

At a special called meeting of the Charlotte County Board of Supervisors held at Randolph Henry High School Auditorium on July 5, 2022, at 6:00 PM.

Present: Gary D. Walker-Chairman  
Will Garnett-Vice Chairman  
Garland H. Hamlett, Jr.  
Robert L. Shook, Jr.  
Hazel Bowman Smith  
Tony Reeves  
Walter T. Bailey

Absent:

Chairman Walker called the meeting to order.

***Solunesco Attorney Jon Puvak*** provided an overview of what a Siting Agreement entails and introduced Frances Hodsoll, CEO of Solunesco.

***Frances Hodsoll*** provided an overview on Solunesco's presentation concerning the Siting Agreement for Randolph Solar and explained some of the definitions used in the agreement. He stated that similar agreements have been established by Charlotte County in the past and are standard practice. Mr. Hodsoll also wanted to make sure that the Board was aware that Solunesco is required to provide funds for the County to hire a consultant to review all of Solunesco's plans before the approval of Solunesco's building permits. He stated that approval of the Siting Agreement and Conditional Use Permit are just the beginning of the process for Randolph Solar.

Mr. Hodsoll then reviewed the payment schedule and said the initial voluntary payment of \$500,000 would be paid to the County upon approval and signing of the Conditional Use Permit. Mr. Hodsoll explained the escalating payment structure and stated that all payments over 35 years to the County will equal \$311,934,027, including \$1,000,000 in accelerated payments from Court House Solar. Mr. Hodsoll said that Dominion is treating the project as a fuel powered power plant, paying additional voluntary payments to supplement revenue share payments.

According to the agreement, Dominion Energy will have a security agreement in the amount of a \$20,000,000 bond to ensure the County gets paid. Voluntary accelerated payments are non-refundable, if the project doesn't succeed, the County keeps the payments made.

***Public Comment Period:***

***Kathy Liston*** approached the Board to state her opposition to the contract Dominion Energy offered regarding the Randolph Solar siting agreement.

***Doug Garnett*** approached the Board to comment on his support for Randolph Solar.

***Bill Devin*** approached the Board to comment on his support for Randolph Solar.

***Rodney Moon*** approached the Board to comment on his opposition to Randolph Solar.

***Laine Gunn*** approached the Board to comment on his support for Randolph Solar.

***David Melody*** approached the Board to comment on her support for Randolph Solar.

***Emily Jackson*** approached the Board to comment on her support for Randolph Solar.

***Sharon Witlow*** approached the Board to comment on her support for Randolph Solar.

***George Toombs*** approached the Board to comment on his opposition to Randolph Solar.

***Kaley Moon*** approached the Board to comment on her support for Randolph Solar.

***Skyler Zunk*** man approached the Board to comment on his support for Randolph Solar.

***Cornell Goldman*** approached the Board to comment on his support for Randolph Solar.

***Kay Pierantoni:*** approached the Board to comment on her opposition to Randolph Solar.

*Donna Fore* approached the Board to comment on her opposition to Randolph Solar.

*Stephan Barnes* approached the Board to comment on his opposition to Randolph Solar.

*PK Pettus* approached the Board to comment on her opposition to Randolph Solar.

*Tune Devin* approached the Board to comment on his support for Randolph Solar.

*Jennifer Lacks* approached the Board to comment on her support for Randolph Solar.

*Rodney Tate* approached the Board to comment on his support for Randolph Solar.

*Blake Cox* approached the Board to comment on his support for Randolph Solar.

*Chairman Walker* closed the Public Comment Period.

*Supervisor Hamlett* made a motion to delay action on the Siting Agreement until the Board meets on July 11, 2022. Supervisor Smith seconded the motion.

Roll call vote as follows: Supervisor Hamlett-Aye; Supervisor Smith Aye; Supervisor Reeves-No; Supervisor Bailey-No; Supervisor Shook-No; and Chairman Walker-No, with Supervisor Garnett abstaining.

Motion failed: 4-2.

*Supervisor Bailey* stated that he has traveled to over 17 solar sites and talked to numerous professionals regarding solar, included fire departments and the DEQ, along with numerous citizens from his and Supervisor Garnett's districts. Supervisor Bailey stated that this project will be built in stages, being monitored on county, state and federal levels, and consume less than one percent of Charlotte County. Supervisor Bailey then stated that the County is over 32 million dollars in debt and his main goal was to lower taxes.

Supervisor Bailey then made the motion to approve the Siting Agreement. Supervisor Reeves seconded the motion.

Supervisor Hamlett made a secondary motion to table the Siting Agreement until the County could get definitive answers back regarding conservation and natural resource concerns.

With no second, the substitute motion failed.

Supervisor Bailey read the associated resolution as follows:

**IT IS HEREBY RESOLVED** by the Charlotte County Board of Supervisors ("Board") that after a duly advertised public hearing, on July 5, 2022, beginning at 6:00 p.m. in Randolph-Henry High School Auditorium, located at 755 David Bruce Avenue, Charlotte Court House, Virginia 23923, that the Board approves the Siting Agreement, with exhibits, as presented, or as revised pursuant to Board instruction. The Board Chair or the County Administrator, either of whom may act alone, is hereby authorized to execute the Siting Agreement.

Supervisor Hamlett then stated that he felt the Board had been ambushed by Dominion Energy and that he will not support the Siting Agreement as written.

Chairman Walker stated that he had informed Solunesco and Dominion Energy that they would only get his support if the payment amount were large enough to reduce real estate taxes, and if they didn't make a good offer, they would have a hard time getting four votes. He then stated that Dominion came back with an offer that was large enough to allow that.

Roll call vote as follows: Supervisor Bailey-Aye; Supervisor Reeves- Aye; Supervisor Hamlett-No; Supervisor Shook-Aye; Supervisor Smith-No; and Chairman Walker-Aye, with Supervisor Garnett abstaining.

Motion passes: 4-2.

Supervisor Bailey made the motion to take action to approve the Conditional Use Permit. Supervisor Reeves seconded the motion.

Supervisor Bailey read the associated resolution as follows:

**IT IS HEREBY RESOLVED** by the Charlotte County Board of Supervisors (“Board”) that after a duly advertised public hearing, held on June 1, 2022, beginning at 6:00 p.m. in Randolph-Henry High School Auditorium, located at 755 David Bruce Avenue, Charlotte Court House, Virginia 23923, that the Board approves the Conditional Use Permit Application, with conditions and exhibits, as presented, or as revised pursuant to Board instruction. The Board Chair or the County Administrator, either of whom may act alone, is hereby authorized to execute the Conditional Use Permit.

*County Administrator Daniel Witt* stated that he believed it would be beneficial to publicly announce the changes to the Conditions for the projects.

*Michael Zehner* from the Berkeley Group approached the Board to review Conditions 12 and 39.

Roll call vote as follows: Supervisor Bailey-Aye; Supervisor Reeves- Aye; Supervisor Hamlett-No; Supervisor Shook-Aye; Supervisor Smith-No; and Chairman Walker-Aye, with Supervisor Garnett abstaining.

Motion passes: 4-2.

Supervisor Bailey thanked staff for their hard work on the project, to which Chairman Walker agreed.

Being no further business, the meeting was adjourned.

BY:

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Daniel N. Witt, Clerk

ATTEST:

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Gary D. Walker, Chairman