

Lee Township Meeting Minutes

September 11, 2024

The Lee Township Board of Trustees held Regular Board Meeting September 11, 2024 at the Lee Township Hall, 23045 21 Mile Road, Olivet, Michigan.

Regular Meeting called to order at 7:00pm followed by the Pledge of Allegiance

Members Present: Supervisor Brad Shrontz, Clerk Samantha VanDorsten, Treasurer Melanie Piepkow, Trustee Casey Hall, **Members Absent:** Trustee Charles Letts

Addition/Changes to Agenda: 18 Mile Road, Pricing on Fencing and Bench

Approval of Minutes: Motion to approve minutes from August 7, 2024 meeting: Piepkow, second Hall **Voice Call Vote= 4 yea 0 nay Budget Amendments:** None

Approval of Monthly Bills: Motion to Approve Bills by Hall, support by Piepkow

Roll Call Vote= Yes Shrontz, Hall, VanDorsten, Piepkow

Public Comment: Gary Tompkins Candidate for County Commissioner; Handouts about solar; Request for Planning Commission dates and times to be put on the Township Website

Reports: Clerk: Election update for November 2024

Treasurer: Report supplied; Tax collecting

Zoning: Grant writing in progress gathering information needed.

Elected Officials: Tommy Miller- County Happenings

Old/New Business:

Computers: Server Computer Update

18 Mile Road: Proposal from Convis Township to redo 18 Mile Road provided.

Recess for Public Hearing: 7:26p

Statement from Attorney: Township Attorney, Catherine Kaufman, noted that only 4 members of the board were in attendance, two of the board members in attendance have interest in Sunfish 1 or Sunfish 2 or both. Because a quorum could not be obtained if both board members abstained from participation, Attorney Kaufman, said the Standards of Conduct of Public Offices Act, MCL 15.342a, allows participation of a board member with an interest in a matter upon certain findings.

Attorney Kaufman said Supervisor Shrontz, will not participate because he has interest in both projects. Treasure Piepkow will serve for consideration of the PILT application for both Sunfish 1 and Sunfish 2, although she has interest in Sunfish 2.

Attorney Kaufman asked Treasure Piepkow to confirm that she does not work more than 25 hours per week for the township. Treasure Piepkow confirmed this and that she does have interest in the Sunfish 2 project.

Attorney Kaufman determined that in this case Treasure Piepkow could participate in the decision.

Supervisor Shrontz Left board table. Trustee Hall was chosen to run the meeting during this time.

Public Hearing Sunfish 1: Trustee Hall opened public hearing at 7:30p. Attorney Kulick Representing Sunfish 1 made a presentation.

Sunfish 1: 499-megawatt project

PILT Exemption of Personal Property Taxes. Payment would be Megawatt times x\$ for 20 years.

Closed Public Hearing for Sunfish 1 at 7:46p

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Public Hearing Sunfish 2: Trustee Hall opened public hearing at 7:46p. Attorney Kulick Representing Sunfish 2 gave project specific details for Sunfish 2 that were in the presentation for Sunfish 1

- Sunfish 2: 309-megawatt project.
- The PILT would pay down school bonded mills.
- Money would be paid at 50% when construction starts and 100% when start producing.
- Closed Public Hearing for Sunfish 2
- Presentation attached.

Resume From Recess: 7:52p

Sunfish 1 PILT: Resolution 19-2024 read aloud by Attorney: Motion to approve Resolution for Sunfish 1: Motion Hall Support VanDorsten Roll: Piepkow, VanDorsten, Hall Absent: Letts Abstained: Shrontz Resolution Attached

Sunfish 2 PILT: Resolution 20-2024 read aloud by Attorney: Motion to approve Resolution for Sunfish 1: Motion Hall Support VanDorsten Roll: VanDorsten, Piepkow, Hall Absent: Letts Abstained: Shrontz Resolution Attached

Supervisor Shrontz rejoined board table.

Bench/Fencing: Pricing provided to build bench between playground and pavilion and fencing around playground area.

Motion to approve \$1000 plus labor for project of Bench; Motion Piepkow, Support Hall Roll: Shrontz, VanDorsten, Piepkow, Hall

Board Comments: Next Meeting: October 9, 2024 @7p

Motion to adjourn by Piepkow, supported by Hall Motion Carried adjourned at 8:31pm

Approved at the October 9, 2024 Regular Meeting. _____

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LEE TOWNSHIP
CALHOUN COUNTY, MICHIGAN

RESOLUTION 19-2024 APPROVING SOLAR ENERGY FACILITY EXEMPTION CERTIFICATE

WHEREAS, on June 28, 2024, Hecate Energy Sunfish Solar LLC (Sunfish 1) applied under the provisions of 2023 PA 108, as amended, for a Solar Energy Facility Exemption Certificate for Sunfish 1, a 499 MW qualified solar energy facility located on various properties in Lee Township, which properties are more particularly described herein in Attachment A.

WHEREAS, the Lee Township Zoning Ordinance authorizes proposed qualified solar energy facilities in the AG, Agricultural Zoning District, with special use approval, as required by Section 3(b) of 2023 PA 108; and

WHEREAS, the Lee Township Board properly noticed and held a public hearing on the Solar Energy Facility Exemption Certificate on September 11, 2024, as required by 2023 PA 108; and

WHEREAS, the Lee Township Board determined the Solar Facility Exemption Certificate to be complete; and

WHEREAS, the Lee Township Board reviewed the information contained in the application, along with the applicant's comments, any comments from the affected taxing entities or the public and properly deliberated thereon.

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That the requested Solar Energy Facility Exemption Application as filed by Hecate Energy Sunfish Solar LLC (Sunfish 1) for a 499 MW facility be and hereby is approved for twenty years, which will provide for payment of \$7,000 per MW per year, as provided in 2023 PA 108.
2. That the Solar Energy Facility Exemption Certificate shall become effective as provided in 2023 PA 108, and shall be for a period of twenty years.
2. That the Township Board does hereby specifically find and determine that the granting of this Solar Energy Facility Exemption Certificate will not have the effect of substantially impeding the operation of the Township or impairing the financial soundness of a taxing unit which levies an ad valorem property tax within this Township and, further, hereby recommends approval of said application by the State Tax Commission.

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3. That the Township Clerk be and hereby is directed to forward the application of Hecate Energy Sunfish Solar LLC (Sunfish 1) together with supporting documents and resolutions to the State Tax Commission for approval and for the issuance of Solar Facility Exemption Certificate in accordance with the provisions of 2023 PA 108, as amended.

6. That all Resolutions or parts of Resolutions in conflict with the provisions of this Resolution be and the same hereby are rescinded.

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted at a regular meeting of the Lee Township Board held at the Township Hall on September 11, 2024, that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 1976 PA 267; that a quorum of the Board was present and voted in favor of said Resolution; and that minutes of said meeting were kept and will be or have been made available as required by said Open Meetings Act.

Samantha VanDorsten, Clerk
Lee Township

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LEE TOWNSHIP
CALHOUN COUNTY, MICHIGAN

RESOLUTION 20-2024 APPROVING SOLAR ENERGY FACILITY EXEMPTION CERTIFICATE

WHEREAS, on June 28, 2024, Hecate Energy Sunfish Solar 2 LLC (Sunfish 2) applied under the provisions of 2023 PA 108, as amended, for a Solar Energy Facility Exemption Certificate for Sunfish 1, a 309 MW qualified solar energy facility located on various properties in Lee Township, which properties are more particularly described herein in Attachment A.

WHEREAS, the Lee Township Zoning Ordinance authorizes proposed qualified solar energy facilities in the AG, Agricultural Zoning District, with special use approval, as required by Section 3(b) of 2023 PA 108; and

WHEREAS, the Lee Township Board properly noticed and held a public hearing on the Solar Energy Facility Exemption Certificate on September 11, 2024, as required by 2023 PA 108; and

WHEREAS, the Lee Township Board determined the Solar Facility Exemption Certificate to be complete; and

WHEREAS, the Lee Township Board reviewed the information contained in the application, along with the applicant's comments, any comments from the affected taxing entities or the public and properly deliberated thereon.

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That the requested Solar Energy Facility Exemption Application as filed by Hecate Energy Sunfish Solar 2 LLC (Sunfish 2) for a 309 MW facility be and hereby is approved for twenty years, which will provide for payment of \$7,000 per MW per year, as provided in 2023 PA 108.
2. That the Solar Energy Facility Exemption Certificate shall become effective as provided in 2023 PA 108, and shall be for a period of twenty years.
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taxing unit which levies an ad valorem property tax within this Township and, further, hereby recommends approval of said application by the State Tax Commission.

3. That the Township Clerk be and hereby is directed to forward the application of Hecate Energy Sunfish Solar 2 LLC (Sunfish 2) together with supporting documents and resolutions to the State Tax Commission for approval and for the issuance of Solar Facility Exemption Certificate in accordance with the provisions of 2023 PA 108, as amended.

6. That all Resolutions or parts of Resolutions in conflict with the provisions of this Resolution be and the same hereby are rescinded.

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted at a regular meeting of the Lee Township Board held at the Township Hall on September 11, 2024, that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 1976 PA 267; that a quorum of the Board was present and voted in favor of said Resolution; and that minutes of said meeting were kept and will be or have been made available as required by said Open Meetings Act.

Samantha VanDorsten, Clerk
Lee Township