (isolation switches, fuses, metering) will either be returned to the manufacturer for recycling or disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

Decommissioning Notification

Decommissioning activities will require the notification of stakeholders given the nature of the works at the site. Twelve months prior to the start of decommissioning activities the list of stakeholders will be

updated and notified. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of the Project will follow all standards of the day. Any required permits will be obtained prior to the start of any decommissioning activities.

This Decommissioning Report will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

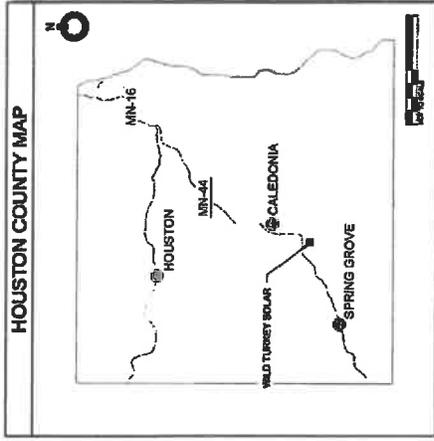
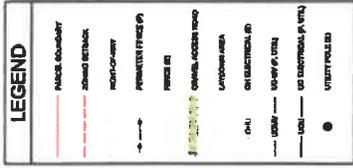
Removal Security

An independent engineering firm's estimate will be obtained prior to construction for the cost of decommissioning and removal of Wild Turkey Solar as well as the associated salvage value of materials during the first five years of the project's life. If the salvage value estimate in the report exceeds the removal and decommissioning cost estimate, no security will be established at commencement of operation. The independent engineer's cost/salvage value estimate will be updated every 5 years throughout the project life. Once the estimated cost to remove the project exceeds the salvage value a removal security will be established with Houston County as the certificate holder. The form and substance of the Removal Security shall be selected by Applicant and reasonably acceptable to Houston County.

WILD TURKEY SOLAR

HOUSTON COUNTY, MINNESOTA

SOLAR PV PROJECT
5,862 MWDC / 5,000 MVA



PROJECT DETAILS

THE PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 5,862 MWDC / 5,000 MVA OF SOLAR PV PANELS AND TRACKS. THE PROJECT IS SCHEDULED TO BE COMPLETED BY THE END OF 2024.

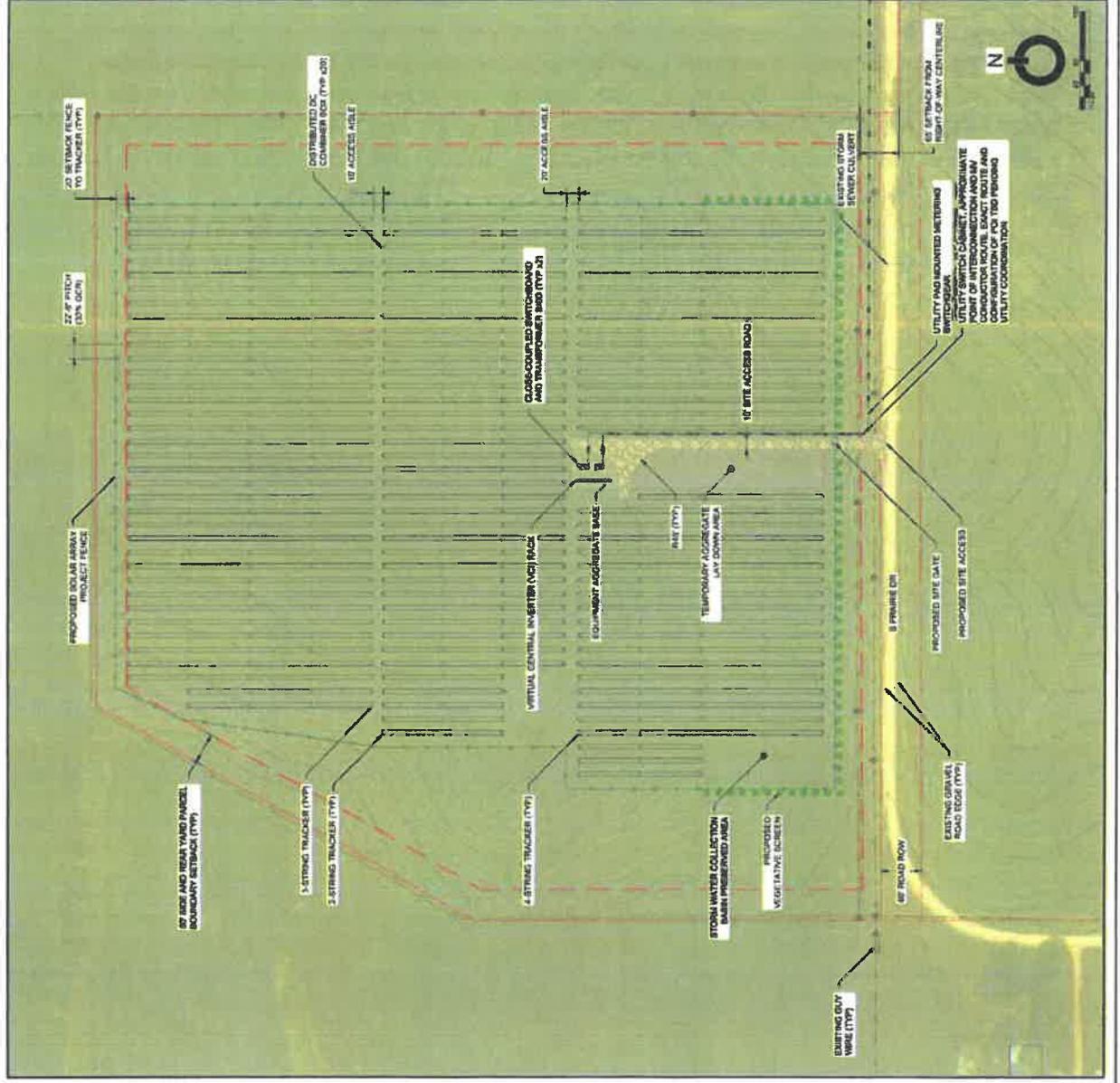
PROPERTY	OWNER	ADDRESS	CITY	STATE	ZIP
PROJECT ID	WILD TURKEY	10000 WILSON	HOUSTON	MINN	55030
PROJECT NAME	WILD TURKEY SOLAR				
PROJECT TYPE	SOLAR PV				
PROJECT SIZE	5,862 MWDC / 5,000 MVA				
PROJECT STATUS	PRELIMINARY				
PROJECT CONTACT	ONEENERGY DEVELOPMENT, LLC				
PROJECT PHONE	612-555-1234				
PROJECT FAX	612-555-5678				
PROJECT EMAIL	oneenergy@oneenergy.com				
PROJECT WEBSITE	www.wildturkeysolar.com				
PROJECT ADDRESS	10000 WILSON				
PROJECT CITY	HOUSTON				
PROJECT STATE	MINN				
PROJECT ZIP	55030				
PROJECT COUNTY	HOUSTON				
PROJECT TOWNSHIP	WILSON				
PROJECT SECTION	36				
PROJECT RANGE	100				
PROJECT MERIDIAN	43				
PROJECT BEARING	118				
PROJECT DISTANCE	28.88				
PROJECT AREA	688				
PROJECT PERCENT	0.6				

OneEnergy
S E R V I C E S

PRELIMINARY
NOT FOR CONSTRUCTION

WILD TURKEY SOLAR
ONEENERGY DEVELOPMENT, LLC
HOUSTON COUNTY, MINNESOTA

DEVELOPMENT PLAN
D-101





1911 Commerce St. Suite 201
 Martinsburg, WV 26150
 800.451.7028
 www.oneenergy.com

OneEnergy
 Energy Services

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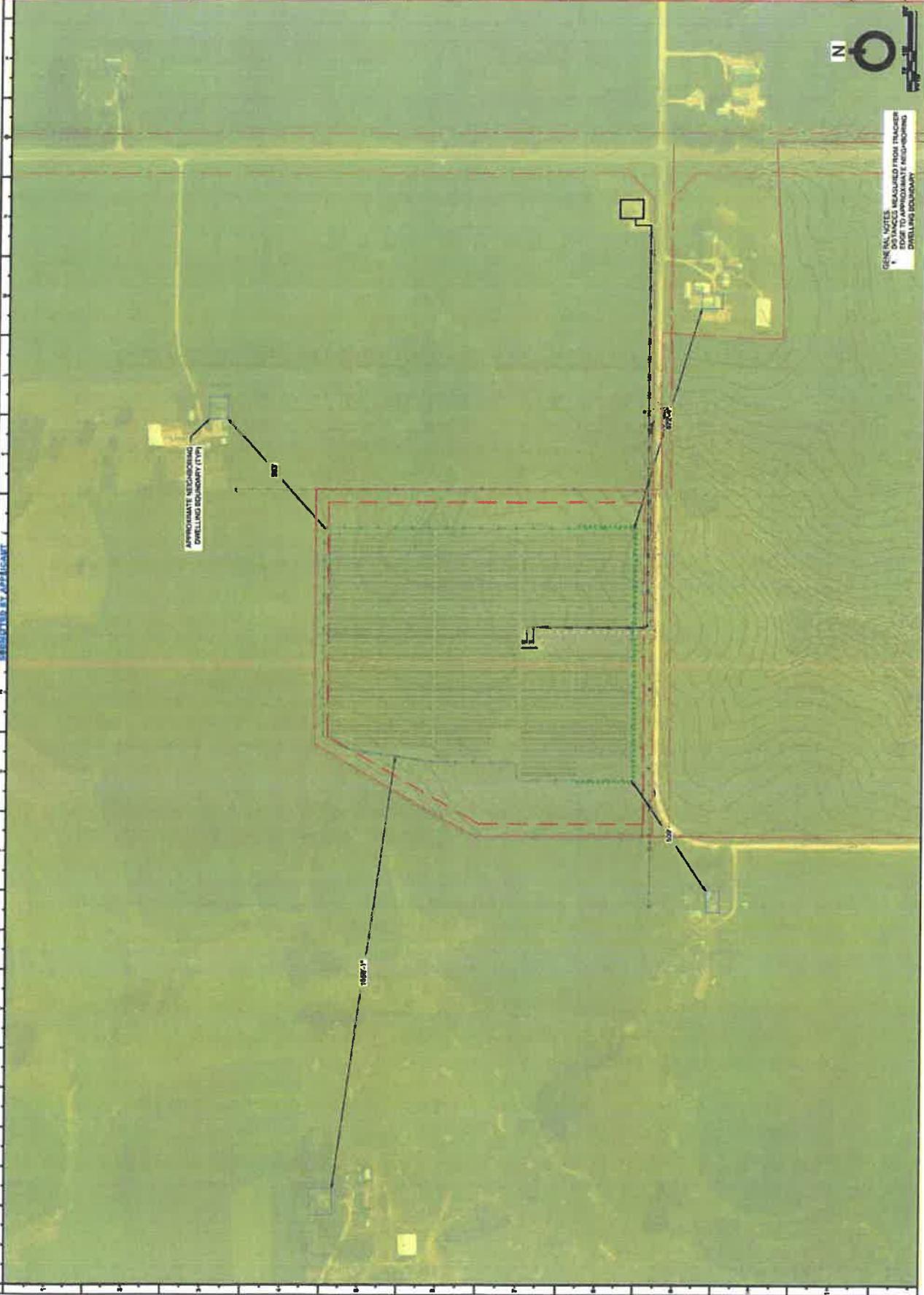
**WILD TURKEY SOLAR
 ONEENERGY DEVELOPMENT, LLC**

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	08/11/2023	JL	ISSUED FOR PERMITTING
2	08/11/2023	JL	ISSUED FOR PERMITTING
3	08/11/2023	JL	ISSUED FOR PERMITTING
4	08/11/2023	JL	ISSUED FOR PERMITTING
5	08/11/2023	JL	ISSUED FOR PERMITTING
6	08/11/2023	JL	ISSUED FOR PERMITTING
7	08/11/2023	JL	ISSUED FOR PERMITTING
8	08/11/2023	JL	ISSUED FOR PERMITTING
9	08/11/2023	JL	ISSUED FOR PERMITTING
10	08/11/2023	JL	ISSUED FOR PERMITTING

**NEIGHBORING
 DWELLINGS**

D-102



APPROXIMATE NEIGHBORING
 DWELLING BOUNDARY (TYP)

GENERAL NOTES:
 1. DISTANCES MEASURED FROM TRACER
 2. DISTANCES MEASURED FROM TRACER
 3. DISTANCES MEASURED FROM TRACER
 4. DISTANCES MEASURED FROM TRACER
 5. DISTANCES MEASURED FROM TRACER
 6. DISTANCES MEASURED FROM TRACER
 7. DISTANCES MEASURED FROM TRACER
 8. DISTANCES MEASURED FROM TRACER
 9. DISTANCES MEASURED FROM TRACER
 10. DISTANCES MEASURED FROM TRACER

PREPARED BY: JAZZ LEANT

DOCUMENT: A313008
Recorded 06-06-2024 at 1:31 PM
MARY B. BETZ, COUNTY RECORDER
HOUSTON COUNTY, MN
Pages: 7 Fee Amount: \$46.00
***This document has been electronically
recorded***

MEMORANDUM OF LAND LEASE AND SOLAR EASEMENT AGREEMENT

THIS MEMORANDUM OF LAND LEASE AND SOLAR EASEMENT AGREEMENT (this “Memorandum”) is effective as of the Effective Date and is entered into by and between Landowner and Company (capitalized terms hereinafter defined). Landowner and Company may hereafter be referred to together as the “Parties” and each, a “Party.”

RECITALS

A. Landowner is the owner of the real property described on Exhibit A attached hereto and made a part hereof for all purposes (the “Property”);

B. Landowner and OneEnergy Development, LLC (“OED”) entered into that certain Land Lease and Solar Easement (the “Lease”) dated and effective as of December 1, 2023 (the “Effective Date”), which Lease concerns the Property and the “Leased Premises,” which is a portion of the Property consisting of approximately 35 acres and generally located as shown on Exhibit B attached hereto and made a part hereof for all purposes; provided, however, that the acreage and location of the Leased Premises is based on a preliminary review of the Property only and may be revised by Company in accordance with the Lease;

C. OED assigned its rights and interest as “Company” in the Lease to Stag Moose Solar, LLC, pursuant to that certain Assignment & Transfer Agreement dated December 14, 2023; and

D. The Parties wish to enter into this Memorandum in order to put third parties on record notice of Company’s rights with respect to the Property.

AGREEMENT

IN CONSIDERATION of the foregoing and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree that the Lease contains the following terms and provisions:

1. Recitals. The recitals set forth above are agreed to be true and correct and form a part of this Agreement as though fully set forth herein.

2. **Definitions.** Any capitalized terms used but not otherwise defined herein shall have the definitions given to such terms in the Lease.
3. **Lease Term.** Landowner has granted Company the rights described below for a Lease Term consisting of, collectively, (i) a "**Due Diligence Period**" commencing on the Effective Date and terminating on the earlier to occur of: (a) the third (3rd) anniversary of the Effective Date; (b) the Commencement of Construction (defined herein); or (c) the termination of this Lease, (ii) a "**Construction Period**" commencing on the date upon which Company occupies the Leased Premises and begins construction of the Solar Facilities (the "**Commencement of Construction**") and ending upon the start of the commercial operation of the Solar Facilities (the "**Commercial Operation Date**"), and (iii) an "**Operations Term**" of thirty (30) years, commencing on the Commercial Operation Date and ending upon the thirtieth (30th) anniversary thereof (the "**Expiration Date**"). Company shall have the right (but not the obligation) to extend the Operations Term by up to ten (10) years (the "**Extension Period**") by giving written notice to Landowner no later than six (6) months prior to the Expiration Date.
4. **Interests Granted.** The interests granted by Landowner to Company under the Lease include:
 - A. **Grant of Leasehold Interest.** The exclusive right to use the Leased Premises for the purpose of planning, constructing, installing, re-installing, operating, re-locating and maintaining solar energy conversion systems, including, without exclusion, solar photovoltaic panels, solar resource measurement equipment, support structures, foundations, pads, footings, fencing, electrical inverters and transformers, meters, switches, breakers, fixtures, equipment storage, electric wiring, distribution lines, access roads, interconnection facilities, and related structures, facilities and equipment (collectively, the "**Solar Facilities**") on the Property to the extent set forth in this Lease.
 - B. **Grant of Solar Easement.** A Solar Easement giving Company the sole right to capture unimpeded solar insolation throughout the Leased Premises. Landowner shall not install, nor allow any person or entity (other than Company) to install, any obstruction that may impair solar insolation on the Leased Premises. Landowner may not create, or permit to be created, on the Property (or the Adjacent Property (as defined in the Lease) any adjacent land owned by Landowner) any structures or improvements, or plant, or permit to be planted, any trees or other vegetation which may, in Company's sole, reasonable judgment, impede or interfere with the solar insolation on the Leased Premises or Company's operations on the Leased Premises, unless Landowner has received written approval from Company (such approval not to be unreasonably withheld, conditioned or delayed).
 - C. **Inspection Rights.** The right to undertake any other reasonable activities on the Property that Company determines are necessary, helpful, appropriate or convenient in connection with, incidental to, for the benefit of, or to accomplish the installation, operation, and maintenance of the proposed Solar Facilities, including conducting surveys and geological, environmental, biological, cultural and other tests and studies, in each case by the use of such means and technologies as Company may choose, whether or not currently known, and with the right of entry on the Property for such purposes.
5. **Conflicts.** This Memorandum does not supersede, modify, amend or otherwise change the terms, conditions or covenants of the Lease, and Landowner and Company executed and are recording this Memorandum for the purposes set forth herein and for providing constructive notice of the Lease and Company's rights thereunder. The terms, conditions and covenants of

the Lease are fully set forth therein and are incorporated herein by reference as though fully set forth herein. This Memorandum shall not, in any manner or form whatsoever, alter modify or vary the terms, covenants and conditions of the Lease. In the event of a conflict between this Memorandum and the Lease, the Lease shall control.

- 6. **Successors and Assigns.** This Memorandum shall also bind and benefit, as the case may be, the heirs, legal representatives, assigns and successors of the respective parties hereto, and all covenants, conditions and agreements contained herein shall be construed as covenants running with the land to the extent consistent with applicable law.
- 7. **Addresses.** The Parties and their contact information is as follows:

Term	Definition
“Landowner” (and address)	Andrew Allen and Sheri Allen Whose address for notice purposes hereunder is: 
“Company” (and contact information)	Stag Moose Solar, LLC Whose address for notice purposes hereunder is: Contracts Administration 

- 8. **Counterparts.** This Memorandum may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.
- 9. **Governing Law.** This Memorandum is made in and shall be governed by the laws of the state in which the Property is located.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

COMPANY:

Stag Moose Solar, LLC
A Delaware limited liability company

By: OneEnergy Development, LLC
A Washington limited liability company
Its sole member

By: [Signature]

Name: Eric Udelhofen

Title: VP Development

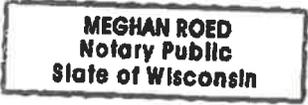
ACKNOWLEDGEMENT

STATE OF Wisconsin)
)ss.
COUNTY OF Dane)

On the 6th day of June, 2024, personally appeared Eric Udelhofen, the Vice President of OneEnergy Development, LLC, the sole member of Stag Moose Solar, LLC who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public
My commission expires: is permanent.



Prepared by, and when recorded return to:
Beth Esser
Stag Moose Solar, LLC
c/o OneEnergy Development, LLC



EXHIBIT A

DESCRIPTION OF THE PROPERTY

Parcel ID No.: 03.0377.000

The South Half of the Southeast Quarter (S ½ SE ¼) and the Northwest Quarter of the Southeast Quarter, (NW ¼ SE ¼) all in Section 35, Township 102 North, of Range 6 West of the Fifth Principal Meridian, Houston County, Minnesota, EXCEPT the following:

Commencing at the Northwest corner of the Southeast Quarter of Section 35, Township 102 North, Range 6 West of the Fifth Principal Meridian, thence East 354 feet, thence South 32 degrees 40 minutes and 40 seconds West 712.2078 feet to the West line of said Southeast Quarter, thence North 618 feet along the West line of said Southeast Quarter of Section 35 to the point of beginning, containing 2.51 acres more or less.

ALSO EXCEPT: That part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 102 North, Range 6 West, Houston County, Minnesota described as follows:

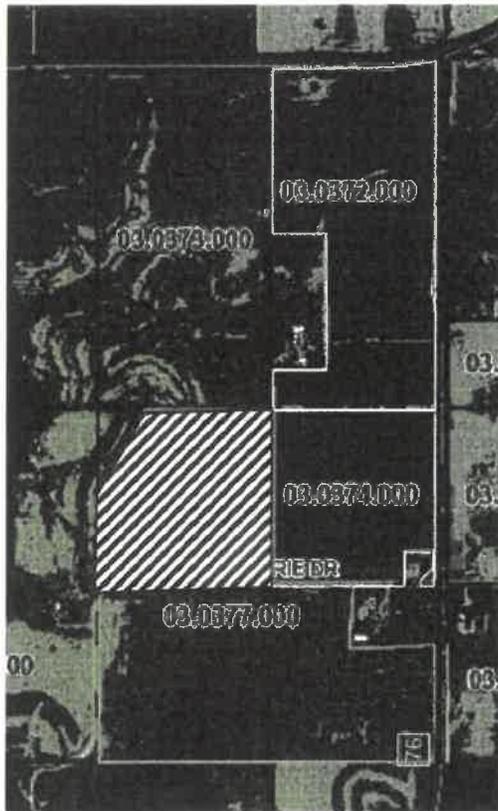
Beginning at the Northeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 00°08'54" East, along the East line of said Southeast Quarter of the Southeast Quarter, 437.85 feet; thence South 86°46'32" West, 594.74 feet; thence North 89°12'43" West, 155.32 feet; thence North 00°57'20" East, 102.77 feet; thence North 03°42'49" East, 367 feet more or less to the North line of said Southeast Quarter of the Southeast Quarter; thence Easterly along said North line to the point of beginning.

Subject to the right of way of Minnesota Highway No. 76 and the right of way of South Prairie Drive and any other easements or restrictions of record.

EXHIBIT B

**LEASED PREMISES
(TO BE UPDATED IN ACCORDANCE WITH THE LEASE)**

A portion of the Property consisting of up to 35 and 00/100 (35.00) acres generally identified by the hatched area in the map below. This is a preliminary depiction of the Leased Premises, which shall be further defined with a legal description and updated in accordance with the terms of the Lease.



Commissioner Warrants 2026/02/03

From Lynn Colsch <LColsch@HoCoMN.gov>

Date Thu 1/29/2026 11:44 AM

To HoCo BOC <BOC@HoCoMN.gov>

Cc Carol Lapham <CLapham@HoCoMN.gov>; Eliana Babinski <EBabinski@HoCoMN.gov>; Susan Tostenson <STostenson@HoCoMN.gov>

REQUEST APPROVAL FOR PAYMENTS

**2026/02/03 COMMISSIONER
WARRANTS:**

VENDOR NAME	AMOUNT
US BANK VOYAGER FLEET SYS	2,157.45
TOIT TRAINING LLC	2,250.00
VERIZON WIRELESS	2,708.47
LIBERTY TIRE RECYCLING LLC	3,197.75
TOWMASTER LLC	102,000.00
OLYMPIC BUILDERS GENERAL CONTRACTORS	319,696.85
	<hr/>
	432,010.52
16 VENDORS PAID LESS THAN \$2000.00	6,204.91
	<hr/>
	438,215.43
PUBLIC HEALTH & HUMAN SERVICES	23,452.72
	<hr/>
	<u>461,668.15</u>

Lynn Colsch
Finance Clerk
Houston County
304 South Marshall Street
Caledonia MN 55921
507-725-5825
LColsch@HoCoMN.gov

Auditor Warrants 2026/01/22

From Lynn Colsch <LColsch@HoCoMN.gov>

Date Thu 1/29/2026 11:46 AM

To HoCo BOC <BOC@HoCoMN.gov>

**REVIEW LICENSE CENTER
PAYMENTS**

2026/01/22 AUDITOR WARRANTS:

VENDOR NAME	AMOUNT
HOUSTON COUNTY TREASURER	2,848.23
ISD 300 TREASURER	64,541.31
TREASURER CITY OF BROWNSVILLE	2,278.28
TREASURER CITY OF CALEDONIA	17,982.41
TREASURER CITY OF HOKAH	6,844.61
TREASURER CITY OF HOUSTON	2,554.29
TREASURER CITY OF LA CRESCENT	51,343.26
TREASURER CITY OF SPRING GROVE	17,552.72
TREASURER SCHOOL DISTRICT 238	2,642.23
TREASURER SCHOOL DISTRICT 239	3,562.86
TREASURER SCHOOL DISTRICT 294	34,649.09
TREASURER SCHOOL DISTRICT 297	30,297.95
TREASURER SCHOOL DISTRICT 299	42,867.05
TREASURER TWP OF BLACKHAMMER	5,935.73
TREASURER TWP OF BROWNSVILLE	3,512.48
TREASURER TWP OF CALEDONIA	3,804.46
TREASURER TWP OF CROOKED CREEK	2,803.04
TREASURER TWP OF HOUSTON	5,633.36
TREASURER TWP OF LA CRESCENT	5,994.01
TREASURER TWP OF MAYVILLE	3,274.27
TREASURER TWP OF MONEY CREEK	12,549.07

TREASURER TWP OF MOUND PRAIRIE	11,139.70
TREASURER TWP OF SHELDON	3,375.24
TREASURER TWP OF SPRING GROVE	7,699.08
TREASURER TWP OF UNION	4,591.04
TREASURER TWP OF WILMINGTON	<u>3,226.39</u>
	353,502.16
7 VENDORS PAID LESS THAN \$2000.00	<u>5,846.98</u>
	<u><u>359,349.14</u></u>

Lynn Colsch
Finance Clerk
Houston County
304 South Marshall Street
Caledonia MN 55921
507-725-5825
LColsch@HoCoMN.gov

Auditor Warrants 2026/01/23

From Lynn Colsch <LColsch@HoCoMN.gov>

Date Thu 1/29/2026 11:47 AM

To HoCo BOC <BOC@HoCoMN.gov>

**REVIEW LICENSE CENTER
PAYMENTS**

2026/01/23 AUDITOR WARRANT:

<u>VENDOR NAME</u>	<u>AMOUNT</u>
TREASURER CITY OF LA CRESCENT	<u>19,113.07</u>
	<u>19,113.07</u>

Lynn Colsch
Finance Clerk
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Caledonia MN 55921
507-725-5825
LColsch@HoCoMN.gov