

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION AND
TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF RHUDES)	
CREEK SOLAR, LLC FOR A CERTIFICATE OF)	
CONSTRUCTION FOR AN APPROXIMATELY)	
100 MEGAWATT MERCHANT ELECTRIC SOLAR)	
GENERATING FACILITY AND A RELATED 138)	CASE NO.
KV NONREGULATED ELECTRIC)	2021-00127
TRANSMISSION LINE APPROXIMATELY 1 1/2)	
MILES IN LENGTH IN HARDIN COUNTY,)	
KENTUCKY PURSUANT TO KRS 278.700 AND)	
807 KAR 5:110)	

NOTICE OF FILING

Notice is given to all parties that the following materials have been filed into the record of this proceeding:

- The digital video recording of the evidentiary hearing conducted on January 13, 2022 in this proceeding;
- Certification of the accuracy and correctness of the digital video recording;
- A written log listing, inter alia, the date and time of where each witness' testimony begins and ends on the digital video recording of the evidentiary hearing conducted on January 13, 2022.

A copy of this Notice, the certification of the digital video record, and hearing log have been served upon all persons listed at the end of this Notice. Parties desiring to view the digital video recording of the hearing may do so at <https://youtu.be/hFAIVAuXFBs>.

Parties wishing an annotated digital video recording may submit a written request by electronic mail to pscfilings@ky.gov. A minimal fee will be assessed for a copy of this recording.

Done at Frankfort, Kentucky, this 26th day of January 2022.



Linda C. Bridwell
Executive Director
Public Service Commission of Kentucky

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF RHUDES CREEK)
SOLAR, LLC FOR A CERTIFICATE OF)
CONSTRUCTION FOR AN APPROXIMATELY)
100 MEGAWATT MERCHANT ELECTRIC SOLAR)
GENERATING FACILITY AND A RELATED 138 KV)
NONREGULATED ELECTRIC TRANSMISSION LINE)
APPROXIMATELY 1 1/2 MILES IN LENGTH IN)
HARDIN COUNTY, KENTUCKY PURSUANT TO)
KRS 278.700 AND 807 KAR 5:110)

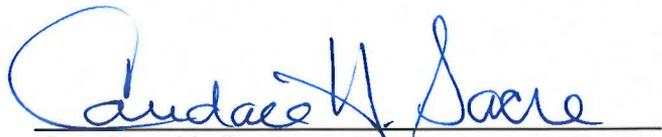
CASE NO.
2021-00127

CERTIFICATION

I, Candace H. Sacre, hereby certify that:

1. The attached flash drive contains a digital recording of the Formal Hearing conducted in the above-styled proceeding on January 13, 2022. The Formal Hearing Log is included with the recording on January 13, 2022;
2. I am responsible for the preparation of the digital recording;
3. The digital recording accurately and correctly depicts the Formal Hearing of January 13, 2022; and
4. The Formal Hearing Log attached to this Certificate accurately and correctly states the events that occurred at the Formal Hearing of January 13, 2022, and the time at which each occurred.

Signed this 25th day of January, 2022.



Candace H. Sacre
Administrative Specialist III



Stephanie Schweighardt
Notary Public State at Large ID#: 614400
Commission Expires: January 14, 2023



Date:	Type:	Location:	Department:
1/13/2022	Public Hearing\Public Comments	Hearing Room 1	Hearing Room 1 (HR 1)

Witness: Jeffrey Chang; Paul Coomes; Alexander Gregory; Richard Kirkland; Robin Saiz; Michael Savage
 Judge: Marianne Butler; Amy Cabbage
 Clerk: Candace Sacre

Event Time	Log Event	
1:02:08 PM	Session Started	
1:02:18 PM	Vice Chairman Cabbage Note: Sacre, Candace	Good afternoon. We are on the record in Case No. 2021-00127, Electronic Application of Rhudes Creek Solar, LLC, for a Certificate of Construction for an Approximately 100-Megawatt Merchant Electric Solar-Generating Facility and a related 138 kV Nonregulated Electric Transmission Line Approximately 1-1/2 Miles in Length in Hardin County, Kentucky.
1:02:43 PM	Vice Chairman Cabbage Note: Sacre, Candace	My name is Amy Cabbage. I am Vice Chair of the Public Service Commission and Vice Chair of the State Board on Electric Generation and Transmission Siting and will be presiding today. Commissioner Butler is recusing. Chairman Chandler is unfortunately unavailable and will be reviewing the record afterwards before a decision is made.
1:03:10 PM	Vice Chairman Cabbage Note: Sacre, Candace	Joining me today via videoconferencing are the other four Siting Board Members. They are John Lyons, Deputy Secretary of the Energy and Environment Cabinet, serving as proxy for Secretary Rebecca Goodman; Sydney Montgomery with the Cabinet for Economic Development, serving as proxy for Interim Larry Secretary Larry Hayes; Mark Hinton, ad hoc appointee; and Larry Waddell, second ad hoc appointee.
1:03:35 PM	Vice Chairman Cabbage Note: Sacre, Candace	COVID and videoconferencing recommendations. (Click on link for further comments.)
1:05:01 PM	Vice Chairman Cabbage Note: Sacre, Candace	Again, the hearing today is for the purpose of taking evidence in Case No. 2021-00127, electronic application of Rhudes Creek Solar, LLC, for a Certificate of Construction for an approximately 100-megawatt merchant electric solar-generating facility and a related 138-kV nonregulated electric transmission line approximately 1-1/2 miles in length in Hardin County, Kentucky.
1:05:26 PM	Vice Chairman Cabbage Note: Sacre, Candace	Appearance of counsel. (Click on link for further comments.)
1:05:42 PM	Atty Osterloh Rhudes Creek Solar Note: Sacre, Candace	Todd Osterloh, along with me James Gardner, six witnesses today, Robin Saiz, Jeff Chang, Alex Gregory, Michael Savage, Dr. Paul Coomes, and Richard Kirkland.
1:06:52 PM	Staff Atty Gosnell PSC Note: Sacre, Candace	Linda Gosnell.
1:06:55 PM	Vice Chairman Cabbage Note: Sacre, Candace	Public notice. (Click on link for further comments.)

1:07:12 PM	Vice Chairman Cubbage Note: Sacre, Candace	Outstanding motions. (Click on link for further comments.)
1:07:18 PM	Vice Chairman Cubbage Note: Sacre, Candace	Public comments. (Click on link for further comments.)
1:11:32 PM	Vice Chairman Chandler Note: Sacre, Candace	Ready to present evidence?
1:11:37 PM	Atty Osterloh Rhudes Creek Solar Note: Sacre, Candace	Yes, first witness Robin Saiz.
1:11:42 PM	Vice Chairman Cubbage Note: Sacre, Candace	Witness is sworn.
1:12:10 PM	Vice Chairman Cubbage - witness Saiz Note: Sacre, Candace	Examination. Name and address?
1:12:27 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Direct Examination. By whom employed?
1:12:35 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Title?
1:12:40 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Provide background as to role with project?
1:16:33 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Correct ibV model to own and operate projects?
1:16:56 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Rhudes Creek and PPA been entered into, provide background on that?
1:17:41 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Maybe provide high-level background of project?
1:18:55 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Talk about recent development in Hardin County, planning and zoning process, responded data request in November, planning commission hearing in December?
1:19:21 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Hearing for approval zoning map amendment?
1:19:33 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Planning commission reach decision?
1:19:42 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Subsequent to that, attended public outreach events, provide background on two events?
1:21:04 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Back to local approval process, following planning commission approval, board of adjustments scheduled hearing on conditional use permit?
1:21:27 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Was last Thursday, the 6th?
1:21:33 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Remember what happened earlier that day?
1:21:57 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Discussions with planning director rescheduled that for March 3?
1:22:13 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	Submission to Siting Board from county deputy judge/executive, aware of that?
1:22:38 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	London called you yesterday?
1:22:52 PM	Atty Osterloh Rhudes Creek Solar - witness Saiz Note: Sacre, Candace	That type communication not uncommon with county officials?

1:23:30 PM Atty Osterloh Rhudes Creek Solar - witness Saiz
Note: Sacre, Candace London indicated to you catalyst of letter, quote from Coomes in his report?

1:23:52 PM Atty Osterloh Rhudes Creek Solar - witness Saiz
Note: Sacre, Candace December 20 filing, actually filing of BBC Research Consulting?

1:24:04 PM Atty Osterloh Rhudes Creek Solar - witness Saiz
Note: Sacre, Candace Referenced Coomes quote in report?

1:24:11 PM Atty Osterloh Rhudes Creek Solar - witness Saiz
Note: Sacre, Candace Recall when Coomes did report?

1:24:40 PM Atty Osterloh Rhudes Creek Solar - witness Saiz
Note: Sacre, Candace Company provide Coomes with information as to anticipated benefits PILOT agreements to be?

1:25:13 PM Atty Osterloh Rhudes Creek Solar - witness Saiz
Note: Sacre, Candace After Coomes prepared report in June, more discussions with county officials regarding PILOT?

1:25:33 PM Atty Osterloh Rhudes Creek Solar - witness Saiz
Note: Sacre, Candace Several months after Coomes report June of last year, communications with county officials regarding PILOT?

1:26:23 PM Atty Osterloh Rhudes Creek Solar - witness Saiz
Note: Sacre, Candace Agree consistent with London letter in record?

1:26:29 PM Atty Osterloh Rhudes Creek Solar - witness Saiz
Note: Sacre, Candace Fair to say company receptive to PILOT agreement be reached with county?

1:27:07 PM Vice Chairman Cabbage
Note: Sacre, Candace Staff?

1:27:10 PM Staff Atty Gosnell PSC - witness Saiz
Note: Sacre, Candace Cross Examination. Letter in question indicates county not negotiating PILOT agreement or industrial revenue bond at present?

1:27:29 PM Staff Atty Gosnell PSC - witness Saiz
Note: Sacre, Candace Coomes asked to review economic impact on taxes as result of letter?

1:27:52 PM Staff Atty Gosnell PSC - witness Saiz
Note: Sacre, Candace In application and responses, several mitigation measures, many different situations discuss efforts, committed to following measures contained in application and responses?

1:28:41 PM Staff Atty Gosnell PSC - witness Saiz
Note: Sacre, Candace Rhudes Creek also reviewed report consultant for Siting Board, submitted letter appears agree with mitigation measures suggested by consultant with exception issue when be vegetative planting?

1:29:26 PM Staff Atty Gosnell PSC - witness Saiz
Note: Sacre, Candace Who could?

1:29:40 PM Vice Chairman Cabbage
Note: Sacre, Candace Questions?

1:29:44 PM Board Member Lyons - witness Saiz
Note: Sacre, Candace Examination. What is term of that?

1:30:01 PM Board Member Lyons - witness Saiz
Note: Sacre, Candace What happen end of 20-year term?

1:30:44 PM Board Member Lyons - witness Saiz
Note: Sacre, Candace What is expectation?

1:30:53 PM Vice Chairman Cabbage
Note: Sacre, Candace Questions?

1:31:00 PM Board Member Montgomery - witness Saiz
Note: Sacre, Candace Examination. Any jobs created from that or maintains itself?

1:32:09 PM	Vice Chairman Cabbage - witness Saiz Note: Sacre, Candace	Examination. IRP and PILOT discussions, any discussion open to negotiation assuming get zoning permissions in order?
1:33:30 PM	Vice Chairman Cabbage - witness Saiz Note: Sacre, Candace	Prefer alternatives with KEDFA, discuss alternatives might be and discussions with KEDFA?
1:34:27 PM	Vice Chairman Cabbage - witness Saiz Note: Sacre, Candace	Public hearing in Elizabethtown, unhappiness expressed by members of Cecilia community, what efforts made address site specific concerns?
1:38:51 PM	Vice Chairman Cabbage - witness Saiz Note: Sacre, Candace	Chang and Gregory discuss more, concerns storm water runoff, discussions with neighbors?
1:39:54 PM	Vice Chairman Cabbage - witness Saiz Note: Sacre, Candace	Karst issues, company ever built in highly karst area?
1:41:00 PM	Vice Chairman Cabbage Note: Sacre, Candace	Redirect?
1:41:16 PM	Vice Chairman Cabbage Note: Sacre, Candace	Next witness?
1:41:19 PM	Atty Osterloh Rhudes Creek Solar Note: Sacre, Candace	Jeffrey Chang.
1:41:22 PM	Vice Chairman Cabbage Note: Sacre, Candace	Witness is sworn.
1:41:37 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Examination. Name and address?
1:41:56 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Direct Examination. Employer?
1:42:02 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Title?
1:42:07 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Explain what means with respect to project?
1:42:48 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Karst, provide information as to evolutionary process companies had considering karst issues for project?
1:45:35 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Setback part of recommendation geo-tech study on file with Siting Board?
1:46:02 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Storm water, project negatively impact storm water in area?
1:48:32 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Sandhill cranes, how consideration impact wildlife?
1:49:48 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Any species come up required further study?
1:50:14 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Sandhill crane an endangered species under Endangered Species Act?
1:50:32 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Specifically, hunting season here, in Kentucky?
1:50:39 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Response impact oil and gas storage, reached out to agencies, update on progress?
1:52:39 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Response BBC report, identified concerns about sequencing/timing of vegetative buffer, explain what concerns might be?

1:54:01 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Making sure viable, if die not help anyone?
1:54:18 PM	Vice Chairman Cubbage Note: Sacre, Candace	Questions?
1:54:23 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Cross Examination. Mitigation measure, two issues, weather and understanding trying to screen whole project when already agreed constructions in phases, feasible complete vegetative screening as phases are done rather than entire project?
1:55:40 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Any revisions to site development plan submitted with application?
1:56:32 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Not at this point a finalized plan though different one than submitted with application?
1:56:53 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Glare study discussed yellow and green glare, any anti-glare components to panels using?
1:57:42 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Landscape plans, vegetative order, June 9 last year by J. Miller, various trees and sizes for buffering, any significant revision to landscape plan since application submitted?
1:58:40 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Explain width of barriers and other types of vegetation used taller and wider barrier?
1:59:30 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Not have information available give what width of barrier be?
2:00:33 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Did indicate height of plant, plant put in or full adult?
2:01:02 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	BBC report mentioned attention spent additional buffering 15 smaller lot residences, feasible and explain how take that into account in process?
2:02:50 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Discussion in request for information, distribution lines, followed up on, Request 15?
2:03:55 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Indicated in answers to Request 8, Second Request, no decommissioning plan yet, still situation?
2:04:24 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Whatever plan include requirement all components dismantled and removed, apply to transmission line?
2:04:57 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Terracon Consultants Dec 30 2010, soil testing, moderate corrosion, more testing/evaluation, second report in May, risk low, any steps taken or explain any necessary avoid erosion to any components?
2:06:42 PM	Staff Atty Gosnell PSC - witness Chang Note: Sacre, Candace	Karst issue, Terracon, high karst potential, offset buffer, also equipment move slightly, recommend annual survey at monitoring points, explain what company do comply with recommendation or how follow up on?
2:08:19 PM	Vice Chairman Cubbage Note: Sacre, Candace	Questions?

2:08:25 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Examination. Fish & Wildlife, address concerns and comments, sandhill cranes, migration, U.S. Fish and Wildlife consultation look at critical habitat, determine any part footprint critical habitat threatened/endangered or otherwise?
2:10:06 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	No critical habitat for sandhill cranes specifically, all pertaining to bat roosting sites?
2:10:20 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Know some of project footprint couple blocks of trees included look like would be disturbed, reading correctly?
2:11:15 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	When areas be disturbed?
2:11:40 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Jurisdictional determination by Corps, one done this site, streams and wetlands on property, what result of jurisdictional determination?
2:12:57 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Have to get nationwide permit to do stream crossings?
2:13:11 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Otherwise, not plan disturbing wetlands or streams?
2:13:37 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Not see cumulative environmental assessment as required under 224.10-280 in record, know whether one done?
2:14:16 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Not see one in record, standard assessment required under statute address air, water, waste impacts, if any, if not have post-hearing data request?
2:14:17 PM	POST-HEARING DATA REQUEST Note: Sacre, Candace Note: Sacre, Candace	BOARD MEMBER LYONS - WITNESS CHANG CUMULATIVE ENVIRONMENTAL ASSESSMENT
2:14:55 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Expected impacts from construction and/or operation of project?
2:15:32 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Air emission impacts, dust, particulate matter, expect emissions?
2:16:08 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Waste, leaching from panels, contain heavy metals, address that possibility in terms of leaching from panels over period of time?
2:17:45 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Fish and Wildlife consultation, Kentucky Biological Assessment tool, run that?
2:19:05 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Not see it, reference to State Fish & Wildlife, may want to do, pollinators, viewshed?
2:20:17 PM	Vice Chairman Cabbage Note: Sacre, Candace	Recess until 2:30.
2:20:41 PM	Session Paused	
2:31:46 PM	Session Resumed	
2:31:52 PM	Vice Chairman Cabbage Note: Sacre, Candace	Back on the record in Case No.2021-00127.
2:32:08 PM	Vice Chairman Cabbage Note: Sacre, Candace	Questions?
2:32:21 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Examination. Utilities crossing property, railroads, rail run crossing project, met with railroad discussed crossing?

2:34:01 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Application pending?
2:34:33 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Figure 2 critical issues summary shows Mid-Valley Pipeline and Bluegrass, tell about those and issues with those companies?
2:36:36 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	How deep lines under site or on top of ground?
2:37:08 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Any idea right now, fairly shallow or fairly deep?
2:37:28 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Cranes, not endangered/threatened, coordinated with U.S. Fish and Wildlife, written document produced?
2:38:26 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	References to Migratory Bird Treaty Act and several birds species of concern, no assessment of any issues regarding breeding season, many appear in project area, discussion with Fish and Wildlife about migratory issues and impact on species?
2:39:53 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	On radar and company plan review that and mitigate impacts?
2:40:07 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Same document, discussion of farmland, public comments, critical issues, page 6, soil references to prime farmland and farmland of statewide importance, what terms mean?
2:41:09 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Even lay understanding difference between two?
2:41:41 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Layout of site, only 750 acres of site under panels, because of wetlands and karst or effort to preserve farmland or combination?
2:42:50 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Page 8, Farmland Protection Policy Act, know anything about that law and conversion of prime farmland, discuss that?
2:43:20 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Need remove top soil and replace, questions for Gregory?
2:44:21 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Reference in AMS geo report, Section 9.3, subgrade preparation, reading (click on link for further comments), planning on doing?
2:46:31 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Able give rough percentage subject to excavation work?
2:46:50 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Karst, setbacks, ANS report indicated believe additional investigation necessary, any more done or awaiting final site plan?
2:47:42 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Concerns about pile driving in karst?
2:48:12 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Consider alternative ground mounted system, long screws, no pile driving, any sort of alternative racking system or only pile driving?
2:49:32 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Critical issues document, Figure 5, nature preserves, know if analyzed impacts on nature preserves?
2:50:20 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	General idea what preserves used for?
2:50:32 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Same map, agricultural easement, two miles north of site, State Road 86, any analysis respect effects on agricultural easement?

2:51:07 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Appears Figure 3, aerial photograph, residence in middle of one of sites within fence, participating property?
2:51:38 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	No issue with impacts because signed contracts?
2:52:00 PM	Vice Chairman Cabbage - witness Chang Note: Sacre, Candace	Driveways, discuss this in response, requirements for new entrances, approved at this point or design specs need for approval?
2:55:10 PM	Vice Chairman Cabbage Note: Sacre, Candace	Redirect?
2:55:31 PM	Atty Osterloh Rhudes Creek Solar - witness Chang Note: Sacre, Candace	Redirect Examination. Hardinsburg Road compared to Hansborough Road, Hardinsburg Road east to west Highway 86, larger of two?
2:56:36 PM	Vice Chairman Cabbage Note: Sacre, Candace	Any follow-up?
2:56:46 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Examination. Older buildings, demolish?
2:58:02 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Water accessibility, five or six water wells on property?
2:58:36 PM	Board Member Lyons - witness Chang Note: Sacre, Candace	Maintained after completion of project?
2:59:11 PM	Vice Chairman Cabbage Note: Sacre, Candace	Anything further for Chang?
2:59:26 PM	Vice Chairman Cabbage Note: Sacre, Candace	Next witness?
2:59:29 PM	Atty Osterloh Rhudes Creek Solar Note: Sacre, Candace	Alexander Gregory.
2:59:33 PM	Vice Chairman Cabbage Note: Sacre, Candace	Witness is sworn.
2:59:46 PM	Vice Chairman Cabbage - witness Gregory Note: Sacre, Candace	Examination. Name and address?
3:00:06 PM	Atty Osterloh Rhudes Creek Solar - witness Gregory Note: Sacre, Candace	Direct Examination. By whom employed?
3:00:14 PM	Atty Osterloh Rhudes Creek Solar - witness Gregory Note: Sacre, Candace	Title?
3:00:21 PM	Atty Osterloh Rhudes Creek Solar - witness Gregory Note: Sacre, Candace	Provide background in the solar industry?
3:01:27 PM	Atty Osterloh Rhudes Creek Solar - witness Gregory Note: Sacre, Candace	Describe role?
3:01:56 PM	Atty Osterloh Rhudes Creek Solar - witness Gregory Note: Sacre, Candace	Chang provided responses storm water, what you do to monitor storm water while construction going on?
3:03:01 PM	Vice Chairman Cabbage Note: Sacre, Candace	Questions?
3:03:05 PM	Staff Atty Gosnell PSC - witness Gregory Note: Sacre, Candace	Cross Examination. Deferred to you on screening, question earlier were present when vegetative screening put in, consultant recommended put in prior to construction, feasible do screening prior construction of each phase?
3:04:27 PM	Staff Atty Gosnell PSC - witness Gregory Note: Sacre, Candace	Use actual railroad to bring in any components, any further information on using tracks to bring materials?
3:05:27 PM	Vice Chairman Cabbage Note: Sacre, Candace	Questions?

3:05:44 PM	Vice Chairman Cubbage Note: Sacre, Candace	Redirect?
3:05:51 PM	Vice Chairman Cubbage Note: Sacre, Candace	Next witness?
3:05:53 PM	Atty Osterloh Rhudes Creed Solar Note: Sacre, Candace	Michael Savage.
3:05:57 PM	Vice Chairman Cubbage Note: Sacre, Candace	Witness is sworn.
3:06:12 PM	Vice Chairman Cubbage - witness Gregory Note: Sacre, Candace	Examination. Name and address?
3:06:30 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Direct Examination. By whom employed?
3:06:34 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Title?
3:06:40 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Assisted with preparation noise and traffic study?
3:07:05 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Consultant for other projects?
3:07:12 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Variety of impacts?
3:07:27 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Elaborate on Migratory Bird Treaty Act and how impact project?
3:09:18 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Difference prime farm land and farmland of statewide concern, shed light on that?
3:10:25 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Noise and traffic study, impacts on (inaudible)?
3:10:39 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Reviewed report by BBC?
3:10:48 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Findings consistent with BBC?
3:10:56 PM	Atty Osterloh Rhudes Creed Solar - witness Savage Note: Sacre, Candace	Elaborate on that?
3:11:51 PM	Vice Chairman Cubbage Note: Sacre, Candace	Questions?
3:11:56 PM	Staff Atty Gosnell PSC - witness Savage Note: Sacre, Candace	Cross Examination. Traffic study, Table 3.1, page 8, states average number of cars on Ky 86 is 9.5 and 10.5 per day, misreading that or error?
3:13:05 PM	Staff Atty Gosnell PSC - witness Savage Note: Sacre, Candace	BBC report 3500-3800 vehicles a day?
3:13:23 PM	Staff Atty Gosnell PSC - witness Savage Note: Sacre, Candace	The ten and nine, not per day, short period of time?
3:13:34 PM	Staff Atty Gosnell PSC - witness Savage Note: Sacre, Candace	If use 3500-3800 per day, affect conclusion of your study be minimal traffic impact?
3:13:55 PM	Staff Atty Gosnell PSC - witness Savage Note: Sacre, Candace	Noise portion of report, related to tables on page 6 and 7, pile driving noise 114 and show decrease when reach 300 feet and end up average of 74.4 nearest residence, residence not property line?
3:14:30 PM	Staff Atty Gosnell PSC - witness Savage Note: Sacre, Candace	Term cumulative noise level, same as maximum noise level?
3:15:43 PM	Staff Atty Gosnell PSC - witness Savage Note: Sacre, Candace	Residence 330 feet away, using 74.4, constant or intermittent?

3:16:06 PM	Staff Atty Gosnell PSC - witness Savage Note: Sacre, Candace	Report says did consider noise in operational phase, also include any noise operation of transmission line?
3:16:29 PM	Staff Atty Gosnell PSC - witness Savage Note: Sacre, Candace	Include information construction of transmission line?
3:16:44 PM	Vice Chairman Cabbage Note: Sacre, Candace	Questions?
3:16:55 PM	Board Member Montgomery - witness Savage Note: Sacre, Candace	Examination. Agency that defines farm land?
3:17:23 PM	Vice Chairman Cabbage - witness Savage Note: Sacre, Candace	Examination. Farmland Protection Policy Act?
3:17:43 PM	Vice Chairman Cabbage - witness Savage Note: Sacre, Candace	Project not subject to FPPA, if were get approval under FPPA?
3:18:52 PM	Vice Chairman Cabbage - witness Savage Note: Sacre, Candace	Experience with projects on prime farmland?
3:19:04 PM	Vice Chairman Cabbage - witness Savage Note: Sacre, Candace	At end of project, concerns expressed changes to installation and removal of panels, not suitable as prime farmland, fair characterization?
3:20:53 PM	Vice Chairman Cabbage Note: Sacre, Candace	Redirect?
3:21:00 PM	Vice Chairman Cabbage Note: Sacre, Candace	Next witness?
3:21:04 PM	Atty Osterloh Rhudes Creek Solar Note: Sacre, Candace	Paul Coomes.
3:21:31 PM	Vice Chairman Cabbage Note: Sacre, Candace	Witness is sworn.
3:21:43 PM	Vice Chairman Cabbage - witness Coomes Note: Sacre, Candace	Examination. Name and address?
3:22:02 PM	Atty Osterloh Rhudes Creek Solar - witness Coomes Note: Sacre, Candace	Direct Examination. Professor of Economics U of L?
3:22:10 PM	Atty Osterloh Rhudes Creek Solar - witness Coomes Note: Sacre, Candace	Consulting economist?
3:22:15 PM	Atty Osterloh Rhudes Creek Solar - witness Coomes Note: Sacre, Candace	Prepare report economic and fiscal impact of project?
3:22:24 PM	Atty Osterloh Rhudes Creek Solar - witness Coomes Note: Sacre, Candace	Summary of findings of report?
3:24:45 PM	Vice Chairman Cabbage Note: Sacre, Candace	Questions?
3:24:53 PM	Staff Atty Gosnell PSC - witness Coomes Note: Sacre, Candace	Cross Examination. Aware of letter filed yesterday from Hardin Co deputy judge-executive, not PILOT agreement or industrial revenue bond agreement being negotiated?
3:26:04 PM	Staff Atty Gosnell PSC - witness Coomes Note: Sacre, Candace	In analysis, indicated assumptions those things in play, estimated \$2.35 million in additional property tax 35 years \$67,000 a year, a few thousand now, saying without those assumptions still impact, less than \$67,000 a year figure?
3:27:50 PM	Staff Atty Gosnell PSC - witness Coomes Note: Sacre, Candace	Factor in direct and indirect benefits lost from agricultural jobs and businesses related?
3:28:31 PM	Staff Atty Gosnell PSC - witness Coomes Note: Sacre, Candace	Written report or information could provide or just notes of yours?

3:28:54 PM	Staff Atty Gosnell PSC - witness Coomes Note: Sacre, Candace	Summarize what found, know whether ask for further report?
3:32:33 PM	Vice Chairman Cabbage Note: Sacre, Candace	Questions?
3:32:48 PM	Board Member Montgomery - witness Coomes Note: Sacre, Candace	Examination. Difference between \$15.2 million payroll and 312 jobs versus 240 and \$12 million payroll, understand is multiplier, elaborate on what process entails?
3:35:57 PM	Board Member Montgomery - witness Coomes Note: Sacre, Candace	Solar photovoltaic installer, report says expect be three installers, based on U.S. Labor statistics or based on another report?
3:37:19 PM	Board Member Montgomery - witness Coomes Note: Sacre, Candace	When looked at data, from 2019 or 2020?
3:37:39 PM	Board Member Montgomery - witness Coomes Note: Sacre, Candace	Assume when say occupation, referring to standard occupational codes?
3:38:03 PM	Board Member Montgomery - witness Coomes Note: Sacre, Candace	Clicked link on report, used the Department of Revenue property tax rate book?
3:38:24 PM	Board Member Montgomery - witness Coomes Note: Sacre, Candace	In table, county-wide tax 98.0260 for real estate and 100.9574 per \$100, factor that by adding county-wide rate plus public school rate?
3:39:26 PM	Board Member Montgomery - witness Coomes Note: Sacre, Candace	Looking at rate book, under soil conservation per your table says 16.488 on real estate and 17.8787 on tangible personal property, compare to rate book seeing 21.5 soil conservation and .00 for tangible personal property but county-wide tax 16.488 and the county-wide tangible personal property 17.8787, possibility made mistake there?
3:40:42 PM	Board Member Montgomery - witness Coomes Note: Sacre, Candace	Looking at it, total is 16.488, take a look at that, assume without PILOT/IRB agreement in place, \$2.35 million moving target, having right property tax rate step in right direction.
3:41:40 PM	Vice Chairman Cabbage Note: Sacre, Candace	Redirect?
3:41:57 PM	Vice Chairman Cabbage Note: Sacre, Candace	Witness excused.
3:42:08 PM	Vice Chairman Cabbage Note: Sacre, Candace	Recess until 3:55.
3:42:29 PM	Session Paused	
3:55:30 PM	Session Resumed	
3:55:36 PM	Vice Chairman Cabbage Note: Sacre, Candace	Back on the record in Case No. 2021-00127.
3:55:45 PM	Vice Chairman Cabbage Note: Sacre, Candace	Next witness?
3:55:50 PM	Atty Gardner Rhudes Creek Solar Note: Sacre, Candace	Richard Kirkland.
3:55:53 PM	Vice Chairman Cabbage Note: Sacre, Candace	Witness is sworn.
3:56:05 PM	Vice Chairman Cabbage - witness Kirkland Note: Sacre, Candace	Examination. Name and address?
3:56:27 PM	Atty Gardner Rhudes Creek Solar - witness Kirkland Note: Sacre, Candace	Direct Examination. Name?
3:56:32 PM	Atty Gardner Rhudes Creek Solar - witness Kirkland Note: Sacre, Candace	By whom employed?

3:56:38 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Profession?

3:56:44 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Licensed in Kentucky?

3:56:49 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace In how many states licensed as appraiser?

3:57:04 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace How many states done appraisals in or how many solar farms examined?

3:57:24 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Visit proposed solar farm in this matter?

3:57:32 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace As result of visit and analysis, filing report with Siting Board?

3:57:43 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Attachment 6 to site assessment report?

3:57:52 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Summarize conclusions with respect to property valuation impact?

3:58:32 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Familiar with evaluation of site assessment report done by BBC?

3:58:42 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Agree with conclusions reached respect to property valuation?

3:58:57 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace BBC report, property value changes, use of Mary Clay, agree with use of Clay's comments from another case in this case?

3:59:33 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Each individual site matters, conclusion reached on another site in far Western Kentucky not applicable to this one?

3:59:59 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Each is unique?

4:00:03 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace She not file report in this case?

4:00:13 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace BBC also made reference to University of Georgia study, knowledge of study and agree with conclusion?

4:01:29 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Not only not negative as original draft final version published indicates it is positive?

4:01:44 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Aware at public meeting person named Trina Martin criticized your matched pairs analysis?

4:02:06 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Response to criticism of matched pairs analysis?

4:03:01 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Not be a professional approach to doing property valuation?

4:03:14 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Here when public comment Broderick, attorney for landowners, indicated solar farm devalue land, remember that?

4:03:37 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Agree with that?

4:03:41 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Based on study and understanding doing proper valuations?

4:04:06 PM Atty Gardner Rhudes Creek Solar - witness Kirkland
Note: Sacre, Candace Siting Board always accepted conclusions?

4:04:19 PM	Atty Gardner Rhudes Creek Solar - witness Kirkland Note: Sacre, Candace	Anything else tell Siting Board about analysis of property?
4:05:08 PM	Vice Chairman Cabbage Note: Sacre, Candace	Questions?
4:05:13 PM	Staff Atty Gosnell PSC - witness Kirkland Note: Sacre, Candace	Cross Examination. Larger projects more recent, find lack of consistent data on projects 100 megawatts or larger?
4:07:44 PM	Staff Atty Gosnell PSC - witness Kirkland Note: Sacre, Candace	When doing analysis value of adjoining property, assuming at current use agricultural or combination residential/agricultural?
4:08:37 PM	Vice Chairman Cabbage Note: Sacre, Candace	Questions?
4:08:43 PM	Board Member Lyons - witness Kirkland Note: Sacre, Candace	Examination. Recent boom in homes prices, how taken into account in terms of analysis?
4:10:44 PM	Board Member Lyons - witness Kirkland Note: Sacre, Candace	Conclusion no artificial impacts current market?
4:11:27 PM	Vice Chairman Cabbage Note: Sacre, Candace	Questions?
4:11:38 PM	Vice Chairman Cabbage Note: Sacre, Candace	Redirect?
4:11:44 PM	Vice Chairman Cabbage Note: Sacre, Candace	Anything else for Kirkland?
4:11:52 PM	Vice Chairman Cabbage Note: Sacre, Candace	Any additional witnesses?
4:12:04 PM	Vice Chairman Cabbage Note: Sacre, Candace	Exhibits. (Click on link for further comments.)
4:12:26 PM	Vice Chairman Cabbage Note: Sacre, Candace	Any other motions? (Click on link for further comments.)
4:13:24 PM	Vice Chairman Cabbage Note: Sacre, Candace	Procedural schedule. (Click on link for further comments.)
4:14:25 PM	Vice Chairman Cabbage Note: Sacre, Candace	Anything else?
4:14:33 PM	Vice Chairman Cabbage Note: Sacre, Candace	Hearing adjourned.
4:14:42 PM	Session Ended	

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