

To: City of Sherwood Community Development Department
From: Meadowlark Energy Storage LLC
Eramos@ussolarandstorage.com
Location: Hampton Inn Sherwood Portland
22000 SW Meinecke Pkwy
Sherwood, OR 97140
Date: May 4, 2026
Time: 6:30 PM

Agenda

Discuss development proposed by Meadowlark Energy Storage LLC (Applicant) on the property located on City of Sherwood public Right-of-Way northeast of 20655 SW Langer Farms and on Portland General Electric (PGE) parcels R2118350 and R2183329.

Attendance

Five members of the public attended the meeting, including a PGE Government Affairs Manager; the President of Friends of Tualatin Wildlife Refuge; a prior colleague of a project engineer; a representative of a nearby proposed Battery Energy Storage System; and a nearby landowner. The sign-in sheet is included in Attachment A.

Comments

Three written comments were received from a representative of Friends of Tualatin Wildlife Refuge, included in Attachment B.

Presentation

The Applicant facilitated an open-house style discussion using the posterboards shown in Attachment C.

Discussion Summary

Five members of the public participated in informal conversations with the project team while reviewing the project display boards. Discussion topics included:

- The associated Battery Energy Storage System and its purpose
- The project location and its relationship to surrounding properties
- The permitting process and anticipated schedule

Attendees generally expressed appreciation for the informational displays and had the opportunity to ask project-specific questions. One nearby property owner attended to learn more about the project. A representative of Friends of Tualatin Wildlife Refuge expressed appreciation

Attachment A, Appendix I

for the project team's outreach and project presentation, offered positive feedback regarding the project, and indicated interest in maintaining communication as the project progresses. The Applicant also offered to meet with the organization's Board to provide additional project information.

Attachment A – Sign-in Sheet

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: Meadowlark Energy Storage

Proposed Project Location: Sherwood, OR

Project Contact: Meadowlark @ urrenewablesLLC.com

Meeting Location: Hampton Inn Sherwood

Meeting Date: 5/4/2026

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
CHARLIE HART	20510 SW ROY ROGERS	oregoncharliehart@comcast.net	☒	☒		☒
ROB KETTIG	21639 ALDRIDGE TERR	rob@aks-corp.com				☒
Tony Sleva	5680 SE Pine ST Hillsboro	Tony@PrescientElectric.com				☒
Meredith Armstrong		meredith.armstrong@pfn.com				☒
Andy Voss		voss_andy@yahoo.com		☒	☒	

Attachment B – Comments

Attachment A, Appendix I

Emily Ramos

From: Cheryl Hart <oregonchart@comcast.net>
Sent: Tuesday, May 5, 2026 10:22 AM
To: Emily Ramos
Subject: May 4, Neighbor Meeting

I just wanted to thank you for inviting me to the neighbor meeting for the BESS installation. It was very informative and helpful. I look forward to being kept informed as the project progresses

Thank you,

Cheryl Hart, Board President

Friends of Tualatin River National Wildlife Refuge Complex

BethAnne Darby

From: Cheryl Hart <oregonchart@comcast.net>
Date: Tuesday, May 5, 2026 at 9:26 AM
To: Beth Anne Darby <bethanne@2balignedstrategies.com>
Subject: Meadowlark Neighbor Meeting

Hi, Beth Anne,
Thank you for your gracious welcome last evening at the Neighbor Meeting. I appreciate the positive approach you and CPI is taking with their BESS project and am guessing you had a bit to do with that.

I haven't had a chance to follow up with the rest of my team from Friends of TRNWRC but will get together with them later this week, I hope. I want to spin an idea with them because of the enthusiastic acceptance I received from you and some of the US Solar folks about a guided tour on the refuge.

I'll get back to you with more information soon but wanted you to have my contact information too.

Thank you,

Cheryl Hart

BethAnne Darby

From: Cheryl Hart <oregonchart@comcast.net>

Date: Wednesday, May 6, 2026 at 4:36 PM

To: Beth Anne Darby <bethanne@2balignedstrategies.com>

Cc: Anderson, Bonnie <bonnieandmarty@comcast.net>; Larry Klimek <klimekml@aol.com>; Alan Christensen <gardenjoy47@comcast.net>

Subject: Tour of Tualatin River National Wildlife Refuge

Hi, Beth Anne,

I just got off of Zoom with the rest of the Friends advocacy team and we are all looking forward to giving you and as many Meadowlark folks as possible a tour of the refuge. It would be helpful if you could suggest a few dates and times that would work for you. Early morning and late evening (sun up and sundown) are the best times to see wildlife but the refuge is interesting any time so let us know when you all are available and we'll get something planned.

Thank you,

Cheryl Hart

Attachment C – Neighborhood Meeting Posterboards

Meadowlark Energy Storage Neighborhood Meeting

Welcome and thank you for attending.

This meeting covers a **Conditional Use Permit (CUP), Site Plan Review (SPR), and Transportation Facility Modification** application for supporting infrastructure within Sherwood City Limits associated with an approved energy project -Meadowlark BESS in WA County.

Proposed Improvements:

- Three utility riser poles
- Underground electrical connection
- Access road improvements

Stations:

1. *Environmental / Permitting*
2. *Design*
3. *Safety*
4. *General Questions*

Station 1

Environmental & Permitting

Aerial View



Station 2

Design

Riser Poles (3) Looking West



Riser Poles (3) Looking North

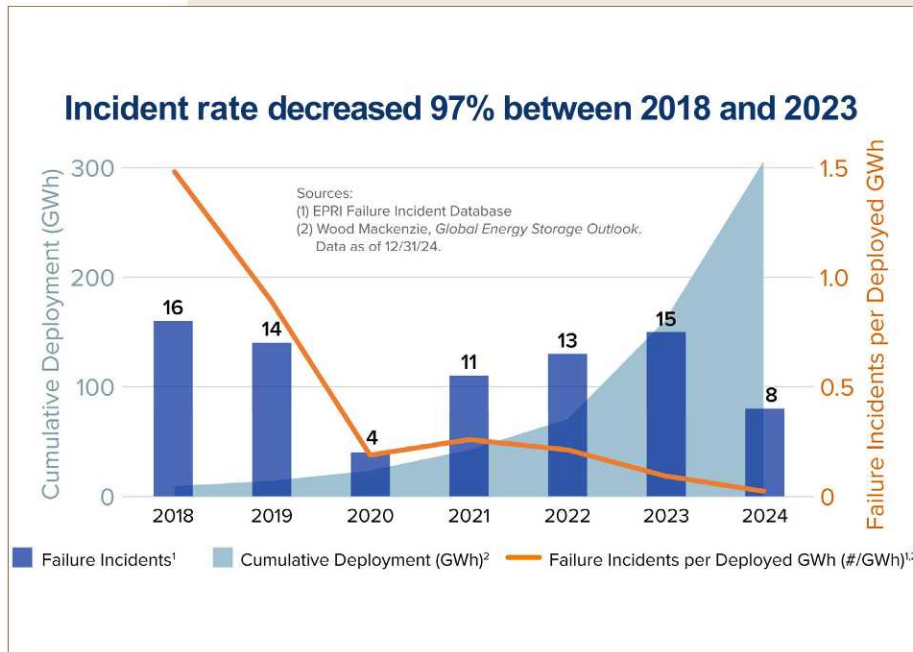


Station 3

Safety

Safety is Our Priority

Multiple layers of protection ensure safe operations



Energy storage is safe when it's properly designed, installed, tested, operated and maintained

- Storage solutions used in CIP's projects meet rigorous national fire and electrical safety codes and standards
- Every component undergoes extensive factory and safety testing before installation
- Built with the latest technological advancements in safety and reliability (lithium iron phosphate or "LFP")
- Self-contained systems that prevent any isolated issues from spreading
- Built-in fire protection system and thermal management (including venting, cell separation, etc.)
- Advanced sensors continuously monitoring temperature, voltage and air quality to prevent problems before they start
- Alarms and automatic shutdown when an issue is detected
- 24/7 monitoring and operational / troubleshooting support by trained specialists
- Annual training to be provided to first responders
- Preventive maintenance to keep systems running safely

The Bottom Line: Energy storage systems have an excellent safety record when properly designed, operated and maintained



Station 4

General Questions & Community Follow-Up