

Watertown Township
2630 South Sandusky Rd
Sandusky, MI 48471

Special Board Meeting Minutes
Thursday, October 9, 2025 – 7:00 pm

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The special meeting was called to order by Clerk Ross, after which Trustee Radloff was designated to preside. The Pledge of Allegiance was recited.

MEMBERSHIP ROLL CALL

PRESENT: Cambridge, Coats, Radloff & Ross

ABSENT:

STAFF: Cole, Hacker

GUESTS: Al Stoutenburg, Clint Stoutenburg, Matt Cole, Rick Pangburn, Jim Cambridge, Josh Cambridge, Laura Genovich Township Lawyer Foster and Swift, Cooper Roak, Jonathan Vasdekas, Chris Barry all from Linea Energy Solar and David Caldon Attorney for Linea Energy.

ACCEPTANCE OF AGENDA

*** Motion by Cambridge, Supported by Coats to approve the agenda as presented. All in favor. Motion carried.

PUBLIC COMMENT

None

CONTINUING BUSINESS

Chris from Watertown Solar-Linea Energy is going to address the Board

Chris Berry, Director of Development for Linea Energy, introduced himself, his colleagues, and legal counsel to the Board. He then presented a brief overview of the project's history, provided an update on its current status, and outlined the anticipated development timeline.

Closed Session

*** Motion by Radloff, Supported by Ross to move into closed session, at 7:15 pm to consider material exemption from discussion or disclosure by statute under MCL 15.268 (h), specifically identified as an attorney-client privileged written legal opinion. All in favor by roll call vote. Motion carried.

Open Session for a vote on the Decommissioning Bond and the Construction Bond

Radloff called the meeting to Open Session at 8:09 pm.

*** Motion by Radloff, Supported by Ross to approve the Construction Bond Escrow Agreement as presented to the Township Board via email on October 8, 2025, with the condition if the Township's engineer determines that the

construction cost estimated in the bond is insufficient, then the amount of the Construction Bond will increase accordingly. Roll Call: Yea Votes - Cambridge, Radloff & Ross and Nay Vote - Coats. Motion carried.

*** Motion by Radloff, Supported by Ross to approve the Decommissioning Bond Agreement with the condition that if the Township's engineer determines that the salvage value is less than what is stated in Watertown Solar's decommissioning plan, then the amount of the Decommissioning Bond will increase to account for the reduction in salvage value. Roll Call: Yea Votes - Radloff & Ross and Nay Votes – Cambridge & Coats. Motion failed.

*** Motion by Coats, Supported by Cambridge to approve the Decommissioning Bond Agreement with the condition that if the Township's engineer determines that the salvage value is less than what is stated in Watertown Solar's decommissioning plan, then the amount of the Decommissioning Bond will increase to account for the reduction in salvage value and the stated bond amount will be \$50,000 instead of the present stated amount of \$20,000. Roll Call: Yea Votes – Cambridge, Coats Radloff & Ross and Nay Votes – None. Motion carried.

*** Motion by Cambridge, Supported by Radloff to appoint Clerk Ross as the Township's Designated Signee. Roll Call: Yea Votes – Cambridge, Coats Radloff & Ross and Nay Votes – None Motion carried.

ADJOURN

*** Motion by Cambridge, Supported by Coats to adjourn the meeting at 8:14 pm. All in favor. Motion carried.

Respectfully submitted,

Tammy Ross, Clerk