

Attachment D
Public Involvement Documents



Please accept this invitation to learn more about an exciting solar project that our team, Nashville-based Silicon Ranch, is developing approximately four miles southwest of Russellville, near the intersection of Clarksville Road and Watermelon Road in Logan County.

Silicon Ranch owns and operates more than 140 solar projects across the United States, and over the past decade, we have become trusted partners for communities throughout the Tennessee Valley. Our dedicated team has plenty of experience working closely with our neighbors to provide information, respond to questions, and be good, long-term neighbors.

Our solar projects do more than produce clean energy. We support economic development and strive to add value to the communities we serve through capital investment, significant new tax revenues, and active partnerships with area institutions, including local schools.

As part of our effort to get to know our new neighbors, we are hosting a community meeting **Thursday, July 29th from 6:00 pm- 7:00 pm** at the **Logan County Extension Services Office** located at **255 John Paul Road, Russellville, KY 42276**. Refreshments will be provided.

It's important to us that you have an opportunity to learn about the project and get to know who we are.

If you can't attend, but would still like to speak with us, please reach out to us at the contacts listed below.

We look forward to meeting you on the 29th.

Gina Brown
Director, Economic & Community Development
Gina.Brown@siliconranch.com

Conor Goodson
Director, Project Development
Conor.Goodson@siliconranch.com

Silicon Ranch Community Meeting
Thursday, July 29th 2021
6:00 pm – 7:00 pm CT
Logan County Extension Services Office
255 John Paul Road
Russellville, KY 42276

<u>ADJOINING OWNERS</u>	<u>OWNER ADDRESS</u>	<u>ADJOINING PARCEL ADDRESS</u>	<u>BOOK & PAGE</u>	<u>PARCEL NUMBER</u>
JAMES R. & SARAH E. RILEY	PO BOX 115 RUSSELLVILLE, KY 42276	CLARKSVILLE ROAD 0	227-709	054-00-00-020-01
VICK FAMILY TRUST	246 LAKESIDE WAY BOWLING GREEN, KY 42103	MONTGOMERY ROAD 711	435-716	055-00-00-012-00
JAMES B. SHACKELFORD	428 J B SHACKELFORD ROAD OLMSTEAD, KY 42265	A P MILLER ROAD 0	451-569	055-00-00-018-00
BLACK CHURCH	RT 1 OLMSTEAD, KY 42265	A P MILLER ROAD 0	N/A	055-00-00-019-00
LYNN S. DAWSON	2010 OLMSTEAD ROAD OLMSTEAD, KY 42265	A P MILLER ROAD	222-410	055-00-00-013-00
GALLOWAY HARPER	5579 OLD ALLENSVILLE ROAD ELKTON, KY 42220	J MONTGOMERY ROAD 0	272-596	055-00-00-014-00
MARGUERITE M. STATTON	440 MORTON ROAD RUSSELLVILLE, KY 42276	J MONTGOMERY ROAD 0	454-433	055-00-00-014-02
JANET R. HALL	554 J MONTGOMERY ROAD RUSSELLVILLE, KY 42276	MONTGOMERY ROAD	421-374	069-00-00-008-00
BILLY & RUTH ANNE BELL	2366 EWING FORD ROAD BOWLING GREEN, KY 42103	J MONTGOMERY ROAD 0	371-746	070-00-00-005-00
BILLY JOE MILES	PO BOX 22919 OWENSBORO, KY 42304	ORNDORFF MILL ROAD	372-116	055-00-00-017-00
BILLY JOE MILES	PO BOX 22919 OWENSBORO, KY 42304	WATERMELON ROAD 0	372-116	055-00-00-009-00
BILLY JOE MILES	PO BOX 22919 OWENSBORO, KY 42304	MCINTOSH ROAD 0	372-116	056-00-00-001-01
KEMP HAROLD FARMS, INC.	760 TILLET LANE OLMSTEAD, KY 42265	WATERMELON ROAD 0	394-724	041-00-00-009-02
LAWRENCE JOSEPH GOTTS	2140 WATERMELON ROAD OLMSTEAD, KY 42265	2140 WATERMELON ROAD OLMSTEAD, KY 42265	379-291	041-00-00-009-00
DAWSON FAMILY FARMS, LLC	6039 LAUREL TRAIL HENDERSON, KY 42420	1602 WATERMELON ROAD	409-354	041-00-00-005-02
ROBERT RHEA & TINA DAWSON	1324 WATERMELON ROAD OLMSTEAD, KY 42265	1324 WATERMELON ROAD OLMSTEAD, KY 42265	286-604	041-00-00-005-01
ALLIE L & MARK S. ROBERTSON	1088 WATERMELON ROAD OLMSTEAD, KY 42265	1088 WATERMELON ROAD OLMSTEAD, KY 42265	337-615	055-00-00-007-00
LEONA FAYE LATHAM	195 A P MILLER ROAD OLMSTEAD, KY 42265	195 A P MILLER ROAD OLMSTEAD, KY 42265	345-312	055-00-00-007-01
KEMP HAROLD	760 TILLET LANE OLMSTEAD, KY 42265	WATERMELON ROAD 0	394-724	040-00-00-023-01
JOHN WILSON COOTS	528 WATERMELON ROAD RUSSELLVILLE, KY 42276	528 WATERMELON ROAD RUSSELLVILLE, KY 42276	433-133	040-00-00-023-03
DANIEL D. & RUTH COX	456 WATERMELON ROAD RUSSELLVILLE, KY 42276	456 WATERMELON ROAD RUSSELLVILLE, KY 42276	316-124	055-00-00-006-02
JAMES & JUANITA COX	338 WATERMELON ROAD RUSSELLVILLE, KY 42276	338 WATERMELON ROAD RUSSELLVILLE, KY 42276	316-128	055-00-00-006-01

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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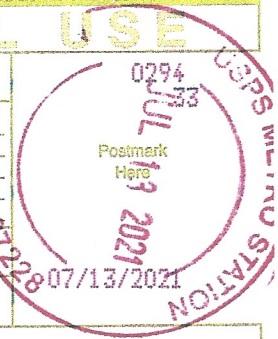
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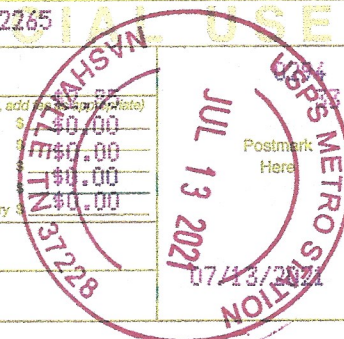
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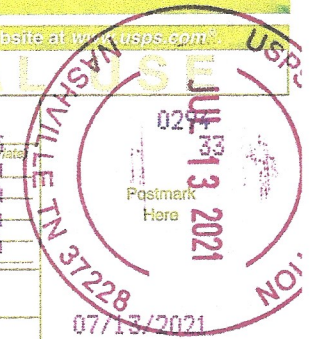
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Postage	\$0.55
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FIX

FROM PAGE A4

these seniors may believe they can continue to delay enrolling in Parts B and D. But that's not the case — and so the "COBRA trap" is sprung.

Medicare requires seniors to have "creditable coverage" if they choose not to enroll in the program. In other words, they must have health benefits that Medicare considers to be as good as or better than its own.

Employer-sponsored plans count as "creditable." But COBRA generally does not.

That doesn't make sense. If an employer-sponsored plan is considered creditable, how can an extension of the exact same plan under COBRA not be?

The moment COBRA beneficiaries leave their jobs, they have eight months to sign up for Medicare Part B — and 63 days for Part D — under the terms of their special enrollment period. If they don't, then they may be locked out of Medicare when their COBRA coverage ends.

That can create quite the headache. Former COBRA beneficiaries have

to secure alternate coverage to tide them over while they wait for Medicare's open enrollment period at the end of the year.

Then there are the penalties associated with late enrollment. Those who sign up late for Part B pay a 10% penalty for each full 12-month period they could've been enrolled. On average, these penalties add more than \$8,000 to a beneficiary's lifetime Part B premiums.

Seniors who fall into the COBRA trap are doing the same thing as their peers with employer-sponsored coverage. They're just being penalized thousands of dollars for it.

Fortunately, there's an easy fix. Last year, Congress passed the bipartisan BENES Act, which streamlines Medicare's enrollment process. But left on the cutting room floor was a provision that would have required the government to notify seniors before their 65th birthday of the enrollment rules and how Medicare interacts with other insurance coverage.

Congress could bring back this provision in a new bill. Even better, it could eliminate the COBRA trap altogether — by defining COBRA as creditable coverage for Medicare.

IMAGE

FROM PAGE A4

Food Choices. Healthychildren.org from the American Academy of Pediatrics. <https://www.healthychildren.org/>

English/ages-stages/gradeschool/nutrition/Pages/Making-Healthy-Food-Choices.aspx

Source: Haley Adams, Dietetics and Human Nutrition student, and Courtney Luecking, Extension Specialist for Nutrition and Health

Public Health Commissioner says getting vaccinated best thing

Gov. Beshear updated Kentuckians on the status of COVID-19 vaccinations across the commonwealth. The Governor said the state's vaccination rate is remaining steady, and thousands of Kentuckians have signed up for the Shot at a Million incentive drawing following the state's first drawing last week. Since then, more than 177,000 adult Kentuckians have registered for the \$1 million prize, and more than 5,000 Kentuckians ages 12 to 17 registered for a

full-ride scholarship. On Thursday, Dr. Steven Stack, commissioner of the Kentucky Department for Public Health, joined Gov. Beshear to provide an update on the state of COVID-19 in Kentucky. Dr. Stack said, after eight weeks of decreasing cases in Kentucky, last week, cases and the positivity rate increased. To protect everyone and be able to keep taking part in activities they enjoy, he encouraged all Kentuckians, especially younger Kentuck-

ians, to get vaccinated. "If you have a football team with 50 people on it, think about a high school varsity football team, if 20% are vaccinated and 80% are not, here's what could happen. If you're in a locker room with all these kids for more than 15 minutes, and you have one positive case, every single one of those players will count as an exposure, because they're probably all unmasked and close together. If your team is only 20% vaccinated, that

means 40 of the students have to be quarantined, and you can't field a team with just 10 players. But if the team is 80% vaccinated, only 10 kids have to be quarantined and you still have 40 players," said Dr. Stack. "Here's the bottom line for students, parents, and coaches: if you want to stay safe and on top of that, play sports, the single best thing you can do is go out and get vaccinated."

— Staff report

TIP

FROM PAGE A4

Gross Pay: This is what you earned during that pay period before any taxes or benefits, such as insurance, were withheld.

Net Pay: This is your take-home pay after withholdings.

Federal Tax: This might be abbreviated as Fed Tax, FT or FWT. It shows how much was withheld from your paycheck in federal income taxes.

State Tax: This could be abbreviated as St Tax, STW or simply by the abbreviation of the state in which you reside.

Local Tax: Some cities or counties levy a local tax. Depending on where you live or work, you may not be subject to this tax and, therefore, won't see anything withheld.

Social Security Tax: This tax might be abbreviated as FICA, SS, SSWT or OASDI. The federal government requires that 6.2% of your wages be withheld.

Medicare: This tax is typically abbreviated as MWT or Med. The federal government requires that 1.45% of your wages be withheld.

Year-to-date (for pay and deductions): The year-to-date fields show how much you have earned up to that point and what has been deducted for each tax or benefit. KHEAA is the state agency that

administers Kentucky's student financial aid programs, including the Kentucky Educational Excellence Scholarship (KEES). Its sister agency, the Kentucky Higher Education Student Loan Corporation (KHESLC), offers low-cost Advantage Loans to help students and parents pay for college or refinance student loans. For more information about Advantage Loans, visit advantageeducationloan.com.

Many of KHEAA's student aid programs are funded by Kentucky Lottery revenue.

For more information about Kentucky scholarships and grants, visit kheaa.com; write KHEAA, P.O. Box 798, Frankfort, KY 40602; or call 800-928-8926.

GOD

FROM PAGE A4

Dramatic improvement in students' reading results in Mississippi, which used to lag far behind Kentucky, urgently confirms the need for students in the commonwealth's classrooms to receive scientifically sound instruction based on phonics from engaged teachers instructing as sages on the stage rather than the whole language

approach of "guessing" using a teaching "guide-on-the-side" approach still endorsed by too many education professors.

Mississippi's fortunes began to change when its lawmakers in 2013 determined reading instruction would follow scientifically confirmed methods rather unproven, fuzzy and feel-good schemes.

In 2015, the Magnolia State started a program sending specially trained individuals to every elementary school to

ensure all teachers knew what the science shows and how to teach reading accordingly.

By 2019, Mississippi was the only state in America where more fourth-graders became proficient in reading on the 2019 NAEP reading proficiency rates — to the point that it generally outperforms Kentucky and, unlike the Bluegrass State, is on a trajectory to post more improvement in the future.

Legislation which would have brought the same successful approaches used by Mississippi to Kentucky

passed the state Senate during this year's General Assembly.

The futures of about 200,000 Kentucky children say it's time for the House to do the same.

At least that's what Wilbur Wright would say.

Jim Waters is president and CEO of the Bluegrass Institute for Public Policy Solutions, Kentucky's free-market think tank. Read previous columns at www.bipps.org. He can be reached at jwaters@freedomkentucky.com and @bipps on Twitter.

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News-Democrat & LEADER

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Look for us Online at: www.newsdemocratleader.com

0800 TRANSPORTATION

Vehicle for Sale: 2008 Chevrolet Colorado. VIN #1GCDT33EX88188699. Bids will be taken at Auburn Banking Company located at 218 West Main St. in Auburn until 4:00 P.M., Tuesday, July 20, 2021. Auburn Banking Company reserves the right to reject all bids. 270-542-4185.

0900 LEGALS

Silicon Ranch Corporation is a Nashville-based, fully integrated independent power producer with a comprehensive platform to develop, design, finance, construct, own, operate and maintain utility-scale solar solutions tailored to meet customer needs.

Silicon Ranch is proposing to develop, fund, construct, own, and operate Russellville Solar LLC, a 173 MWac solar facility located in Logan County, KY. The proposed project will comprise approximately 1,600 acres approximately four miles southwest of Russellville, KY near the intersection of Clarksville Road and Watermelon Road.

The Company is hosting a public meeting for the community to learn more about the proposed project. The meeting will be held Thursday, July 29th 2021 from 6:00 PM-7:00 PM at the Logan County Extension Services Office. The address is 255 John Paul Road, Russellville, KY 42276.

For more information about the project and the corresponding public meeting on July 29th, please contact: gina.brown@siliconranch.com

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Place an ad and be FOUND today!



Check out our Classifieds for bargains!

CUSTOMER NOTICE

Notice is hereby given that the North Logan Water District expects to file an application with the Kentucky Public Service Commission on or about July 15, 2021, seeking approval of a proposed adjustment to its water rates. The proposed rates shall not become effective until the Public Service Commission has issued an order approving these rates.

MONTHLY WATER RATES

No. of Gals. Qer Month:	CURRENT	PROPOSED		
	Charge per 1,000 Gals.	Charge per 1,000 Gals.	Dollar Increase	Percent Increase
First 2,000 Gals. *	\$23.08	\$25.69	\$2.61	11.3%
Next 2,000 Gallons	10.54	11.73	1.19	11.3%
Next 6,000 Gallons	6.73	7.49	0.76	11.3%
Next 15,000 Gallons	6.38	7.10	0.72	11.3%
Over 25,000 Gallons	6.03	6.71	0.68	11.3%

* Lump sum minimum bill

If the Public Service Commission approves the proposed water rates, then the monthly bill for a customer using an average of 3,000 gallons per month will increase from \$33.62 to \$37.42. This is an increase of \$3.80 or 11.3%.

The rates contained in this notice are the rates proposed by North Logan Water District. However, the Public Service Commission may order rates to be charged that differ from these proposed rates. Such action may result in rates for consumers other than the rates shown in this notice.

North Logan Water District has available for inspection at its office the application which it submitted to the Public Service Commission. A person may examine this application at the District's office located at 3118 Lewisburg Road, Russellville, KY 42276. You may contact the office at 270-725-8050.

A person may also examine the application at the Public Service Commission's offices located at 211 Sower Boulevard, Frankfort, Kentucky, 40601, Monday through Friday, 8:00 a.m. to 4:30 p.m., or through the Public Service Commission's website at <http://psc.ky.gov>. Comments regarding the application may be submitted to the Public Service Commission through its website or by mail to Public Service Commission, PO Box 615, Frankfort, Kentucky, 40602. You may contact the Public Service Commission at 502-564-3940.

A person may submit a timely written request for intervention to the Public Service Commission, PO Box 615, Frankfort, KY, 40602, establishing the grounds for the request including the status and interest of the party. If the Public Service Commission does not receive a written request for intervention within thirty (30) days of the initial publication of this notice, the Public Service Commission may take final action on the application.

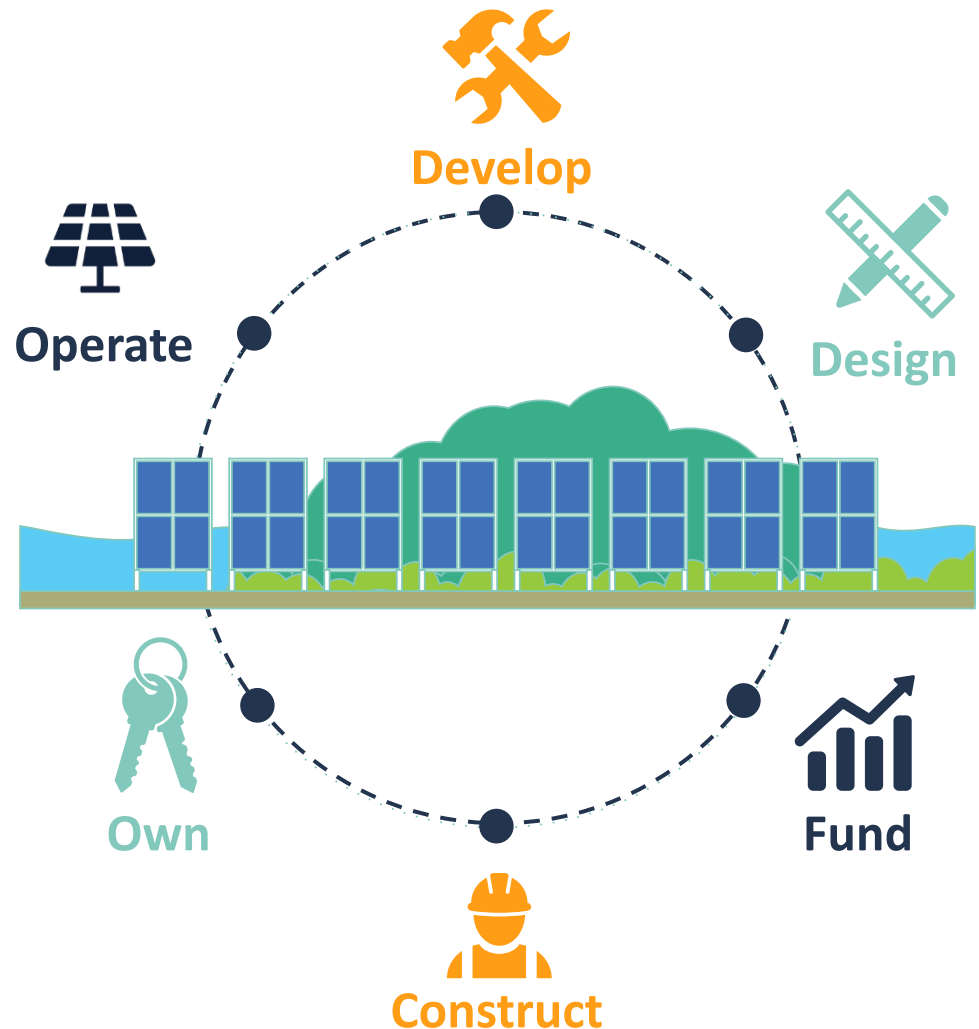


LOGAN COUNTY SOLAR

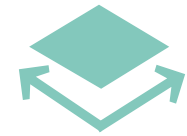
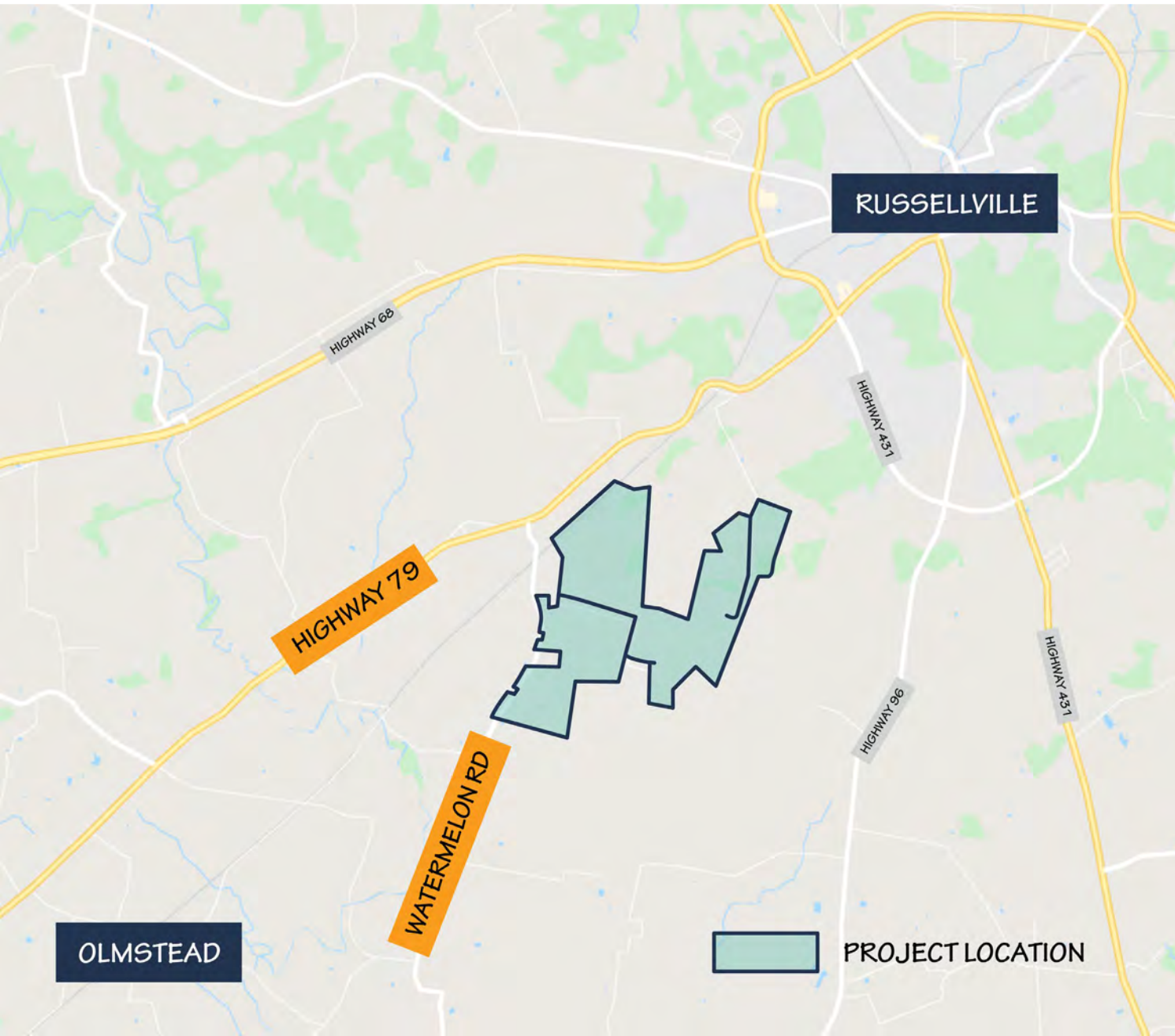
July 29, 2021 – Community Meeting



To bring to communities across the country low-cost, clean energy, economic development and jobs, and partnerships they can count on for the life of their projects.



Logan County Solar – Overview



1,100-acre solar facility in southwestern Logan County



Interconnects with TVA power grid



Subject to environmental review to minimize impacts



Powers the equivalent of 25,000 households per year

Logan County Solar – Economic Benefits



Invests over
\$200M for facility
construction



Provides approximately
450 construction jobs
over an 18-month period



Substantially increases
the tax base and supports
government services such
as roads and schools



Logan County Solar – Unbuffered Built Facility



LOGAN COUNTY SOLAR
Unbuffered view looking east from east of Watermelon Rd, just south of the RJ Corman railroad

Date issued: July 21, 2021
Horiz. Field of View: 32mm / 58.2°



Logan County Solar – Buffered Built Facility



LOGAN COUNTY SOLAR
Option 1 Buffered view looking east from east of Watermelon Rd, just south of the RJ Corman railroad

Date issued: July 21, 2021
Horiz. Field of View: 32mm / 58.2°





A unique approach to agrivoltaics that co-locates solar energy generation and regenerative agriculture to benefit people, land, the environment, and the economy.



Logan County Solar – Real Estate Impact Analysis

Tax Parcel Map



Conclusion

Based on data from matched pair analysis of actual sales of homes adjoining solar farms and university studies, Kirkland Appraisals concludes that Logan County Solar would be in harmony and that the adjoining property values would not be negatively affected by the project.

Data Considered:



9 Solar Farms in KY and adjoining states with 23 adjoining sales considered



23 Solar Farms in the Southeast with 56 adjoining sales considered



37 Solar Farms in the US with 94 adjoining sales considered



2 university studies: University of Texas at Austin and University of Rhode Island

Richard Kirkland, MAI

Certified General Appraiser KY #5522



**Kirkland
Appraisals, LLC**



Logan County Solar – Commitment to Community

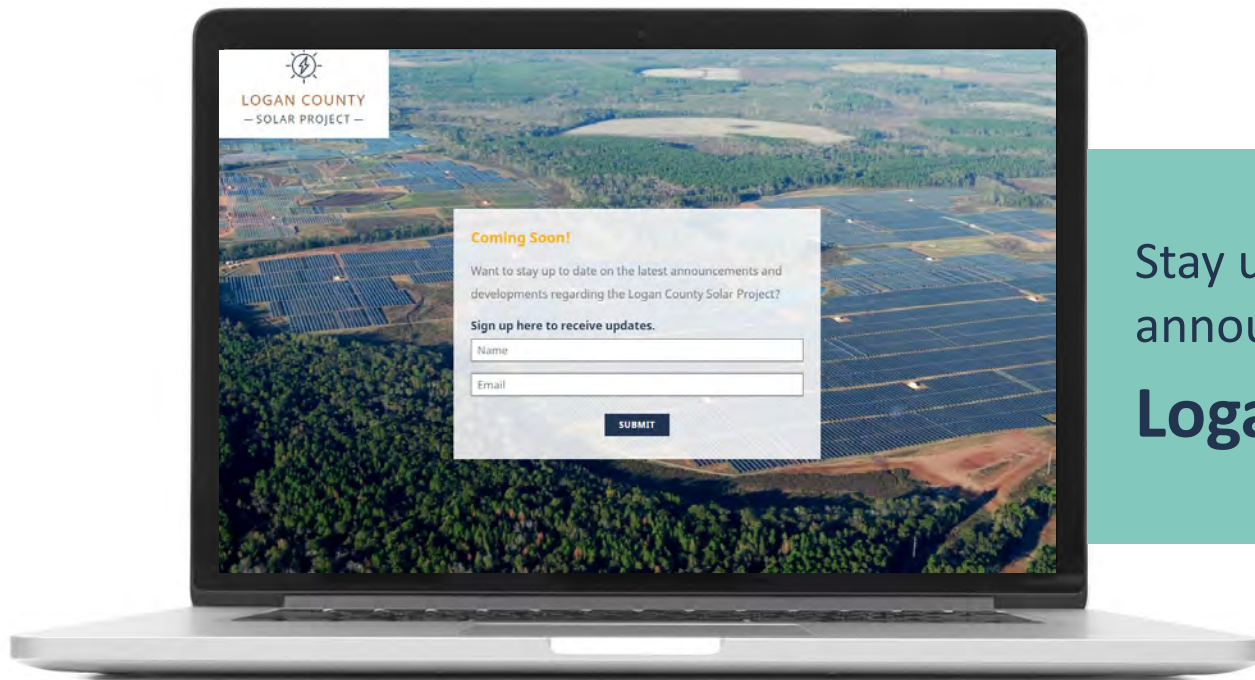


Commitment to on-site job training and hiring local people for solar construction and agriculture jobs



As long-term owner and operator, Silicon Ranch is committed to being a good member of the community and a charitable partner

Logan County Solar – Stay Connected



Stay up to date on the latest
announcements and developments
LoganCountyKYSolar.com





We welcome your questions.



Logan County Solar

July 29, 2021 – Community Meeting



Logan County Solar – Proposed Site Plan



Join Us For Dinner

**And further discussion &
information about the
Logan County Solar Project**

**Tuesday, December 14th 2021
5:45 pm CT**

**Logan County Extension Services Offices
255 John Paul Road
Russellville, KY 42276**

**RSVP to Gina Brown at gina.brown@siliconranch.com
or 615-630-5014 by Friday, December 10th**





LOGAN COUNTY SOLAR

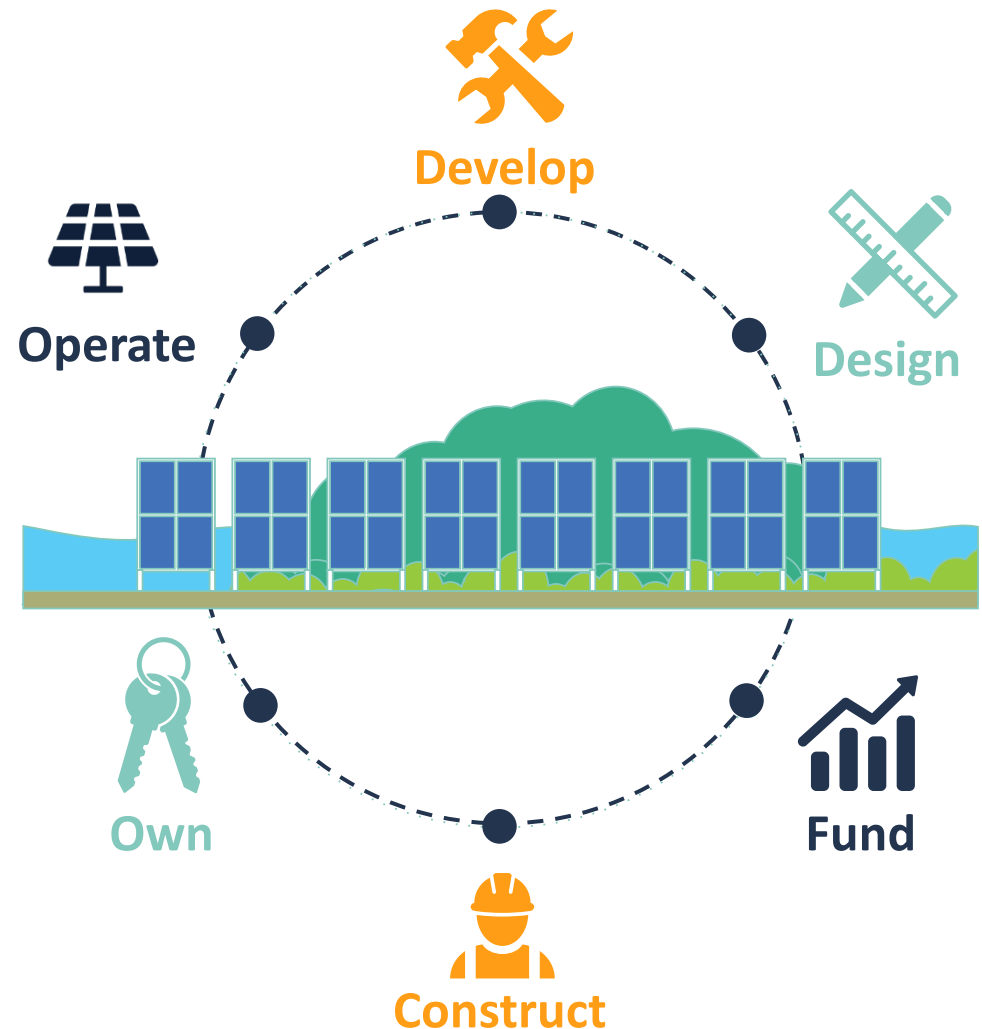
December 14, 2021 – Community Meeting



- 15 minutes – Silicon Ranch Introduction and Project Presentation
- 15 minutes – General Q&A
- 30 minutes – Individual Q&A, Review Site Plan and Visual Renderings



To bring to communities across the country low-cost, clean energy, economic development and jobs, and partnerships they can count on for the life of their projects.

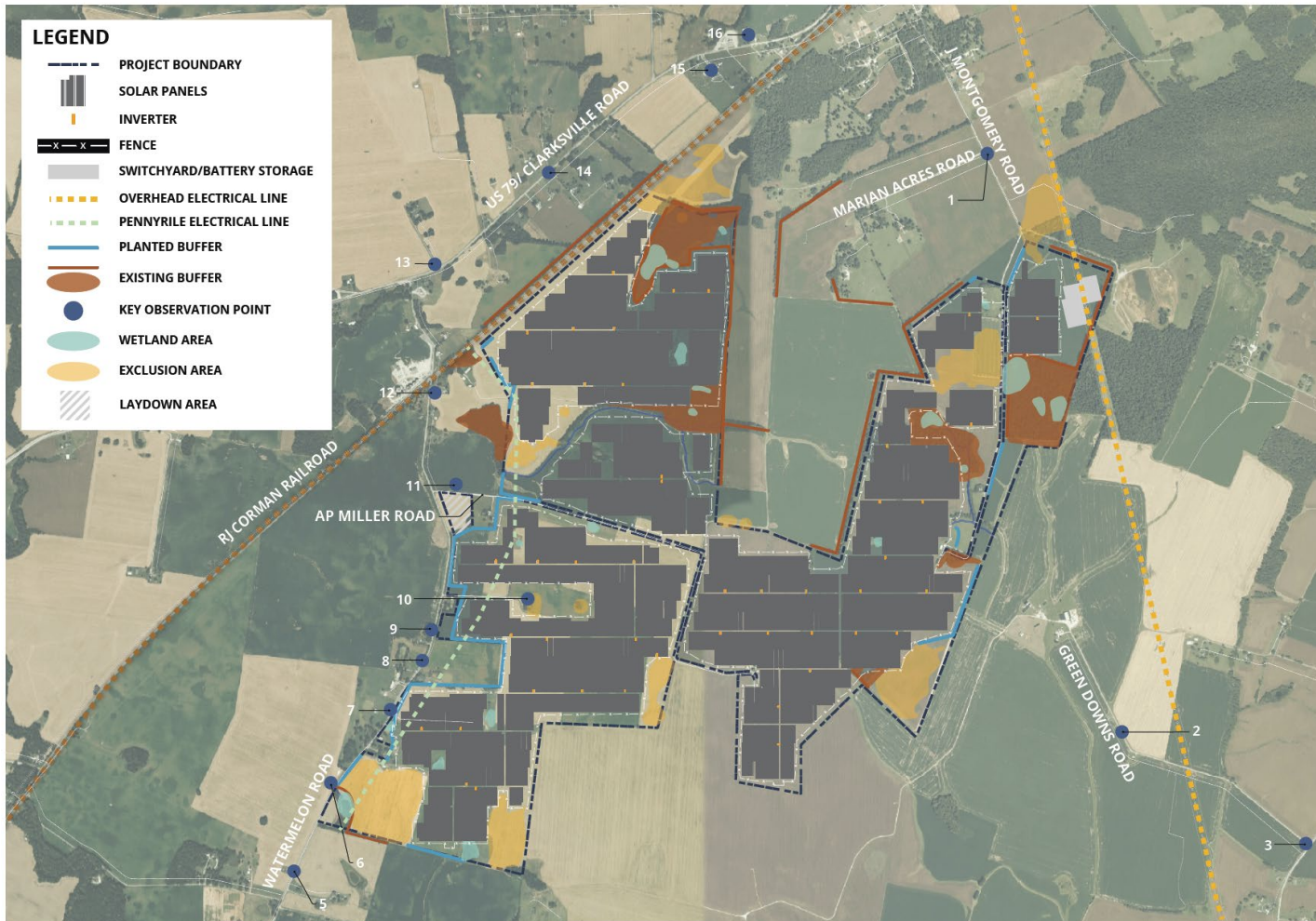




A unique approach to agrivoltaics that co-locates solar energy generation and regenerative agriculture to benefit people, land, the environment, and the economy.



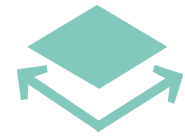
Logan County Solar – Overview



LOGAN COUNTY SOLAR
PROPOSED SITE PLAN (SUBJECT TO CHANGE)



DATE ISSUED:
DECEMBER 9, 2021



1,000-acre solar facility in
southwestern Logan County



Interconnects with
TVA power grid



Subject to environmental
review to minimize impacts



Powers the equivalent of
25,000 households per year



Logan County Solar – Overview

- Land Use
 - Site will remain in agricultural production through grazing, grading will be kept to a minimum, topsoil will be preserved
- Land Assessment
 - Land will be assessed as commercial/industrial (over 10x current value) and generate substantial increase in real property taxes for Logan County Schools and County, working with PVA
- Decommissioning Security
 - Per leases, project will post decommissioning security before operations, with cost estimate updated every 5 years
- Visual and Noise
 - Visual impacts will be minimized using existing vegetative buffers and new vegetative buffers along Watermelon Road and other viewpoints around the project
 - Silent operations (30-45 dB from 300 ft), equivalent to a whisper



Logan County Solar – Economic Benefits



Invests over
\$200M for facility
construction



Provides approximately
450 construction jobs
over an 18-month period



Substantially increases
the tax base and supports
government services such
as roads and schools



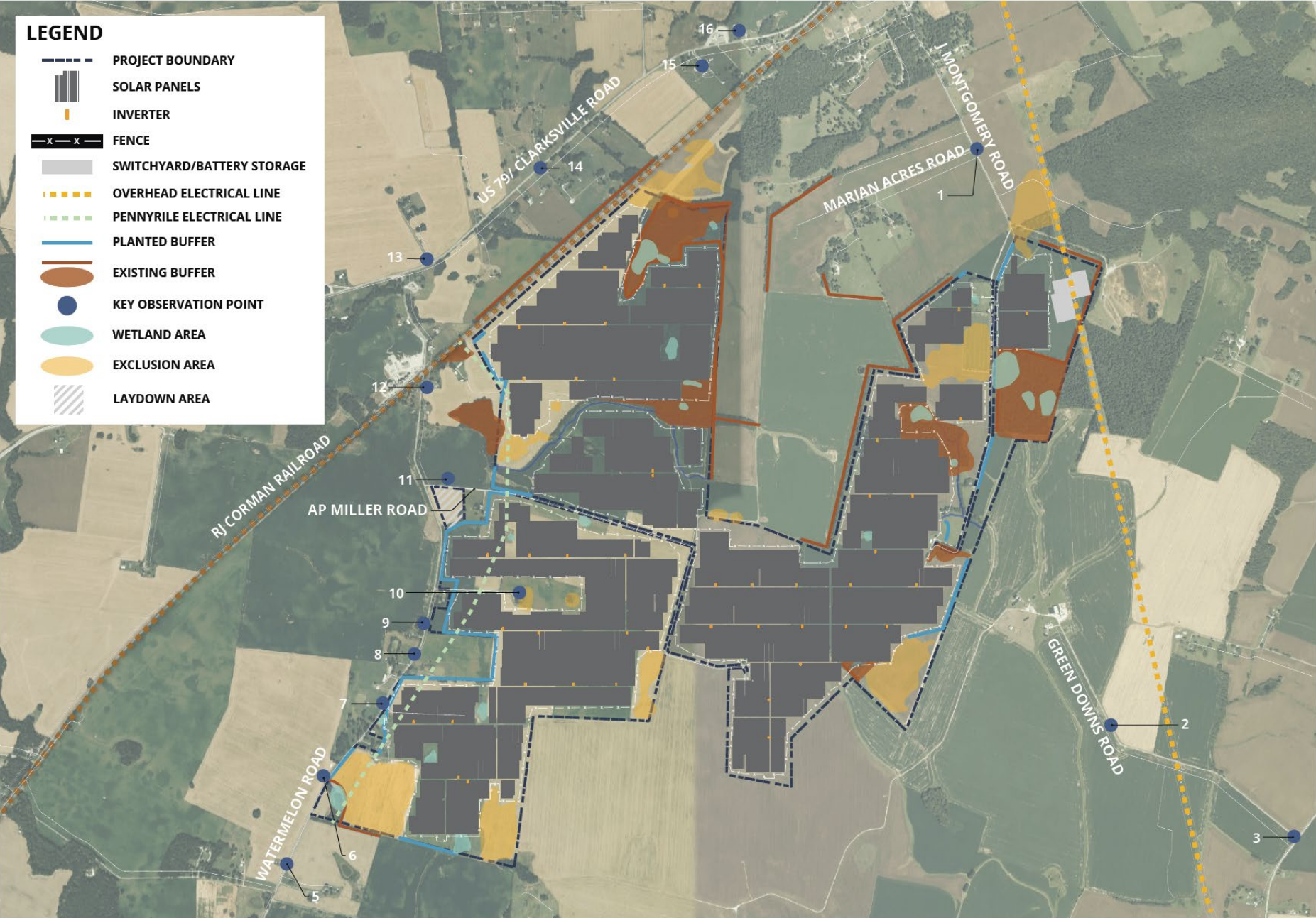
Logan County Solar – Economic Benefits (continued)



- Through a combination of real property taxes and a PILOT to increase local tax impact, we estimate the project will generate an increase of \$12 to \$15 million in County and School District taxes during the project life, compared to the current land use

<u>Real Property Taxes</u>		Year 1	Year 2	Year 3
	Avg:	\$ 103,341.96	\$ 105,408.80	\$ 107,516.98
Extension Services	\$ 7,117.00	\$ 6,837.96	\$ 6,974.72	\$ 7,114.21
General Fiscal Court	\$ 23,105.94	\$ 22,200.00	\$ 22,644.00	\$ 23,096.88
Health	\$ 3,122.42	\$ 3,000.00	\$ 3,060.00	\$ 3,121.20
Library	\$ 15,137.51	\$ 14,544.00	\$ 14,834.88	\$ 15,131.58
Logan County Schools	\$ 59,076.26	\$ 56,760.00	\$ 57,895.20	\$ 59,053.10
	\$ 107,559.14	\$ 103,341.96	\$ 105,408.80	\$ 107,516.98
Project Life Total	\$6.2 Million			
<u>PILOT</u>		Year 1	Year 2	Year 3
	Avg:	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Extension Services	\$ 13,233.66	\$ 13,233.66	\$ 13,233.66	\$ 13,233.66
General Fiscal Court	\$ 42,964.16	\$ 42,964.16	\$ 42,964.16	\$ 42,964.16
Health	\$ 5,805.97	\$ 5,805.97	\$ 5,805.97	\$ 5,805.97
Library	\$ 28,147.33	\$ 28,147.33	\$ 28,147.33	\$ 28,147.33
General Logan Co Schools	\$ 109,848.89	\$ 109,848.89	\$ 109,848.89	\$ 109,848.89
	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Project Life Total	\$6 Million			

Logan County Solar – Proposed Site Plan



Logan County Solar – Commitment to Community



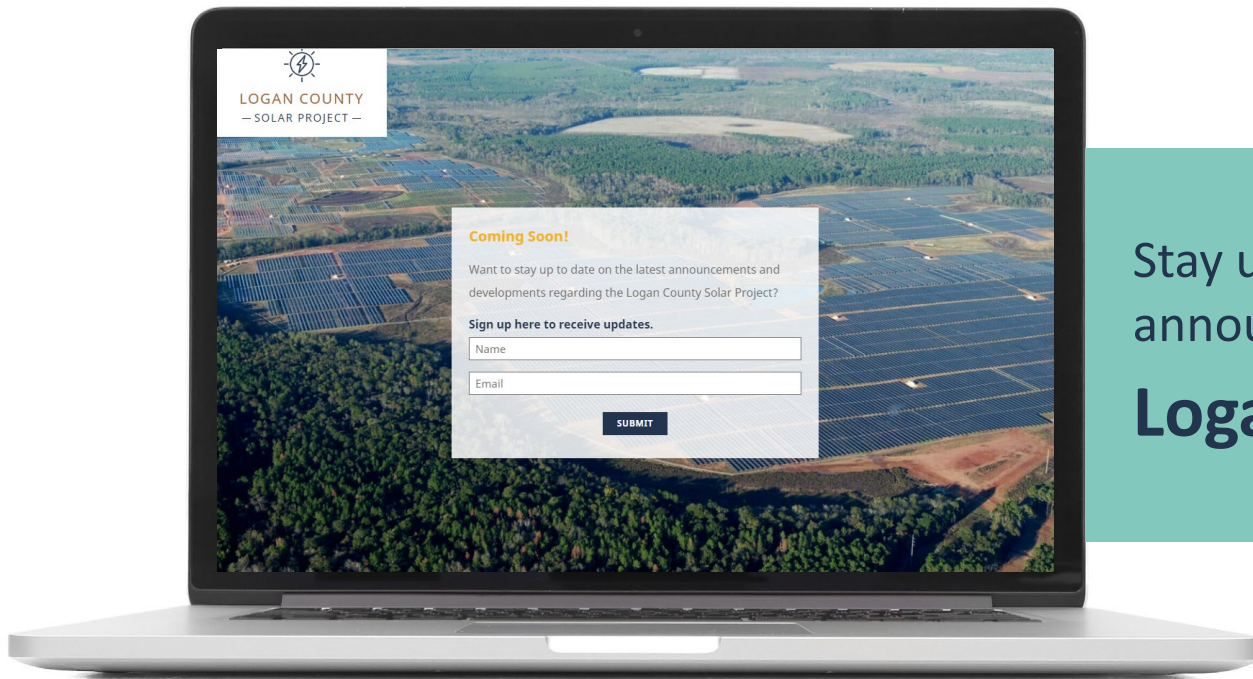
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Logan County Solar

December 14, 2021 – Community Meeting



Logan County Solar – Real Estate Impact Analysis

Tax Parcel Map



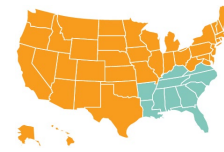
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Richard Kirkland, MAI

Certified General Appraiser KY #5522



**Kirkland
Appraisals, LLC**



Attachment C – Images of Public Meetings for Moore County Solar



Representatives from the project team discuss aspects of the project with community members on July 29, 2021.



Community members listen to presentation during the July 29, 2021, meeting. The proposed layout of the solar facility and a buffered and unbuffered computer rendering of the built solar facility from one major receptor area are shown on the right.



Silicon Ranch Corporation representative discusses the proposed onsite sheep operation associated with the solar facility with community members on July 29, 2021.



Representatives from the project team discuss aspects of the project with community members on December 14, 2021.



Community members listen to presentation during the December 14, 2021, public dinner. The computer renderings of the built solar facility from major residential receptor areas are displayed in the background.



Kirkland Appraisals, LLC representative discusses the evaluation of project impacts to property values with community members on December 14, 2021.