

**Village of Mapleton**  
**PUBLIC HEARING MINUTES**  
**Proposed Solar Farm**  
**On Parcel 2020400020**  
**Tuesday, October 16, 2018 at 6:00 AM (Approved)**

*Meeting to be recorded*

**PLEASE SILENCE YOUR CELL PHONES!**

- 1) Call to Order at 6:02 p.m.**
- 2) Public Hearing on proposed solar farm on Parcel 2020400020 (Richard Ray's Field on West First Street) Mark Zwiieg, Project Development Manager of Sunrise Energy Ventures, LLC will be present to answer questions.**

Mark Zweig is proposing to build a two-megawatt solar farm at the property on W. First Street, which is approximately 18 acres. This site was chosen for its' proximity to the power sub-station. It also faces south, which is important. The project will have 7,700 solar panels mounted on piers in the ground. It will not need grading, just removal of the top soil to level it. There will be no changing of water flow and in fact, it will probably be enhanced, as it will be sown with grass. It will be fenced in with a 7' security fence. Most of the work will take place over a three (3) month period and most of the work will take place in the first 30 days. There will be 15 -20 semi loads of material coming onto the site during the day when construction begins

Liz Rench expressed her concerns about semi-truck loads accessing the site from First Street due to the weight load restrictions and how bad of shape the road is in already. Mark Zwiieg stated that the company will post any kind of bond necessary to do the work and the bond will take care of repairing any kind of damage incurred during construction. Mark Zwiieg said access will be easy coming in off of Main Street. He explained that everything is palletized and is easy to offload. He said the first thing will be the top soil removed and the site prepared to take deliveries. This would include driveways, culverts and any other preparations needed. He said five deliveries per day is usual.

Mike Brining asked where the topsoil would be taken. Mark Zweig explained that there will be more taken in than out in order to level the property. Harvey Stidham asked how tall the panels are. Mark Zweig said the overall height is 8' tall...24" in the front and 8' in the back. There will be a 25 to 35-degree angle facing away from the houses. He also stated that they don't like to take down trees as they don't know what might be under them, such as old foundations, etc. Mayor Carl Bishop asked if they will they and maintain the site. Mark Zweig responded that they work with the area farm bureau to see what the best grass to plant for the location is and they usually plant something that only needs two cuttings a year. They hire that mowing out.

Liz Rench asked if there will be transformers on site. Mike Zweig explained that the transformers are normally where the inverters are located. He stated that utilities generally put the transformers on the inverter pad. Mike was asked why they picked this location and he explained that because it has two different places to connect to a substation, that it is relatively flat, facing south and surrounded by trees to cut the view of the solar farm for residents. He said that finding land that is not as productive to agriculture is important and this looks like a good fit. Mike Zweig said they are currenting in Tazewell, Peoria, Lacon and Farmington, where they are by the industrial park. Harvey Stidham asked if this is considered industrial. He replied that Solar Farms are new in Illinois and are viewed as not industrial as they are on vacant land or agricultural land. He stated that they aren't usually considered industrial because there isn't 24/7 business occurring on the property.

Alice Dailey asked if they were in the first pool for solar. Mark said that they are in that pool as well as being in two others. Mark was also asked if the substation can take two solar farms and he stated it would take four or five of them. Patty Monks asked how this will benefit the village. Mark explained that there was an Act by the State of Illinois to create more solar activity to keep the power plant operational looking to the future. He also said they will pay higher taxes on the land. He said it will also increase the reliability of the power lines around the solar farm and that is part of their interconnection with Ameren. If you live between the power plant and the solar farm you have the benefit of the upgrades. If a power plant goes out of service it creates a more reliable source of power if something doesn't work. Harvey asked if the increase in solar would mean less of coal-fired power plants? Mark explained that they are supportive of all energy and that the power plant will never be replaced. Solar is not meant to

kill jobs in coal, but we are at the process where it is more economical to look at land for solar as to create new power plants as no new nuclear plants are coming in.

Harvey — When they run the towers. It is the same voltage as what is in the street. Mike — Any contact with the other property owners to try to expand? Not looking for anything else at this time. Mike Z. it is potential in the future but it is so new in the state of Illinois. Utilities are driving to bring this technology forward. Liz Rensch asked if they are doing this more than the windmills. Mark Z. responded that in the case of solar, since it is low profile you don't have a good neighbor agreement. They can buffer a site where visibility is limited and you can't do that with a turbine. Solar is not as intrusive, there are no blinking lights and no noise. Mark Foust asked who primarily benefits from the solar farm. Mark Z. stated that solar is distributed right into the grid. It has stability and generates over time with very little operation and maintenance. You are looking at approximately 25 years of life on a solar farm before you start getting below 80%. Harvey asked if there is any noise associated with it. Mark Z stated that the only noise is around the inverter and transformer and outside of 40' you won't hear it.

Mavis Bishop asked if this is the same thing that was done in Fulton County and Mark stated he wasn't familiar with that project so couldn't help with that.

Patty Monks asked if they are meeting with the people along west first street regarding this project? There are seven properties along that road. He explained that when they go for a building permit there would be a meeting before construction (part of this was unintelligible). He was asked what happens if people are against this, will they just go ahead with the project? Clerk stated that this public hearing was to give residents an opportunity to voice any concerns.

Mark Z was asked what the earliest start for the project would be if approved and he responded that late next Summer would be the earliest. Mark Brining asked if the workers would be union and was told yes, they would. Alice asked a question that I couldn't understand. She stated that the value on Dick Ray's farm is nothing that it will be \$100,000 per megawatt so there will be some value added to it. Liz asked if they were buying or leasing the property. They will be responsible for all the property taxes. Dick Ray stated it was a long-term lease starting at 25 years. Alice asked about decommissioning the site. Mark Z. says

they allot 6-month period for removal and restoring the land. Many are still producing power 25 — 30 years later. Harvey asked if there was any negative effect on the wildlife in the area. Mark Z. said that what they've run into is that Turkeys love the solar panels. It creates a habitat, with the grasses, that everything can thrive there. Deer, may abuse that land, but it seems there are some natural barriers. There will definitely be an improvement over cultivated ground.

He stated that they don't use barbed wire because it catches garbage. They use security fence. Mark Z. was asked what kind of maintenance is required once it is up and running and he stated that mowing twice a year and no noxious weeds. Once every 3 months a technician will come in and monitor that everything is working properly. Liz asked if the panels are easy to break and was told that they are very robust that they can handle 90 mph — 100 mph wind speed. He explained that any hail that hits would have to be very substantial as they are framed and at an angle but if a tornado is powerful enough it will tear the panels up. They aren't aerodynamic as they weigh 45 — 60 pounds each panel.

Mayor Bishop thanked him for the information. He told the board and residents that there would be a five (5) minute break before the main board meeting.

3. Adjourned Hearing at 6:35 p.m.

Minutes prepared by clerk, Patricia S. Briggs



Minutes approved by the Village of Mapleton Board of trustees on November 8, 2018