

Handouts for Committee of the Whole
Tuesday, December 6, 2011

1. Resolution Awarding of Contracts for the Furnish & Delivery of Aggregate Materials for 2012 Maintenance of Various Road Districts in Champaign County
2. Memo from John Hall – Request approval to proceed with a public hearing for an amendment to the Zoning Ordinance requirements for wind farms

RESOLUTION NO. _____

RESOLUTION AWARDING OF CONTRACTS
FOR THE FURNISH & DELIVERY OF
AGGREGATE MATERIALS FOR 2012
MAINTENANCE OF
VARIOUS ROAD DISTRICTS
IN CHAMPAIGN COUNTY

WHEREAS, on the attached sheets and as part of this resolution is the listing of low bids which were received at a Public Letting held on December 01, 2011, in Urbana, Illinois, for the Furnish and Delivery of materials to stockpiles for the 2012 Maintenance of Various Road Districts in Champaign County, and

WHEREAS, the Highway and Transportation Committee of the Champaign County Board has awarded the low bids as listed, subject to concurrence of the County Board.

NOW, THEREFORE, BE IT RESOLVED, by the County Board of Champaign County that it concurs in the action taken by the Committee, and approves the bids received on the attached "2012 Aggregate Tabulation".

PRESENTED, ADOPTED, APPROVED and RECORDED this 20st day of December A. D., 2012.

Carl Pius Weibel, Chair
County Board of the County of
Champaign, Illinois

ATTEST: _____
Mark Shelden, County Clerk and
ex-Officio Clerk of the County Board

Prepared by: Jeff Blue
County Engineer

2012 AGGREGATE MATERIALS TABULATION
December 01, 2011

<u>ROAD DISTRICT</u>	<u>MATERIAL</u>	<u>VOLUME</u>	<u>BIDDER</u>	<u>PRICE</u>	<u>AMOUNT</u>
Ayers	CA-15 Crushed Stone	500 T.	Tuscola Stone	15.29 \$	7,645.00
Brown	CA-15 Crushed Stone	1,081 T.	Tuscola Stone	18.01 \$	19,468.81
Champaign	CA-15 Crushed Stone	1,500 T.	Osterbur Logistics	15.97 \$	23,955.00
Colfax	CA-15 Crushed Stone	1,200 T.	Tuscola Stone	15.40 \$	18,480.00
	CA-6/10 Crushed Stone	200 T.	Tuscola Stone	12.70 \$	2,540.00
Compromise	CA-16 Crushed Stone	1,500 T.	Grosso Trucking	16.23 \$	24,345.00
	Limestone Turkey Grit	350 T.	Grosso Trucking	9.50 \$	3,325.00
	CA-6/10 Crushed Stone	450 T.	Grosso Trucking	11.50 \$	5,175.00
Condit	CA-15 Crushed Stone	1,100 T.	Tuscola Stone	17.20 \$	18,920.00
Crittenden	CA-14 Crushed Stone	500 T.	Tuscola Stone	13.15 \$	6,575.00
East Bend	CA-16 Crushed Stone	1,130 T.	Weber Trucking	16.40 \$	18,532.00
Harwood	CA-16 Crushed Stone	1,250 T.	Grosso Trucking	16.17 \$	20,212.50
	CA-6/10 Crushed Stone	170 T.	Grosso Trucking	10.50 \$	1,785.00
Hensley	CA-16 Crushed Stone	800 T.	Tuscola Stone	15.33 \$	12,264.00
Kerr	CA-16 Crushed Stone	500 T.	Weber Trucking	15.90 \$	7,950.00
	CA-15 Crushed Stone	100 T.	Osterbur Logistics	18.11 \$	1,811.00
	CA-6/10 Crushed Stone	200 T.	Weber Trucking	12.60 \$	2,520.00
Newcomb	CA-16 Crushed Stone	2,000 T.	Tuscola Stone	15.89 \$	31,780.00
	CA-6/10 Crushed Stone	2,000 T.	Weber Trucking	12.48 \$	24,960.00
Ogden	CA-16 Crushed Stone	400 T.	Tuscola Stone	16.06 \$	6,424.00
Pesotum	CA-16 Crushed Stone	200 T.	Tuscola Stone	12.73 \$	2,546.00
	CA-15 Crushed Stone	1,000 T.	Tuscola Stone	13.68 \$	13,680.00
Philo	CA-16 Crushed Stone	100 T.	Tuscola Stone	13.67 \$	1,367.00
	CA-15 Crushed Stone	100 T.	Tuscola Stone	14.87 \$	1,487.00
	CA-14 Crushed Stone	100 T.	Tuscola Stone	13.67 \$	1,367.00
Rantoul	CA-16 Crushed Stone	2,000 T.	Weber Trucking	16.30 \$	32,600.00
Raymond	CA-14 Crushed Stone	1,000 T.	Tuscola Stone	13.38 \$	13,380.00
Sadorus	CA-16 Crushed Stone	1,660 T.	Tuscola Stone	13.64 \$	22,642.40
	CA-6/10 Crushed Stone	600 T.	Tuscola Stone	11.94 \$	7,164.00
Scott	CA-16 Crushed Stone	500 T.	Tuscola Stone	15.27 \$	7,635.00
Somer	CA-16 Crushed Stone	400 T.	Weber Trucking	16.30 \$	6,520.00
	CA-15 Crushed Stone	900 T.	Tuscola Stone	14.93 \$	13,437.00
St. Joseph	CA-16 Crushed Stone	200 T.	Tuscola Stone	15.27 \$	3,054.00
Tolono	CA-15 Crushed Stone	2,000 T.	Tuscola Stone	14.43 \$	28,860.00
Urbana	CA-15 Crushed Stone	2,000 T.	Tuscola Stone	14.93 \$	29,860.00
	Total amount of tons:	29,691	Total amount of hauling contracts:	\$ 444,266.71	

2012 Aggregate Material Letting Results and Previous Year Comparison

Held on December 1, 2011

Township	Rock Type Furnish and Delivered	2012 Qty	2012 Low Bid	2012 est.	Actual-Est. Diff.	Actual-Est. Diff. %	2011 Cost	this -last year	this -last year %	2012 Total
Ayers Township	CA-15	500	\$15.29	\$15.67	(\$0.38)	-2.43%	\$14.90	\$0.39	2.55%	\$7,645.00
Brown Township	CA-15	1,081	\$18.01	\$18.54	(\$0.53)	-2.86%	\$17.65	\$0.36	2.00%	\$19,468.81
Champaign Township	CA-15	1,500	\$15.97	\$16.91	(\$0.94)	-5.56%	(didn't bid)	(didn't bid)	(didn't bid)	\$23,955.00
Coffax Township	CA-15	1,200	\$15.40	\$15.91	(\$0.51)	-3.21%	\$15.15	\$0.25	1.62%	\$18,480.00
Coffax Township	CA-6/10	200	\$12.70	\$12.76	(\$0.06)	-0.47%	\$12.15	\$0.55	4.33%	\$2,540.00
Compromise Township	CA-16	1,500	\$16.23	\$17.59	(\$1.36)	-7.73%	\$16.75	(\$0.52)	-3.20%	\$24,345.00
Compromise Township	Turkey Grit	350	\$9.50	\$15.75	(\$6.25)	-39.68%	\$15.00	(\$5.50)	-57.89%	\$3,325.00
Compromise Township	CA-6/10	450	\$11.50	\$11.03	\$0.47	4.26%	(didn't bid)	(didn't bid)	(didn't bid)	\$5,175.00
Condit Township	CA-15	1,100	\$17.20	\$17.70	(\$0.50)	-2.82%	\$16.85	\$0.35	2.03%	\$18,920.00
Crittenden Township	CA-14	500	\$13.15	\$13.71	(\$0.56)	-4.08%	\$13.05	\$0.10	0.76%	\$6,575.00
East Bend Township	CA-16	1,130	\$16.40	\$16.78	(\$0.38)	-2.26%	\$15.98	\$0.42	2.56%	\$18,532.00
Harwood Township	CA-16	1,250	\$16.17	\$17.01	(\$0.84)	-4.94%	\$16.20	(\$0.03)	-0.19%	\$20,212.50
Harwood Township	CA-6/10	170	\$10.50	\$11.03	(\$0.53)	-4.81%	\$10.50	\$0.00	0.00%	\$1,785.00
Hensley Township	CA-16	800	\$15.33	\$15.91	(\$0.58)	-3.65%	\$15.15	\$0.18	1.17%	\$12,264.00
Kerr Township	CA-16	500	\$15.90	\$16.54	(\$0.64)	-3.87%	\$15.75	\$0.15	0.94%	\$7,950.00
Kerr Township	CA-15	100	\$18.11	\$17.10	\$1.01	5.91%	(didn't bid)	(didn't bid)	(didn't bid)	\$1,811.00
Kerr Township	CA-6/10	200	\$12.60	\$11.03	\$1.57	14.23%	(didn't bid)	(didn't bid)	(didn't bid)	\$2,520.00
Newcomb Township	CA-16	2,000	\$15.89	\$16.33	(\$0.44)	-2.69%	\$15.55	\$0.34	2.14%	\$31,780.00
Newcomb Township	CA-6/10	2,000	\$12.48	\$12.60	(\$0.12)	-0.95%	\$12.00	\$0.48	3.85%	\$24,960.00
Ogden Township	CA-16	400	\$16.06	\$15.84	\$0.22	1.39%	\$15.08	\$0.98	6.10%	\$6,424.00
Pesotum Township	CA-16	200	\$12.73	\$14.26	(\$1.53)	-10.73%	\$12.46	\$0.27	2.12%	\$2,546.00
Pesotum Township	CA-15	1,000	\$13.68	\$13.09	\$0.59	4.51%	\$13.58	\$0.10	0.73%	\$13,680.00
Philo Township	CA-16	100	\$13.67	\$15.71	(\$2.04)	-12.99%	(didn't bid)	(didn't bid)	(didn't bid)	\$1,367.00
Philo Township	CA-15	100	\$14.87	\$14.00	\$0.87	6.21%	(didn't bid)	(didn't bid)	(didn't bid)	\$1,487.00
Philo Township	CA-14	100	\$13.67	\$14.26	(\$0.59)	-4.14%	(didn't bid)	(didn't bid)	(didn't bid)	\$1,367.00
Rantoul Township	CA-16	2,000	\$16.30	\$16.59	(\$0.29)	-1.75%	\$15.80	\$0.50	3.07%	\$32,600.00
Raymond Township	CA-14	1,000	\$13.38	\$13.84	(\$0.46)	-3.32%	\$13.18	\$0.20	1.49%	\$13,380.00
Sadorus Township	CA-16	1,660	\$13.64	\$13.90	(\$0.26)	-1.87%	\$13.23	\$0.41	3.01%	\$22,642.40
Sadorus Township	CA-6/10	600	\$11.94	\$12.05	(\$0.11)	-0.91%	\$11.47	\$0.47	3.94%	\$7,164.00
Scott Township	CA-16	500	\$15.27	\$15.71	(\$0.44)	-2.80%	\$15.10	\$0.17	1.11%	\$7,635.00
Somer Township	CA-16	400	\$16.30	\$15.71	\$0.59	3.76%	\$15.10	\$1.20	7.36%	\$6,520.00
Somer Township	CA-15	900	\$14.93	\$16.91	(\$1.98)	-11.71%	\$16.10	(\$1.17)	-7.84%	\$13,437.00
St Joseph Township	CA-16	200	\$15.27	\$15.47	(\$0.20)	-1.29%	\$15.20	\$0.07	0.46%	\$3,054.00
Tolono Township	CA-15	2,000	\$14.43	\$14.88	(\$0.45)	-3.02%	\$13.17	\$1.26	8.73%	\$28,860.00
Urbana Township	CA-15	2,000	\$14.93	\$16.91	(\$1.98)	-11.71%	\$14.73	\$0.20	1.34%	\$29,860.00
TOTAL:		29,691								\$444,266.71

Champaign
County
Department of

**PLANNING &
ZONING**

Brookens
Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

To: **Champaign County Board Committee of the Whole**
From: **John Hall, Director & Zoning Administrator**
Date: **December 6, 2011**
RE: **Zoning Ordinance requirements for wind farms**

Request: **Request approval to proceed with a public hearing for an amendment to the Zoning Ordinance requirements for wind farms**

BACKGROUND

The County Board approved the California Ridge Wind Farm (Case 696-S-11) in Resolution No. 7966 on November 17, 2011. Case 696-S-11 was the first implementation of the wind farm zoning requirements and several needed improvements were identified during the public hearing for that case.

The attachment is a proposed text amendment to make the changes identified in Case 696-S-11.

Any change to the Zoning Ordinance requirements for wind farms must be adopted before the next wind farm application in order for the changes to apply to that application. It has been rumored that the next application for a wind farm special use permit may be received in February 2012.

If the Committee agrees with the proposed amendment and authorizes the zoning case to proceed the public hearing will begin in January 2012 and the amendment could be returned to the Committee as early as February with adoption at the full Board meeting in March.

CHANGES FROM THE DECEMBER 1, 2011, MEMORANDUM

The Draft amendment attached to the December 1, 2011, memorandum was not complete. Comments from the State's Attorney have been incorporated into the Revised Draft that is attached.

Note that item 16. of the proposed amendment proposes a more comprehensive revision of the requirements for site reclamation but no Draft version is available for review at this time.

ATTACHMENT

A Revised Draft example amendment

Revised Draft Example Amendment
DECEMBER 06, 2011

1. (NO CHANGE FROM 12/1/11) Revise paragraph 6.1.4 D.1. to read as follows:

- (a) WIND FARM TOWERS, turbines, and all related construction shall conform to applicable industry standards, including those of the American National Standards Institute (“ANSI”). Applicants shall submit certificates of design compliance that equipment manufacturers have obtained from Underwriters Laboratories (“UL”), Det Norske Veritas (“DNV”), Germanischer Lloyd Wind Energy (“GL”), or equivalent third party. Documentation of compliance must be submitted prior to receiving a Zoning Compliance Certificate for either the wind farm or for any single wind turbine.

2. (NO CHANGE FROM 12/1/11) Revise paragraph 6.1.4 F.1. to read as follows:

- 1. ~~Prior to the close of the public hearing before the BOARD,~~ The Applicant shall enter into a Roadway Upgrade and Maintenance agreement approved by the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant. Agreements with the County Engineer shall not be forwarded to the County Board before the wind farm special use permit is forwarded. All other agreements shall be executed prior to the close of the public hearing before the BOARD ~~and~~ The signed and executed Roadway Upgrade and Maintenance agreements must provide for the following minimum conditions:

3. (NO CHANGE FROM 12/1/11) Revise paragraph 6.1.4 F.1. u. to read as follows:

- u. The Applicant shall agree that the County shall design all STREET upgrades in accordance with the IDOT Bureau of Local Roads and Streets Manual, 2005 edition, unless the relevant highway authority finds that alternative requirements are necessary or sufficient to meet public safety needs.

4. (NO CHANGE FROM 12/1/11) Revise paragraph 6.1.4 J. to read as follows:

- J. Standard Conditions for Endangered Species Consultation
The Applicant shall apply for consultation with the Endangered Species Program of the Illinois Department of Natural Resources. The Application shall include a copy of the Agency Action Report from the Endangered Species Program of the Illinois Department of Natural Resources or a letter from the Illinois Department of Natural Resources stating that the letter substitutes for an Agency Action Report.

Revised Draft Example Amendment
DECEMBER 06, 2011

5. (NO CHANGE FROM 12/1/11) Revise paragraph 6.1.4 S.1.(c)(3) to read as follows:

- (3) The separation of all WIND FARM structures from adjacent NON-PARTICIPATING DWELLINGS OR PRINCIPAL BUILDINGS or uses shall be dimensioned on the approved site plan and that dimension shall establish the effective minimum separation that shall be required for any Zoning Use Permit unless the Board authorizes a lesser separation. Greater separation and somewhat different locations may be provided in the approved site plan for the Zoning Use Permit provided that the ~~greater separation does not increase the noise impacts~~ final locations of WIND FARM TOWERS comply with any that were approved in the special conditions of approval of the WIND FARM County Board SPECIAL USE Permit. WIND FARM structures include WIND FARM TOWERS, substations, third party transmission lines, maintenance and management facilities, or other significant structures.

6. (NO CHANGE FROM 12/1/11) Add new paragraph 6.1.4 E.7. as follows:

7. Permanent Erosion and Sedimentation Control Plan

- (a) Prior to the approval of any Zoning Use Permit, the Applicant shall provide a permanent soil erosion and sedimentation plan for all WIND FARM TOWER sites and access roads that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.
- (b) As-built documentation of all permanent soil erosion and sedimentation improvements for all WIND FARM TOWER sites and access roads prepared by an Illinois Licensed Professional Engineer shall be submitted and accepted by the Zoning Administrator prior to approval of any Zoning Compliance Certificate

7. Revise paragraph 6.1.1A. to strike references to “reclamation agreement” and replace with “site reclamation plan”.

8. Revise paragraph 6.1.4P. to strike references to “reclamation agreement” and replace with “site reclamation plan”.

95. Delete paragraphs 6.1.4P.3. (d), (e), and (f) and add new paragraphs 6.1.4P.3.(d) through (h) as follows:

- (d) ~~A standard choice of law provision stating that the agreement is controlled by Illinois law.~~

Revised Draft Example Amendment
DECEMBER 06, 2011

- ~~(e) — A standard indemnification clause that indemnifies the county with respect to any and all liability arising out of the agreement.~~
- ~~(f) — A standard severability provision.~~
- ~~(g) — A guaranteed minimum amount of \$65,000 per turbine (net of any authorized salvage value) that shall be updated annually to reflect the known rate of inflation.~~
- (d) At such time as decommissioning takes place the applicant or it's successors in interest are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
- (e) The Applicant shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
- (f) The Applicant shall be obliged to perform the work in the site reclamation plan before abandoning the WIND FARM. This obligation shall be independent of the obligation to pay financial assurance, and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land
- (g) The site reclamation plan shall provide for any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work and shall include but not be limited to attorney's fees; construction management and other professional service fees; and the costs of preparing request for proposals and bidding documents required to comply with state law or Champaign County purchasing policies.
- ~~(h) — The Applicant shall adjust the amount of the reclamation agreement to ensure that the reclamation agreement reflects current and accurate information as follows:~~
 - ~~(1) — The Applicant shall use an independent Illinois Licensed Professional Engineer to provide updated estimates of decommissioning costs and salvage value to reflect any changes due to inflation and or change in salvage price at least once every three years for the first 12 years of the Reclamation Agreement and at least once every two years thereafter.~~
 - (2) — At all times the combined value of the irrevocable letter of credit and escrow account shall equal or exceed the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the WIND FARM was approved and an amount for any future years left in the anticipated lifetime of the WIND FARM at an assumed minimum rate of inflation of 3% per year.

Revised Draft Example Amendment
DECEMBER 06, 2011

- (h) If the Applicant desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value or if the Applicant installs equipment or property increasing the cost of decommissioning after the WIND FARM begins to produce electricity, at any point, the Applicant shall first obtain the consent of the Zoning Administrator. If the Applicant's lien holders remove equipment or property credited to the salvage value the Applicant shall promptly notify the Zoning Administrator. In either of these events the total financial assurance shall be adjusted to reflect any change in total salvage value and total decommissioning costs resulting from any such removal or installation.

106. Revise paragraph 6.1.4 P.4. (a) and renumber existing paragraphs as required as follows:

- (a) At the time of approval the amount of the irrevocable letter of credit shall be 210% financial assurance to be provided for the site reclamation plan shall be the net decommissioning cost as determined in the of an independent engineer's cost estimate to complete the work described in Section 6.1.1 A. 4. a. and 6.1.1A.4.b. or less if specifically authorized by the Board. The determination of net decommissioning cost shall limit the use of estimated salvage value as follows:
- (1) Estimated salvage value shall be based on the average salvage price of the past five years as published in a reputable source for salvage values and shall reflect sound engineering judgement as to anticipated changes in salvage prices prior to the next update of estimated salvage value.
 - (2) No more than 60% 70% of the total estimated salvage value shall be used in determining the net decommissioning cost as estimated by an independent engineer even though the total actual salvage value shall be available in the event that decommissioning is actually required.
 - (3) The depth of removal of foundation concrete below ground shall be a minimum of 54 inches.
 - (4) The credit for salvage value attributable to any WIND FARM TOWER may not exceed the estimated cost of removal of the above-ground portion of that WIND FARM TOWER on the subject site.
- (b) The GOVERNING BODY has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits.
- (c) If salvage value is being credited to site reclamation costs:
- (1) The Applicant shall:
 - (a) Maintain the WIND FARM TOWERS free and clear of liens and encumbrances, including financing liens; or

Revised Draft Example Amendment
DECEMBER 06, 2011

- (b) The developer shall deduct from the salvage value credit the amount of any liens or encumbrances on the WIND FARM TOWERS, at any point at which the credit is to be calculated; or
- (c) Any and all financing and/or financial security agreements entered into by the Applicant shall expressly provide that the agreements are subject to the covenant required by Section 6.1.1.A.2 that the reclamation work be done. Applicant shall provide evidence of this to the Zoning Administrator prior to Zoning Use Permit approval.
- (2) The developer shall provide in the site reclamation plan for legal transfer of the STRUCTURE to the demolisher to pay the costs of reclamation work, should the reclamation work be performed.

11. Revise existing paragraph 6.1.4 P.4. (b)(5) as follows:

- (5) The Applicant shall adjust the amount of the financial assurance to ensure that it reflects current and accurate information as follows:
- i. At least once every three years for the first 12 years of the financial assurance and at least once every two years thereafter the Applicant shall use an independent Illinois Licensed Professional Engineer to provide updated estimates of decommissioning cost, salvage value, and net decommissioning cost by including any changes due to inflation and or change in salvage price. The Applicant shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.
 - ii. At all times the total combined value of the irrevocable letter of credit and the escrow account shall be increased annually as necessary to reflect actual rates of inflation over the life span of the WIND FARM and the amount shall be equal to or exceed the following:
 - i. the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the WIND FARM was approved; plus
 - ii. and an amount for any future years left in the anticipated life span of the WIND FARM at an assumed minimum rate of inflation of 3% per year.

12. Add the following to paragraph 6.1.4P.5.:

- (c) There is a delay in the construction of any WIND FARM TOWER of more than 6 months after construction on that WIND FARM TOWER begins.
- (d) Any WIND FARM TURBINE appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or

Revised Draft Example Amendment
DECEMBER 06, 2011

safety of the public or any person.

(e) Any WIND FARM TURBINE is otherwise derelict for a period of 6 months.

(f) The WIND FARM is in violation of the terms of the WIND FARM SPECIAL USE permit for a period exceeding ninety (90) days.

13. Add new paragraph 6.1.4P.6. as follows:

6. The Zoning Administrator may, but is not required to, deem the WIND FARM abandoned, or the standards set forth in Section 6.1.4.P.5 met, with respect to some, but not all, of the WIND FARM TURBINES in the WIND FARM. In that event, the Zoning Administrator may draw upon the financial assurance to perform the reclamation work as to those WIND FARM TURBINES only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining WIND FARM TURBINES in the WIND FARM.

14. Renumber existing paragraph 6.1.4P.6. and revise as follows:

7. The Site Reclamation ~~Agreement~~ Plan shall be included as a condition of approval by the BOARD and the signed and executed ~~Site Reclamation Agreement~~ including the irrevocable letter of credit and evidence of the escrow account must be submitted to the Zoning Administrator prior to any Zoning Use Permit approval.

15. Revise existing paragraph 6.1.1A. to make consistent with the changes proposed in 9 through 14.

16. OPTIONAL Revise paragraph 6.1.4P. so that it is separate from paragraph 6.1.1A. and so that it contains all necessary requirements for WIND FARM decommissioning.