

At a Special Joint Meeting of the  
Board of Supervisors and Planning Commission  
Held in the Social Services Conference Room on  
Thursday, July 16, 2020 at 4:30 pm

**BOARD MEMBERS PRESENT**

C. Eric Fly, Sr.  
Debbie P. Jones  
Wayne O. Jones  
Susan M. Seward  
Rufus E. Tyler, Sr.  
Steve White, Tie Breaker

**PLANNING COMMISSIONERS PRESENT**

Kevin Bracy  
Brenda Burgess  
M. Lafayette Edmonds  
Dennis Mason

**BOARD MEMBERS ABSENT**

Marian D. Johnson

**STAFF PRESENT**

Larry Hughes, Interim County Administrator  
Jeff Gore, County Attorney  
Shilton R. Butts, Assistant to the County Administrator/Deputy Clerk

**Item 1. Call To order/Determine Quorum (4:45 p.m.)**

The July 16, 2020 Special Joint meeting of the Sussex County Board of Supervisors and Planning Commission was called to order by Chair Seward.

**Item 2. The Invocation**

The invocation was offered by Supervisor W. Jones.

**Item 3. The Pledge of Allegiance**

The Pledge of Allegiance was recited by all.

**Item 4. Agenda Amendment**

There were no agenda amendments.

**Item 5. Approval of Agenda**

ON MOTION OF SUPERVISOR D. JONES seconded by SUPERVISOR W. JONES and carried:  
RESOLVED that the Sussex County Board of Supervisors hereby approves the July 16, 2020 Special Joint meeting of the Sussex County Board of Supervisors and the Planning Commission agenda as presented.

Voting aye: Supervisors Fly, D. Jones, W. Jones, Seward

Voting nay: none  
Absent during vote: Supervisor Tyler  
Absent: Supervisor Johnson

### **Item 6. Informational Presentation by Cabin Point Solar, LLC**

Orsted is a global renewable energy company with operations in North America and Europe. Orsted develops, constructs, owns and operates offshore and onshore utility-scale wind farms, solar, energy storage facilities and bioenergy plants and provides energy products.

Mr. Ryan Gilchrist, with Orsted, gave a brief presentation. Mr. Gilchrist stated that the Cabin Point Solar Project is a little more than 1,400 acres total; however, the solar project itself is +/- 700 acres. It is large enough to power the equivalent of 10,000 or 15,000 homes. The power purchaser will be the Old Dominion Electric Cooperative (ODEC). Mr. Gilchrist stated that the mobile utility will be actually purchasing the power and interconnecting with Dominion transmission grade. It's located in an area next to Waste Management and a State Prison where no commercial business is done. It's in an industrial area; however, the land itself has a lot of wetland area and the soil isn't great.

Mr. Gilchrist reviewed the site plan. He stated that they avoided major floodplains and turned them into wildlife corridors as prescribed by Planning. There is significant property setbacks of 200 feet and screening is in place. The site is flat.

There was discussion of putting a rolling exit into the property to handle the traffic flow at the landfill and the prison. There was also discussion of an entrance before the rail/train tracks.

The battery will be located next to the transmission lines.

Mr. Gilchrist explained Battery Energy Storage Systems (BESS) are utility-scale reservoirs of energy. The most common BESS consists of racks of lithium-ion batteries that store and transmit energy to the grid. BESS provides several functions that vary by project. One function is consistency which gives energy providers the ability to store renewable energy during peak production times for distribution later. Grid Services provides frequency regulation, voltage control, and reserve capacity to the grid. Emergency Blackstart provides in the case of an outage, BESS can serve as a fast-start generator to keep the grid running and/or get it online faster. Peak Shaving can lower energy costs for consumers by providing energy during peak demand times.

They handle Power T& D Systems (PSG) and Public Utilities (PUG). They build substations, power and generator circuit breakers; transformers.

An overview of Mitsubishi Electric Power Products Inc. (MEPPI) was given. MEPPI has been providing utility solutions since 1985. It was noted that it is a Japanese company. They have seven (7) substation projects in Virginia. They have turnkey projects in 27 states. They will be managing out of Pittsburgh; however, there is local personnel.

There was discussion of intermittent generation, energy storage, advance metering infrastructure, distributed generation to customers.

There was discussion of technology integration and testing. There was discussion in how battery systems are validated. There was discussion of understanding how the system will react to various circumstances such as heated up/overheated.

There was discussion of location, construction and maintenance; understanding the location of where batteries are and management safety; transparency with partners to help understand requirements of safely accessing site and property boundaries; and having people on site unpacking and setting equipment. There was discussion of having a plan in place for any type of emergency and how to handle new setting. There was discussion of preparing failure analyses and response plans on how anyone should enter a site in an emergency. There was discussion of a plan in place to monitor system and communicate with owner.

There was review of how fire can be suppressed and controlled and allow itself to run its course and burn out. There was also discussion of training and coordination; and, site inspection of battery in addition to remote communication through automated system. There was discussion of a meeting of all people to be considered first responders to the site so that they really understand hazards on the site; who the points of contact are and protocol. There was discussion of any special equipment for an emergency such as a fire and who would be responsible for purchasing. It was noted that it was anticipated that no special equipment would be needed.

Copies of PowerPoint presentations were provided to the Board.

#### **Item 7. Citizens' Comments**

There were no Citizens' Comments.

#### **Item 8. Adjournment**

ON MOTION OF SUPERVISOR D. JONES seconded by SUPERVISOR W. JONES and carried: RESOLVED that the Sussex County Board of Supervisors hereby adjourned the July 16, 2020 Special Joint Meeting of the Board of Supervisors and the Planning Commission at 5:50 p.m. All Board members present voted aye.