June 15, 2016

City of Bloomington Planning and Economic Development
1800 West Old Shakopee Road
Bloomington, MN 55431-3027

Subject: Development Application to obtain a Conditional Use Permit
CenterPoint Energy Natural Gas Operations – Cedar Regulation Station

To whom it may concern:

CenterPoint Energy Natural Gas Operations (CenterPoint Energy) is proposing to construct a new aboveground regulation and receiver station on the Bloomington Garden Center property located on Old Cedar Avenue South, south of East Old Shakopee Road in the City of Bloomington. The project is referred to as the Cedar Regulation Station Project (Project). The property within which the regulation and receiver station are being proposed is zoned residential (R1) and the existing use is a landscaping nursery. CenterPoint Energy seeks to obtain a Conditional Use Permit from the City of Bloomington in order to complete the installation of utilities within this residential zone, which is necessary to ensure a safe and reliable natural gas distribution system for the surrounding community. In addition, the Project is associated with the proposed installation of a new valve vault and approximately 1,200 feet of natural gas pipeline, for which CenterPoint Energy will be seeking to obtain a Right-of-Way Permit from the City of Bloomington, under a separate application.

The proposed location was chosen for the purpose of relocating the current underground regulation station, located just south of Old Shakopee Road within the western right-of-way of Old Cedar Avenue, into an aboveground location away from vehicular traffic. Relocating the regulation station from its present location to this more remote area will result in a significant pipeline pressure reduction. Additionally, CenterPoint Energy must locate a pipeline inline inspection (ILI) tool receiver as close to the end of the transmission line as possible. Federal law requires that the pipeline be periodically assessed for continued operation and ILI operations are the primary method used by CenterPoint Energy to complete these assessments. The proposed location provides the workspace needed for siting the receiver and its support equipment. CenterPoint Energy has an agreement with the current property owner to obtain a new utility easement should this Project be approved.

A modern building with tan burnished block walls and a green metal roof will be constructed to house regulation piping and equipment. The above ground receiver and associated exterior station piping will be painted black to meld into the surrounding, 7-foot tall, black, chain link fence. The screening aspects of this fence will be enhanced with ivy plantings. Trees, shrubs and other landscape features will be used to further blend this site into the natural background.

The anticipated construction schedule is as follows:

Phase 1

Phase 1 involves the construction of a new regulation station and replacement of a transmission line located immediately adjacent to the proposed station. As required by federal regulations, the transmission line must be assessed or replaced by early September. The existing transmission line that currently runs parallel to Old Cedar Avenue will be replaced and relocated in areas of grade reduction of the proposed road reconstruction project. CenterPoint Energy will strive to have the transmission line and facilities operational by October 15, which is the start of the traditional heating season.

Rough grading of Project site	July 25 – Aug. 13
Pipeline installation within Project site	Aug. 15 – Sept. 30
Final grading, curb & gutter, black top driveway, landscaping, and site restoration of Project site.	Sept. 12 – Nov. 12
Pipeline replacement within Old Cedar Avenue S. right-of-way	Sept. 12 – Oct. 29
Restoration of Old Cedar Avenue S. right-of-way	Oct. 31 – Nov. 12

Phase 2

Phase 2 involves the removal of the existing underground regulation station south of the intersection of Old Cedar Avenue & Old Shakopee Road. A new underground valve vault will be constructed in a more conducive location and the existing valve vault on the north side of this intersection will be removed. Construction activities will be coordinated with the reconstruction of the intersection, potentially starting in Fall 2016 and concluding in 2017.

CenterPoint Energy submits the enclosed application form and supporting documents to obtain a Conditional Use Permit from the City of Bloomington for the Cedar Regulation Station Project. If you have any questions or require additional information, please contact me at (612) 321-5263, or Wayne Sicora at Environmental Resources Management (ERM), CenterPoint Energy's consultant for this project, at (612) 347-7128.

Sincerely,

John W. Anderson, P.E.
Design Engineer III
CenterPoint Energy Natural Gas Operations

Enclosures: Development Application Form
Development Application Fee ($630.00)
C1.01 Removals and Site Plan
C8.01 Natural Gas Pipeline Reg Station – Yard Piping Plan
C8.02 Natural Gas Pipeline Reg Station – Yard Piping Sections
C8.03 Natural Gas Pipeline Reg Station – Yard Piping Sections
Building Photo
Elevation and Floor Plans
G000, A100, A200, A500, A501, A600
Certified Survey of Project Area

Under Separate Cover:
C3.01 Grading and Drainage Plans
C3.02 Erosion Control Plan
C5.01 Storm Sewer
C8.01 Retaining Wall Details
L1.0 Landscape Plan

cc: Chris LaNasa – CenterPoint Energy
Mark Mason – ERM
Wayne Sicora – ERM