

Minutes of June 3, 2025, Germantown Town Board workshop on the Review Agreements for Twin Pond Solar, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, NY and via Zoom, commencing at 7:02pm.

Present: Supervisor Helsley
Councilman Sullivan
Councilman Kukon
Councilman Christian

Town Attorney, Corinne Smith

Absent: Councilmember Suarez

Recorded by: Town Clerk, Joyce Vale

Also Present: Chad Dickason and Alec Gladd, Attorney

Supervisor Helsley opened the workshop on the Review Agreements for Twin Pond Solar. Corinne will give an overview of each of the agreements. Corinne said, there is a decommissioning agreement, landscape maintenance agreement, road use agreement, stormwater management agreement, pilot agreement and a host community agreement. Corinne started with the Decommissioning agreement stating the applicant will decommission themselves and restore the site to the condition as it was before. If they do not return the site as it was they either post a letter of credit or cash escrow in the amount of \$368,205.10 which was approved by the town engineer. Corinne explained the letter of credit. Next Corinne spoke about the Landscape Maintenance agreement. Corinne said the applicant is to install and maintain the landscape according to the site plan for the duration of the facility. Same letter of credit. Councilman Christian questioned replacement of a mature tree. Chad explained there will be a warranty from the company who plants the trees. Next Corinne went over the Stormwater agreement saying the facility owner shall maintain, clean, repair, replace and control stormwater control measure according to schedule A with periodic inspections not less than once every 5 years. Supervisor Helsley questioned the routine inspections. Corinne said the Roads maintenance agreement states the applicant shall use only state and or county road during the construction or decommissioning. The highway superintendent can stop the use of town roads not on the agreement. Councilman Christian would like words changed on roads to use. Councilman Kukon agreed. Corinne asked Mr. Gladd to change the language on the road usage. Host Community Benefit Agreement. Corinne said there is a low income benefit and a Germantown resident subscription with a 5% discount rate to 200 households if they subscribe to receive electricity from the

project based on a first come first serve basis. Pilot agreement. Corinne said Columbia County approved pilot agreement subject to the rest of the taxing jurisdictions approving it. Based on NYSERDA model. The pilot is good for 15 years after that the property goes back on the tax roll. Corinne will make the revisions to the Landscape and Road Maintenance Agreements. Corinne recommended finalizing the language and putting the draft on the website. Lastly a Resolution for approval of all the agreements.

Motion to close the workshop at 8:25pm made by Councilman Sullivan, seconded by Councilman Kukon, with all in favor and none opposed.

Respectfully submitted,