

Megasite Authority of West Tennessee Board of Directors Meeting

Meeting Date: January 18, 2023

Time: 10:00 a.m. – 11:20 a.m.

Location: William R. Snodgrass, Tennessee Tower, Nashville, Tennessee

Attendees Included:

Clay Bright, CEO

Chairman Charles Tuggle (virtual attendee)

Evelyn Robertson

Carolyn Hardy

Chris Richards

Mayor Jeff Huffman

Michael Banks

Jim Duke

Commissioner Christi Branscom

Commissioner Jim Bryson

Commissioner McWhorter (arrived at 10:15 a.m.)

Christy Allen, Legal Counsel

- The Meeting was called to order at 10:05 a.m. by Mr. Banks filling in for Chairman Tuggle who is attending electronically.
- CEO Bright performed the roll call and noted that Commissioner McWhorter was on his way.
- The first item of discussion was approving the minutes from the November 17, 2022, meeting.
 - A motion was made by Mr. Robertson to approve the minutes as submitted.
 - The motion was seconded by Ms. Hardy
 - There being no discussion, in a roll call vote, the minutes passed unanimously.
- Mr. Banks noted that the final pilot approval is the next item up for discussion. Mr. Banks gave some explanation and referred to the 2nd page of the November minutes and his motion regarding the pilot. Mr. Banks explained that the Board had to approve the minutes the way the motion was made at the November meeting, so a new motion is needed to clarify the intent.

- Mr. Banks amended the motion from the November meeting to be that the \$2 million in years 11-30 come out of the pilot proceeds and not be prorated and the remaining amounts after the \$2 million is deducted would be prorated according to the acreage which is on the pilot schedule that Clay sent out that has the \$2 million in the far-right column and has the acreage amount on there as well.
 - Mayor Huffman made a motion to accept the motion.
 - Seconded by Mr. Duke
 - There being no discussion, in a roll call vote, the motion passed unanimously.

- The next item on the agenda was a discussion regarding the Industrial Development Board of Brownsville and Haywood County. Since the Board's last meeting, the IDB has been in discussion with a couple of bond fund companies. After discussion, it was determined that the next step would be for the Board to pass a resolution, then enter into a contract. A draft resolution would be worked on between this meeting and the March Board meeting. The contract would follow the March meeting. Mr. Banks will clarify with Charles Bone, involve Wade Morrell, and have a clear path by the next meeting of what needs to happen.

- The next item on the agenda was the Chickasaw Substation and Southwest Electric Substation. CEO Bright stated that there is already a TVA substation on the site that is bringing in the major power to those 66 acres. CEO Bright displayed a map showing the exact locations of both substations. Both are making substantial investments to build those substations. Ms. Richards asked if the board should create a policy and write it in such a way that it is not limited to these two current requests but puts some parameters around what the Board would do in the future to allow future framework. CEO Bright will come back with a draft policy next time and memorialize TVA and these two at the same time.
 - CEO Bright stated that the current motion right now is to approve the property for Chickasaw and the STEMC property for their substation to be transferred to them from the State at no cost.
 - Mr. Duke made the motion to approve this transfer of land.
 - Ms. Hardy seconded the motion.
 - Ms. Richards requested that the minutes reflect the actual description of the substations. Exhibit A is attached.
 - There being no further discussion or questions, in a roll call vote, the motion passed unanimously.

- Mr. Banks noted that the next item on the agenda is an update on Fire and EMS service and equipment. Ford, CCEO Bright, Mr. Banks and Chancellor Tydings from the TN Board of Regents got together and essentially crafted a pilot program with Dyersburg State Community College that during construction hours on weekdays, Dyersburg Community College is going to have their paramedic instructors and EMT instructors and some of their students on site. Haywood County is going to allow the use of one of their ambulances which will be stationed in the fire station at the Megasite to serve Blue Oval City. To cover gaps on the weekends, during spring break, etc. the hospital Mr. Banks is in charge of now is going to have an ambulance sitting in the hospital bay to handle transfers and have a full paramedic and EMT crew. Dyersburg will start March 13, and the hospital is ready to begin when it receives its ambulance license, which is expected shortly, so EMS service will be provided in the next week to two weeks, and this is good for a year.
- CEO Bright provided an update on fire emergency services. CEO Bright reported he asked for a list of items needed for a project of this magnitude. He received the list, and it is about \$4.5 - \$5 million in equipment and a lot of it has an 18-24-month lead time. Mr. Duke noted that they might find something on the used market cheaper and faster. Commissioner Branscom stated her team to be on the lookout for any federal surplus equipment.
- The next item was the SR222 Utility Service update. CEO Bright credited Mayor Sterbinsky of Stanton who discussed running a larger line all the way down SR222 and that line would serve the fire station and the TCAT. They are moving forward with USDA Rural Development right now, and they are meeting tomorrow with Delta Regional Authority. The schedule and plan with USDA to is to have this 222 line in by the end of 2023 or the first of 2024 and that works with the TCAT being open in April 2024.
- CEO Bright noted that as far as working with Commissioner Branscom and General Services they are at the point of sending out the RFP to the Third-Party Treatment Plant. There is a ramp-up schedule to provide water to Ford by November this year.
- CEO Bright turned it over to Christy Allen to provide an update on the rulemaking project. Ms. Allen reported that she had been in conversations with the Department of Environment and Conservation legal office to discuss the Water Quality Control Act, and the EPA requirement of the Board to have a formal rulemaking instead of just a policy. They need something enforceable in court. TDEC has experience doing

that and committed to us that they will have us a draft notice of rulemaking hearing and a proposed timeline around mid-February. After CEO Bright's and Ms. Allen's review, the draft notice of rulemaking hearing could be presented to the Board in March and ask the Board to authorize the filing of the notice. The hope is to have the hearing shortly thereafter and have rules in effect by the November deadline. TDEC is working on a plan B to have something in effect that will be enforceable if we need a temporary measure until the formal rules become effective.

- CEO Bright stated the next item on the agenda is the MOU. There were several commitments from the State to Ford in the MOU and since then there have been several changes with final capacity, final design, roadways, etc. CEO Bright stated they are going through the process now to update the MOU. It will probably take a few months.
- The next item on the agenda was the other Property Conveyances. They are waiting on one final survey from the Brownsville Utilities engineer. It will not be the final but hopefully, it will take care of 90%. Then they can begin the legal process.
- CEO Bright stated the next item is Ford had reached out regarding some property on the South side that is not developed yet that will be in Phase II. The property is south of the conservation easement and the ask is approval from the Board for Ford to sublease to a farmer.
 - Mr. Duke made a motion to allow Ford to sublease the land for crop production for this growing season.
 - Ms. Hardy seconded the motion
 - Being no further discussion, in a roll call vote, the motion passed unanimously.
- CEO Bright gave a visual update with photos of the construction site. Commissioner Branscom reported that 63% of the pipeline is installed and has been tested and all is 100% good.
- Mr. Robertson suggested a Board observation of what's happening on site. CEO Bright asked about having the next meeting at the site instead of Jackson.
- Adjournment
 - A motion was made and seconded. There being no discussion, in a voice vote, the motion passes unanimously.
 - Meeting Adjourned at 11:20 a.m.

Attachment: Exhibit A shows the exact locations of the Chickasaw Substation and Southwest Tennessee Electric Membership Corporation Substation.

/kc



1915
Allen & Hoshall
engineers-architects-surveyors



Ford Sub

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FORD
161:25:15kV
SUBSTATION

CHICKASAW ELECTRIC
COOPERATIVE
SOMERVILLE, TENNESSEE

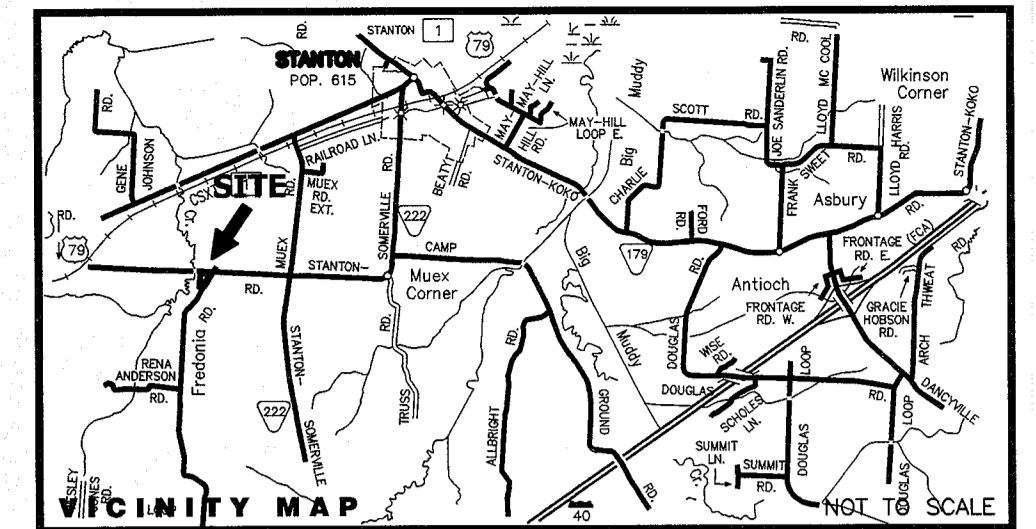
No.	Revision	Date

GENERAL
ARRANGEMENT
PLAN
SCALE: 1"=30'

JOB NO: 00000
DATE: 02.22.23
DRAWN: EJB
CHECKED: RSB
CAD FILE: E2.1.1.DWG

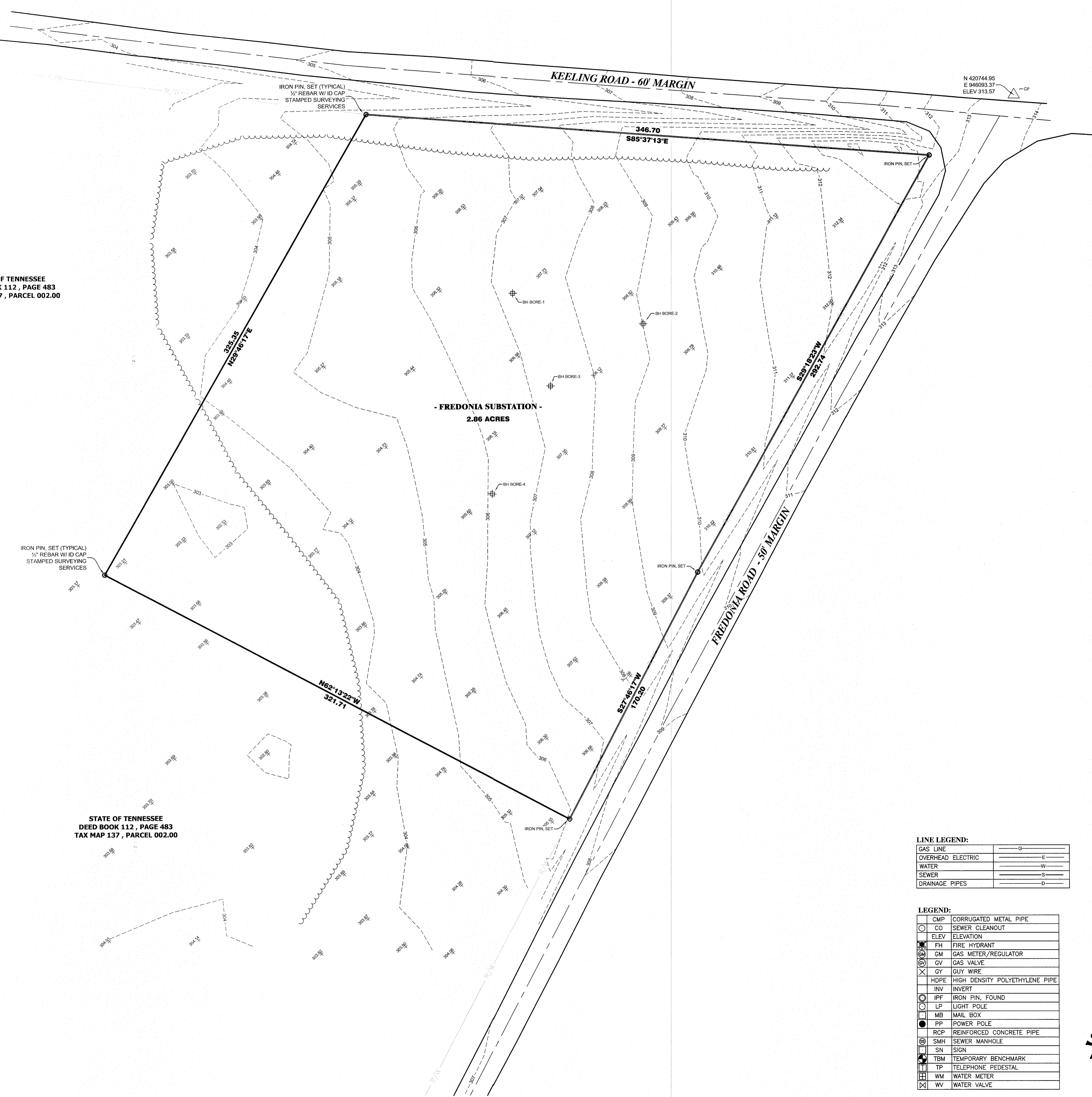
PRELIMINARY
NOT FOR
CONSTRUCTION

E2.1.1



T.S.P.C.S.

STATE OF TENNESSEE
DEED BOOK 112, PAGE 483
TAX MAP 137, PARCEL 002.00



IRON PIN, SET (TYPICAL)
1/2" REBAR W/ID CAP
STAMPED SURVEYING SERVICES

STATE OF TENNESSEE
DEED BOOK 112, PAGE 483
TAX MAP 137, PARCEL 002.00

- FREDONIA SUBSTATION -
2.86 ACRES

KEELING ROAD - 60' MARGIN

FREDONIA ROAD - 50' MARGIN

N 42°07'44.95"
E 94°09'03.37"
ELEV 313.57

NOTES:

- Bearings are relative to the TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83) and elevations based on Mean Sea Level (NAVD83) per NGS OPUS.
- This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property. No attempt was made to review, disclose title problems, or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional. All title questions should be referred to an attorney.
- Reasonable and ordinary procedures and survey standards were employed in researching the public records pertinent to the property. Research was limited to properly indexed public records found in the Madison County Courthouse. Private records were not examined unless otherwise noted in this report or on the plat. As a consequence, important information may not have been revealed that could affect the location of the boundaries and title to the property.
- Property is in the name of STATE OF TENNESSEE per Deed Book 112, Page 483 in the Register's Office of Haywood County, Tennessee.
- Public road easements are often poorly indexed, missing, or difficult to identify. Whenever the state or any governmental entity thereof with eminent domain authority, proposes to improve or utilize a section of an existing two-lane undivided public road including improvements for public utilities, the width of the right of way of which cannot be ascertained totally or partially by instruments of conveyance, court orders or otherwise, there shall be a presumption that the unascertained width is twenty five feet (25') on either side of the centerline of the traveled portion of the road.
- Easements may exist on the property and not be revealed by the limited research or survey of the property. Once created by deed, reservation, or use, may burden the property regardless of further mention in recent records. Easements may arise by implication. Obvious and visible evidence of easement has been taken into account, along with the disclosure of easements in the most recent records examined for boundary information.
- There are no buildings located on the subject property.
- All iron pins set are 18" long, 1/2" rebar with an identification cap stamped Surveying Services.
- The underground utilities and drainage structures as shown hereon are plotted from above ground features and have not been totally field verified. This drawing does not reflect the actual existence or non-existence or the size of all utilities and drainage structures. The actual location, size and depth of all utility and drainage structures should be field verified by the proper utility division before any excavation. There may be underground utilities not shown hereon. Tennessee One Call Ticket numbers are 223452021 and 223452014.
- Site control was post processed and adjusted by The National Geodetic Survey, OPUS website. All other points suitable for GPS observation were established from GPS RTK observations. The GPS system used for the observations were Trimble R 10-2 base/rover systems. Points not suitable for GPS observations were located via conventional observations from the established site control using Trimble Total Stations. Site positions located during the course of this survey have a horizontal accuracy +/-0.05' and a vertical accuracy of +/-0.07'.

I hereby certify that this is a Category II survey and that the ratio of precision of the unadjusted survey is greater than 1:7500 as shown hereon. This survey is correct to the best of my knowledge and belief.



0' 30' 75'

**TOPOGRAPHIC
PLAT OF PROPERTY**

SCALE 1"=30' DATE 12-19-22
DRAWN BY RICHARD N. BROWN, R.L.S. 1778

SURVEY PREPARED FOR
**SOUTHWEST TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION**
SURVEY OF
**2.86 ACRES, PROPOSED
STEMC FREDONIA ROAD SUBSTATION**

SOUTHWEST CORNER OF FREDONIA ROAD AND KEELING ROAD
3RD CIVIL DISTRICT, HAYWOOD COUNTY, TENNESSEE
TAX MAP 137, PARCEL 002.00 - DEED BOOK 112, PAGE 483



SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 664-0807

DRW. NO. 2011-016-22 STEMC FREDONIA

LINE LEGEND:

GAS LINE	— G —
OVERHEAD ELECTRIC	— E —
WATER	— W —
SEWER	— S —
DRAINAGE PIPES	— D —

LEGEND:

CMP	CORRUGATED METAL PIPE
CO	SEWER CLEANOUT
ELEV	ELEVATION
FH	FIRE HYDRANT
GM	GAS METER/REGULATOR
GV	GAS VALVE
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
IPF	IRON PIN, FOUND
LP	LIGHT POLE
MB	MAIL BOX
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
SMH	SEWER MANHOLE
SN	SIGN
TBM	TEMPORARY BENCHMARK
TP	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE

SURVEYING SERVICES, INC.

BRYAN BATTE
R.L.S. 2190

41 Heritage Square
Jackson, Tennessee 38305
731-664-0807 * FAX 668-3586

DAVID EVANS, P.E. 6244
R.L.S. 171

RYAN L. RICHARDSON
R.L.S. 3053

R. BRUCE RICHARDSON
R.L.S. 1420

RICHARD N. BROWN
R.L.S. 1778

12/19/22

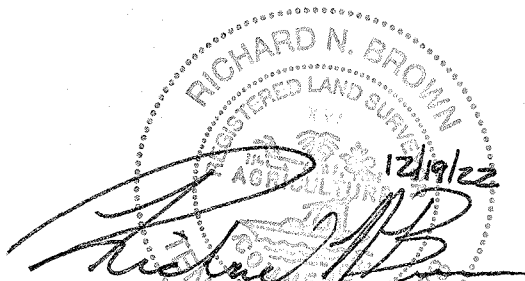
CERTIFICATE OF SURVEY

Southwest Tennessee Electric Membership Corporation
Memphis Regional Mega Site
3rd Civil District, Haywood County, Tennessee

**Fredonia Road @ Keeling Road Substation
2.86 Acres**

BEGINNING at an iron pin set at the northeast corner of the tract herein described, said point being at the intersection of the south margin of Keeling Road (30' each side of centerline) and the west margin of Fredonia Road (25' each side of centerline) runs thence with the aforementioned west margin of Fredonia Road south 29 degrees 18 minutes 23 seconds west, 292.74 feet to an iron pin set and south 27 degrees 46 minutes 17 seconds west, 170.20 feet to an iron pin set at the southeast corner of the tract herein described; runs thence with new severance lines through the property of the State of Tennessee, (Deed Book 112, Page 483) north 62 degrees 13 minutes 22 seconds west, 321.71 feet to an iron pin set at the southwest corner of the tract herein described; continues thence through the aforementioned State of Tennessee property north 29 degrees 46 minutes 17 seconds east, 325.35 feet to an iron pin set at the northwest corner of the tract herein described, said point being in the aforementioned south margin of Keeling Road; runs thence with said margin south 85 degrees 37 minutes 13 seconds east, 346.70 feet to the point of beginning containing within these calls **2.86 acres**, as surveyed by Richard N. Brown, R.L.S. 1778, Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee 38305. 731-664-0807

The above-described tract being a portion of the State of Tennessee property as shown on Tax Map 137, Parcel 2.00 in the Assessor's Office of Haywood County, Tennessee. Recorded in Deed Book 112, on Page 483 in the Register's Office of Haywood County, Tennessee.



Richard N. Brown, R.L.S. 1778
Surveying Services, Inc.
41 Heritage Square
Jackson, Tennessee 38305