



**Village of Cambridge**  
**ENERGY SUBCOMMITTEE MINUTES**  
**Amundson Community Center, 200 Spring St**  
**Community Room**  
**Tuesday, June 15, 2021 5:00 p.m.**

**APPROVED 6.29.2021**

**MINUTES**

1. **Call to order/Roll Call:** Wyatt Rose called the meeting to order at 5:01 p.m. Members present: Jeff Milsap, Dean Lund, Mark McNally, Ted Kumbier and Wyatt Rose. Others present: Lisa Moen, Administrator; Aidan O'Connor, Invenergy; Roxy Engelstad; Jim Womble, Cambridge School District.
2. **Proof of Posting:** The agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Hometown Bank and the Village Web Site.
3. **Public Comment:** Roxy Engelstad, Mary Gjeremo and Andrea Sopkovich attended the Dane County Zoning and Land Review Committee on Tuesday, June 8, to share their opposition to the solar project. Invenergy had previously done a presentation to the Committee. They agreed to allow a presentation from the opposition at a future meeting. Rob Danielson also mentioned that we may want to do an economic impact study, possibly jointly with the Town of Christiana. If we apply for PSC funds, they could be used toward this. Aidan O'Connor – Invenergy is happy to start discussions on a joint developers agreement.
4. **Approval of Minutes from May 24, 2021:** Kumbier made a motion to approve the minutes as presented, seconded by McNally. Motion carried with Lund abstaining.
5. **Continue Broader Discussions:**
  - a. **Updates from other interested entities (municipalities, school district)** Jim Womble was present representing the Cambridge School District and provided a handout which outlines the school district concerns. They would like to see a 2 mile buffer between the Village of Cambridge west boundary and the solar plant and a mutually agreed upon compensation package covering future potential revenue losses due to declines in tax revenues, property values, population and enrollment. While the school district is not opposed to the project, they are looking at intervenor status. They feel it is way to close, too big and have many ripple effects within the schools. With open enrollment, it is critical that they have programs for those in need, high achievers, extra curricular, etc. With loss of enrollment, they lose revenue. In Invenergy paperwork (page 12) it states that this will help schools because they won't be adding property, students or families. There was discussion on this interpretation. Rose questioned how other developments have helped/harmed school districts. O'Connor responded that it is difficult to calculate due to unknowns. The School District is working on a formula based on head count, new residential property, etc.
  - b. **Developer Agreement Discussion:** Invenergy has reached out to the municipalities and the schools offering to meet. Legal counsel will be needed. The Village and the school district have points in place, but other communities do not. We will send a letter to all interested units of government (Christiana, Rockdale, T of Deerfield, V of Deerfield, Cambridge Schools, Deerfield Schools) asking if they want to participate in negotiations as a group, with a response by July 2. Rose will work on the letter. Will negotiations/agreements be with a group or with individual parties? Kumbier and Milsap stressed the need to move quickly. The deadline for decisions is 180 days from approval of submittal, O'Conner commented that it is usually 1 year, extensions can be granted.

- c. **Badger Hollow Tours:** Kumbier and Lund have gone to the site, Milsap and McNally are going tomorrow. You really couldn't see the panels as they are set back in valleys. You could see more wind. The wind has been there for nearly 20 years. Invenergy has purchased land leases for wind that were already in place. They have no such plans for this site. Milsap discussed ambient temperatures, weather differences inside and outside the project. Lund questioned HWY PQ being used as a haul route, the wear and tear on our roads. Badger Hollow has 600 workers – they have an area set aside for parking, as would this project. O'Connor has offered tours of the property. Most residents that Kumbier and Lund talked to, had no big issues with the project.
  - d. **Possible Public Meeting / Fact Sheet / Wants and Needs:** PSC has mailed out 1350 mailers, to landowners within 100 feet of the proposed area. Caution/concern if we provide information – that it is factual, follows the Village's statement and does not include individual bias, concerns, etc. We will put the questions we prepared and Invenergy's answers on our website.
  - e. **Attorney Involvement**
    - i. **Legal fees to date:** We received a bill for \$233. Village Board has granted \$5,000. Lund brought the application for the intervener funds from PSC. We can ask the attorney to help complete the application.
    - ii. **Future involvement:** What additional information is needed from us as we enter negotiations? Closed session to discuss what our options are, and are there multiple options? Economic Impact Study – Rose questioned why this is on our backs. Lund did comment that Invenergy has completed one. A third party was hired to do it – David Loomis (appendix M 409384). Kumbier will look to get a price prior to the next VB meeting. Some discussion regarding termination clauses within leases. Landowner can terminate if nothing is put on their land within 7 years, Invenergy can also terminate (409449, section 13)
  - f. **Statements / Public Comment for Dane County / PSC:** Do we share our statement/Intervenor letter? Roxy Engelstad offered to help put together a power point. This will be brought up at the Village Board Meeting next week. Important to share our smart growth plan as well as the data that Chuck Franklin had provided regarding growth in the community.
6. **Set next meeting date:** McNally made a motion that the subcommittee should meet two times a month, seconded by Lund. Motion carried. Next meeting will be Tuesday, June 29 at 5:15 p.m.
7. **Questions, Referrals to Staff or Future Agenda Items**
- a. Connect 2050 DOT Road Projects. How does this affect this project?
  - b. League of WI Municipalities. They are interested in this project as it is unique, the first project to be this close to a village. Lund will reach out to them.
8. **Adjournment:** McNally made a motion to adjourn, seconded by Mislap. Motion carried. Rose adjourned the meeting at 6:27 p.m.