

BROADWAY PLANNING COMMISSION
August 8, 2022

The Broadway Planning Commission met on August 8, 2022 in the Council Chambers of the Broadway Municipal Building. Commission Members present were Eddie Long, Brenda Pultz, Travis Driver and Tim Schmoyer. Staff members present were Kyle O'Brien, Andrea Fulk, Cari Orebaugh and Town Attorney Matt Light. Also in attendance via zoom was Cody Doores of Empower.

Chairman Eddie Long called the meeting to order at 7:00 p.m.

Approval of Minutes:

Brenda Pultz moved, seconded by Tim Schmoyer, to adopt the minutes of the June 13, 2022 session of the Planning Commission with the following correction, changing Showalter to Stoehr in the last paragraph on page 2. The motion was approved with the following recorded vote:

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|--------------|-----|--------------|-----|
| Eddie Long | Aye | Brenda Pultz | Aye |
| Travs Driver | Aye | Dave Jordan | Aye |
| Tim Schmoyer | Aye | | |

New Business: Discussion of Proposed Solar Farm on Springbrook Road

Mr. O'Brien began by stating this meeting is to discuss and gather information on the Solar Panel project at Broadway Highschool. He then reminded the Planning Commission that at the September Joint Public Hearing if a decision cannot be made, it can be tabled but after 60 days the Town Council will take over and make the decision. He further stated that Cody Doores of Empower is attending the meeting via zoom to answer any questions the Planning Commission may have. Planning Commission members asked some of the following questions:

- In 60 years, it is unlikely the school will still be in the same location with the growth in our area. So once the land is regulated for solar farm does that tie up the land for future changes?
- Who will be responsible for the upkeep of the site?
- Will there be any additional structures on site?
- How did you come up with the avoided health care costs listed in the packet under project specifics?
- Will the school be the only one receiving the power and will it cover the year cost?
- What is the useful life of the equipment, and will the panels be replaced at the end of the contract?
- In 25 years if the agreement is not renewed and Empower is no longer in business who removes the panels?
- How many schools solar projects have you already completed?

Mr. Doores responded to the questions:

- The land will be under contract for 25 years, but the solar panels can be removed.
- Empower will be responsible for the upkeep. The manufacturer's recommendations will be followed for the solar panels and Empower is looking into sheep for the grounds.
 - A response was given stating this lot is in the center of Town and it is not zoned agricultural.
- There will be no additional structures on site, only a fence.
- It is an equation that equates avoided health care costs by using the kilowatt hours saved using solar verses kilowatt hours used by other means.
- The school will be the only one receiving power and it should cover the cost of the current facility needs but will not cover any additions made to the facility in the future.

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- The useful life of the transformer is 20 years, and the panels are 30 to 40 years, and at the end of the contract the panels would not be replaced but the rate would be lowered.
- In 25 years if Empower is no longer in business then Rosemark will hire another company to remove the panels.
- The company started in 2019 and currently has one school installed and two under contract to be installed.

Mr. Doores stated that Dr. Oscar Scheikl of Rockingham County School Board has had an interest in solar power over the years. After being told about Empower Dr. Scheikl decided to meet and discuss his interests and concerns. After a lot of discussion, it was decided that Empower will gift the land back to the school and then the land will be leased by Empower to enable the school to have the savings that is needed to continue with the project. This school will be a flag ship school that will not only show the financial aspect of the project but also the educational possibilities that are involved as well. He concluded by stating he is available for any questions that may arise at a later time.

The Commission discussed the proposed solar farm on Springbrook Road and will contact Mr. Doores or Mr. O'Brien if questions arise.

Mr. O'Brien stated that all adjoining property owners will be notified, and a Joint Public Hearing with Town Council will be on September 6, 2022.

Old Business:

There were no items of Old Business.

There being no further business, the meeting was adjourned.

Andrea Fulk, Town Clerk