

Welcome,

I am Bill Marshall

This is a talk about Solar Farms and why I favor their inclusion in the future of Maysville Mason County

I hope you will find this video informative.

I start by believing that we all want a sustainable future for Mason County.

If you differ with any information I present, I hope you will tell me about alternate sources, that will expand my understanding.

If we can agree on the facts, then together we can make decisions that move us to that goal

Welcome

- I have been researching Solar for over two years, and my research has led me to favor Solar farms in Mason County
- This video reviews how well, Solar Farms meet the objectives laid out in the Maysville - Mason County's Comprehensive Plan
- What better benchmark can we use, to evaluate a new land use?
- Let review the Comprehensive Plans Goals which start on page 48

TRANSPORTATION

Goal Statement:

To encourage the development and maintenance of a diverse transportation and communication system that will move people, goods, and information effectively

Transportation

Solar Farms will generate substantial cash flow for our community and after construction Solar will add minimal load to our transportation system

PUBLIC FACILITIES AND SERVICES

Goal Statement:

To provide the people of Maysville and Mason County with an adequate level of community facilities and services to meet their basic needs and enhance their quality of life.

PUBLIC FACILITIES AND SERVICES

Solar Farms contribution to local tax districts thru a FILOT (fee-in-lieu-of-tax).

That agreement stipulates a certain payment per year for a particular time period (30 years, for example).

The fee-in-lieu-of-tax rate varies widely from county to county, because it is negotiated between the tax district's representative and a solar farm's developer.

In reviewing previous FILOT agreements, it looks like a \$24,000 yearly tax bill for a 100-acre parcel is fairly normal.

Let's do the math at that "fairly normal" rate, assuming one 500 acres Solar Farm, with an expected life of 35 years extend that continuation.

Each year the tax districts will receive \$120,000 contribution to support public facilities and services.

Over 35 years the total community contribution will come to 4.2 Million dollars.

ECONOMIC DEVELOPMENT

- **Goal Statement:**

To support the development of a broad-based economic system that leads to improvements in quality of life by providing enhanced employment opportunities, a diversity of goods and services, and a strong revenue base.

Solar Farms can introduce a completely new cash stream into our area

ECONOMIC DEVELOPMENT

- **Goal Statement:**

To support the development of a broad-based economic system that leads to **improvements in quality of life** by providing enhanced employment opportunities, a diversity of goods and services, and a strong revenue base.

Improve Quality of Life

After viewing this series of videos, I think you will agree that Solar Farms can improve our quality of life because they

Reduce

- Soil erosion

- Contamination from fertilizers leeching from crop fields

- Reduces pollution from Herbicides used in row crops

- Livestock cutting up sods in wet weather

- Confinement point source solution

 - Odor

 - Animal Waste

ECONOMIC DEVELOPMENT

- **Goal Statement:**

To support the development of a broad-based economic system that leads to improvements in quality of life by **providing enhanced employment opportunities**, a diversity of goods and services, and a strong revenue base.

providing enhanced employment opportunities

Solar Farms will Increase

Employment - Site maintenance both equipment but particularly mowing (relative to cash grain or cow-calf operation on same acreage) will reduce

Add another cash stream flowing into community

Solar Farm that pays \$24,000 yearly to local community per 100-acre parcel is fairly normal.

ECONOMIC DEVELOPMENT

- **Goal Statement:**

To support the development of a broad-based economic system that leads to improvements in quality of life by providing enhanced employment opportunities, a **diversity of goods and services**, and a strong revenue base.

diversity of goods and services

Solar produces a new value stream our area can sell to the world

Our area use to sell

Tobacco

Milk

Textile Product

to the world

We have lost these markets

We need to replace them with Solar power.

As long as the sun shines and people need electricity, we can have a value proposition works far into the future

ECONOMIC DEVELOPMENT

- **Goal Statement:**

To support the development of a broad-based economic system that leads to improvements in quality of life by providing enhanced employment opportunities, a diversity of goods and services, and a **strong revenue base**.

strong revenue base

Solar farms can provide a strong revenue stream to support land ownership.

Solar Farms can also help support our community services
It's fairly normal for a 100-acre parcel, to contribute \$24,000 yearly to local community taxing authorities

These funds really help the community because a producing Solar Farm does not need
Natural Gas
City Water
Sewer or land fill capacity
rail
river
Or large capacity road system.

HOUSING

Goal Statement:

To support the development of a program that ensures an adequate supply of standard housing units for all citizens of Maysville and Mason County.

Although Solar will increase employment versus the current uses of Mason County land, it will not add significant burden, to local housing stocks

LAND USE AND THE ENVIRONMENT

Goal Statement:

To ensure that there is an adequate supply of land available to meet residential, commercial, industrial, agricultural, and public needs, managed in such a way as to protect the total environment.

LAND USE AND THE ENVIRONMENT

- Solar poses very little risk of chemical pollution when the developer uses poly- or monocrystalline silicon solar panels.
- This type panel do not contain harmful chemicals or gasses.
- These panels contain mainly silicon, aluminum, and glass.
- Since they are solid materials (as opposed to liquid), there is no risk of “leakage” of fluids or gasses if the panels crack or break.

Compared to other ways to harvest the sun falling on mason county

- Solar Farms generates less
 - Water Pollution
 - Noiseand
 - Traffic
- Solar is a more sustainable land use because with its long-term sod
 - builds soil mass rather allow soil loss through erosion

As long as the sun shines, the Solar resource can be gathered

HISTORIC PRESERVATION

Goal Statement:

To preserve the historic sites, structures, and events in Maysville and Mason County consistent with the wise use of resources.

- HISTORIC PRESERVATION

Solar Farms are good neighbors.

While using a low percentage of our county's land, they can make significant economic contributions to Maysville and Mason County

All with little environmental impact on our community.

Their contributions can help support historical preservation.

OLD WASHINGTON

Goal Statement:

To preserve and protect the historical heritage of Old Washington and its built environment

DOWNTOWN MAYSVILLE

Goal Statement:

To promote a healthy mix of land uses within the Central Business District

- Solar Farm's significant financial contribution also allow us to continue to preserve Old Washington and to promote a healthy mix of land uses within Maysville's Central Business District

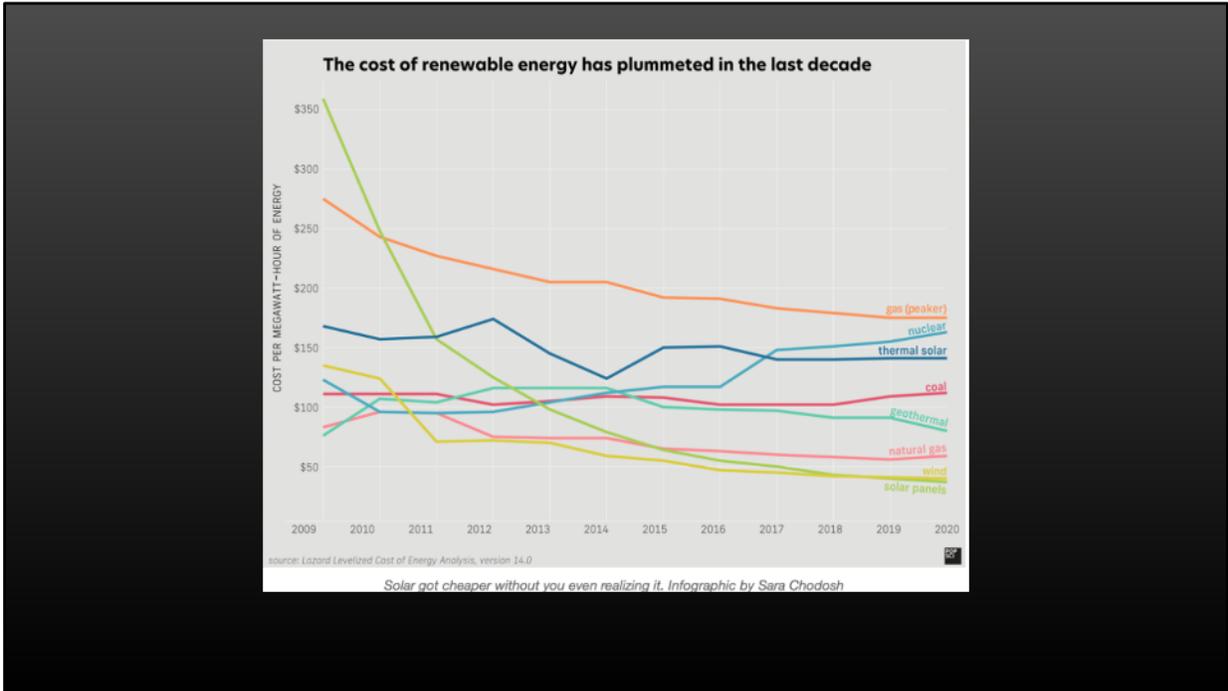
RURAL AND AGRICULTURAL AREAS

Goal Statement:

To ensure that the rural farmland areas of Mason County are adequately provided for in the Comprehensive Plan.

RURAL AND AGRICULTURAL AREAS

Solar Farms as a land use, provides a financially superior alternative to Cash Grain, that can replace the income stream lost with the end of Dairy and Tobacco allotments in Mason County



Solar farms help reach each goal of the Comprehensive Plan

This graph demonstrates that Solar is now the least cost source for Wholesale Electric

This makes it critical that our land use regulations allow Solar to contribute to our community.

Check Out Solar

cwmclass.com/solar-farm-in/

In addition to this video

Please check out cwmclass.com/solar-farm-in/

Solar Farm Zoning Regulations in Maysville - Mason County

I hope you will look at the other my videos that interest you

- Introduction
- Phases of a Solar Farm enterprise
- Will status quo serve our next generation
- Why Solar Farms should be in Land Use Zone 1-A
- Appropriate Setbacks for Solar Farms
- Frequently Asked Questions about Solar Farms
- Summation

My understanding of the facts led me to favor Solar as a long-term way to support

land ownership in our area and generate revenue for the entire community

If you have question on my supporting material
contact

Charles W(Bill) Marshall

6083 Key Pike

Maysville KY 41056

cwm@wozi.com