

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF SEBREE)
SOLAR, LLC FOR A CERTIFICATE TO)
CONSTRUCT AN APPROXIMATELY 250)
MEGAWATT MERCHANT SOLAR ELECTRIC)
GENERATING FACILITY AND AN)
APPROXIMATELY 4.5 MILE NONREGULATED)
ELECTRIC TRANSMISSION LINE IN)
HENDERSON COUNTY, KENTUCKY AND)
WEBSTER COUNTY, KENTUCKY PURSUANT)
TO KRS 278.700 AND 807 KAR 5:110)

CASE NO.
2021-00072

NOTICE OF FILING

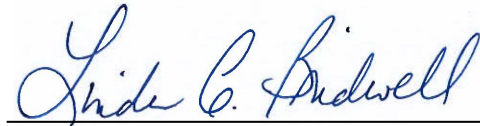
Notice is given to all parties that the following materials have been filed into the record of this proceeding:

- The digital video recording of the evidentiary hearing conducted on December 21, 2021 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 December 21, 2021.

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/PFnLyzDfogU>.

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 13th day of January 2022.

A handwritten signature in blue ink that reads "Linda C. Bridwell". The signature is written in a cursive style with a horizontal line underneath it.

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 SEBREE SOLAR,)
LLC FOR A CERTIFICATE TO CONSTRUCT AN)
APPROXIMATELY 250 MEGAWATT MERCHANT)
SOLAR ELECTRIC GENERATING FACILITY AND AN)
APPROXIMATELY 4.5 MILE NONREGULATED)
ELECTRIC TRANSMISSION LINE IN HENDERSON)
COUNTY, KENTUCKY AND WEBSTER COUNTY,)
KENTUCKY PURSUANT TO KRS 278.700 AND 807)
KAR 5:110)

CASE NO.
2021-00072

CERTIFICATION

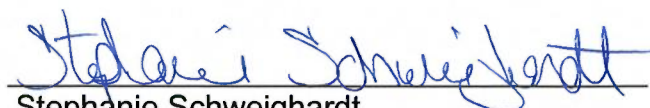
I, Candace H. Sacre, hereby certify that:

1. The attached flash drive contains a digital recording of the Formal Hearing conducted in the above-styled proceeding on December 21, 2021. The Formal Hearing Log is included with the recording on December 21, 2021;
2. I am responsible for the preparation of the digital recording;
3. The digital recording accurately and correctly depicts the Formal Hearing of December 21, 2021; and
4. The Formal Hearing Log attached to this Certificate accurately and correctly states the events that occurred at the Formal Hearing of December 21, 2021, and the time at which each occurred.

Signed this 11th day of January, 2022.



Candace H. Sacre
Administrative Specialist III



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



Session Report - Detail

2021-00072 21Dec2021

Sebree Solar, LLC (Sebree Solar)

Date:	Type:	Location:	Department:
12/21/2021	Public Hearing\Public Comments	Hearing Room 1	Public Hearing

Witness: Brian Bartels; Joshua Crawford; Lina Jensen; Amanda Klaristenfeld; Andrew Lines; Beth Wilburn
 Judge: Kent Chandler
 Clerk: Candace Sacre

Event Time	Log Event
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9:06:37 AM	Session Started	
9:06:46 AM	Camera Lock Deactivated	
9:06:57 AM	Chairman Chandler Note: Sacre, Candace	We are on the record in Case 2021-00072, Electronic Application of Sebree Solar, LLC for a Certificate to Construct an Approximately 250 Megawatt Merchant Solar Electric Generating Facility and an Approximately 4.5 Mile Nonregulated Electric Transmission line in Henderson County, Kentucky and Webster County, Kentucky Pursuant to KRS 278.700 and 807 KAR 5:110.
9:07:28 AM	Chairman Chandler Note: Sacre, Candace	My name is Kent Chandler. I am Chairman of the Kentucky Public Service Commission and also serve as Chairman for the Kentucky State Board on Electric Generation and Transmission Siting. I will be presiding over the hearing today.
9:07:39 AM	Chairman Chandler Note: Sacre, Candace	Joining me by video conferencing are the other Siting Board members. They are Amy Cabbage, Vice Chairman of the Kentucky Public Service Commission; Marianne Butler, Commissioner of the Kentucky Public Service Commission; John Lyons, Deputy Secretary of the Energy and Environment Cabinet, as proxy for Secretary Rebecca Goodman; Charlie Rowland, Executive Advisor with the Cabinet for Economic Development, serving as a proxy for Secretary Larry Hayes; Judge/Executive Steve Henry; and ad hoc appointee Herb McKee.
9:08:09 AM	Chairman Chandler Note: Sacre, Candace	COVID and videoconferencing recommendations. (Click on link for further comments.)
9:09:24 AM	Chairman Chandler Note: Sacre, Candace	The hearing today is for the purpose of taking evidence in the electronic application of Sebree Solar, LLC, again, for a 250-megawatt merchant solar electric generating facility and a four-and-a-half-mile transmission line.
9:09:37 AM	Chairman Chandler Note: Sacre, Candace	Appearance of counsel. (Click on link for further comments.)
9:09:51 AM	Atty Samford Sebree Solar Note: Sacre, Candace	David Samford, with me today Ms. Lina Jensen, Ms. Amanda Klaristenfeld, Mr. Brian Bartels, Mr. Joshua Crawford, Ms. Beth Wilburn, and Mr. Andrew Lines.
9:10:20 AM	Staff Atty Fell PSC Note: Sacre, Candace	Jennifer Fell.
9:10:24 AM	Chairman Chandler Note: Sacre, Candace	Public notice. (Click on link for further comments.)

9:10:43 AM	Chairman Chandler Note: Sacre, Candace	Outstanding motions. (Click on link for further comments.)
9:10:50 AM	Chairman Chandler Note: Sacre, Candace	Or anything else?
9:11:01 AM	Chairman Chandler Note: Sacre, Candace	Public comments. (Click on link for further comments.)
9:12:08 AM	Chairman Chandler Note: Sacre, Candace	Request witnesses identify information before them. (Click on link for further comments.)
9:12:36 AM	Chairman Chandler Note: Sacre, Candace	First witness?
9:12:40 AM	Atty Samford Sebree Solar Note: Sacre, Candace	Lina Jensen.
9:12:43 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
9:12:59 AM	Chairman Chandler - witness Jensen Note: Sacre, Candace	Examination. Name and address?
9:13:14 AM	Atty Samford Sebree Solar - witness Jensen Note: Sacre, Candace	Direct Examination. Title and employer?
9:13:30 AM	Atty Samford Sebree Solar - witness Jensen Note: Sacre, Candace	Assist with preparation of application and responses?
9:13:39 AM	Atty Samford Sebree Solar - witness Jensen Note: Sacre, Candace	If asked provide same information, answers be same?
9:13:46 AM	Atty Samford Sebree Solar - witness Jensen Note: Sacre, Candace	Have changes, corrections, additions?
9:13:53 AM	Atty Samford Sebree Solar - witness Jensen Note: Sacre, Candace	Desire incorporated into record?
9:14:00 AM	Atty Samford Sebree Solar - witness Jensen Note: Sacre, Candace	Identify materials have with you today?
9:14:19 AM	Chairman Chandler Note: Sacre, Candace	Procedural guidelines. (Click on link for further comments.)
9:15:37 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Cross Examination. Description of facility and site development plan, response to consultant report Sebree Solar stated survey map pending final review and commitment, finalized?
9:16:51 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	What stage, aware when be finalized?
9:17:18 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Maps of conceptual site plan, response to Staff Second Request, Item 3, location of panels, screening added, as a post-hearing data request resubmit maps but highlight boundaries that compose project?
9:18:08 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Highlight that so clear where actual parcels that belong to project are, a lot going on, would make a lot clearer?
9:18:31 AM	POST-HEARING DATA REQUEST Note: Sacre, Candace Note: Sacre, Candace	STAFF ATTY FELL PSC - WITNESS JENSEN RESUBMIT SITE MAP(S) WITH BOUNDARIES OF PROJECT HIGHLIGHTED
9:18:34 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Response to report, Sebree stated as design progressed review transformer design, may add additional unit, aware whether plans made to add additional transformer?
9:19:31 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Included in MISO studies?

9:19:49 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Other witness who would know that?
9:20:01 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	If transformer added, aware of how affect energy rating of project, how much additional energy be added?
9:20:37 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Compatibility with scenic surroundings, public comment adjacent property owners, Sebree planned for vegetative screening all areas adjacent/across from residential properties?
9:21:38 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Since answers to Staff Second Request?
9:21:56 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	All vegetative buffering planned by Sebree reflected in maps?
9:22:08 AM	Chairman Chandler Note: Sacre, Candace	Clarify, which answers?
9:22:12 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	That was responses to Staff Second Request, correct?
9:22:34 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Lines owned by Texas Gas, Sebree been in contact regarding pipelines?
9:23:16 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Expected noise from construction and operation, when filed responses to Staff Second Request, Item 4, racking system and no decision made whether tracking panels or fixed panels be used, any decision made?
9:24:18 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	In response to consultant report and discovery in matter, Sebree stated would limit daytime construction 6 am and 6 pm, might be times go past 6 pm limit, anything special about project allow deviation from hours recent siting boards put forth of 8 am to 6 pm Monday through Saturday?
9:25:55 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Any other mitigation measures planned?
9:26:19 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Economic impact of project, mentioned in response to Staff First Request, whether PILOT agreement reached with Henderson or Webster counties, any such agreement reached?
9:26:49 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Still discussions ongoing, plan to enter into agreements?
9:27:14 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Only with Henderson, no need in Webster County?
9:27:26 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	As far as portions project in Webster, solely for transmission line or part of solar farm in Webster County?
9:27:49 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	No planning or zoning commission or ordinance for Webster County?
9:28:04 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	As far as decommissioning, Henderson County solar ordinance requires decommissioning plan submitted to Henderson County Planning and Zoning, Sebree filed copy to that commission, any changes made to plan since submitted in record?
9:28:46 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Plan approved by Henderson County planning and zoning commission?

9:29:18 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Henderson County required changes to plan to date?
9:29:29 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Any decommissioning terms contained in leases with property owners for project?
9:29:59 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Leases for properties not submitted as part of record to date?
9:30:16 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Second post-hearing data request, file copies of all leases for project both solar farm and transmission line?
9:30:25 AM	POST-HEARING DATA REQUEST Note: Sacre, Candace Note: Sacre, Candace	STAFF ATTY FELL PSC - WITNESS JENSEN COPIES OF LEASES FOR PROJECT, BOTH SOLAR FARM AND TRANSMISSION LINE
9:30:44 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Response, Staff First Request, Item 10, aware any change as to location of transmission lines not reflected in most recent maps submitted in record?
9:31:32 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Differ from route shown in maps presented as far as site plan?
9:32:15 AM	Staff Atty Fell PSC - witness Jensen Note: Sacre, Candace	Alternate routes being discussed require procurement of further leases with different landowners?
9:32:49 AM	Chairman Chandler Note: Sacre, Candace	Questions?
9:32:53 AM	Board Member Lyons - witness Jensen Note: Sacre, Candace	Examination. Henderson County ordinance, equipment inside perimeter fence line, under 30.02(c) 25 feet from perimeter, later mentioned 50-foot distance from perimeter fence line, help understand difference?
9:34:15 AM	Board Member Lyons - witness Jensen Note: Sacre, Candace	Format of ordinance confusing, (A) through (G) design criteria, capital letter A for level solar one, capital letter B for solar level 2, then capital letter C for solar level 3, under solar level 3 capital C has 50-foot requirement, not understanding what difference is, that's where coming from on question?
9:35:26 AM	Board Member Lyons - witness Jensen Note: Sacre, Candace	Actually, C-3, setback requirements for level 3 solar systems, all equipment shall be at last 50 feet from the perimeter property line of the project area, looks like conflicts with 25, not sure.
9:35:45 AM	Board Member Lyons - witness Jensen Note: Sacre, Candace	Phase 1 environmental assessment, oil and gas wells, severed mineral rights or property owners own rights?
9:36:19 AM	Board Member Lyons - witness Jensen Note: Sacre, Candace	Mineral rights owners contacted about project?
9:37:08 AM	Board Member Lyons - witness Jensen Note: Sacre, Candace	Try reach agreement with owners about future extraction of natural resources?
9:37:20 AM	Board Member Lyons - witness Jensen Note: Sacre, Candace	Since some current leases, oil/gas leases, active, continue be active and access be provided to operators?
9:37:47 AM	Chairman Chandler Note: Sacre, Candace	Questions?

9:38:11 AM Board Member Henry - witness Jensen
Note: Sacre, Candace Examination. Contacting soil and conservation service Henderson county for erosion, has that happened or not?

9:38:54 AM Chairman Chandler
Note: Sacre, Candace Questions?

9:39:19 AM Commissioner Butler - witness Jensen
Note: Sacre, Candace Examination. Responses, Staff First Request, page 24, four within site, operating cemeteries, will have access, how people get to?

9:41:36 AM Commissioner Butler - witness Jensen
Note: Sacre, Candace Not just post number, if want access, call this number?

9:41:50 AM Commissioner Butler - witness Jensen
Note: Sacre, Candace But as long as committing to making sure is access?

9:42:22 AM Commissioner Butler - witness Jensen
Note: Sacre, Candace Looks like map changed since application, one parcel in middle of site not have control of yet, one hope to gain control, two residences?

9:43:13 AM Commissioner Butler - witness Jensen
Note: Sacre, Candace If not get there, he/she will have access to property?

9:43:28 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace Examination. Decommissioning plan address transmission line?

9:43:54 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace Could not find it did address transmission line, what applicant plan do with transmission line at end of useful life?

9:45:13 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace On transmission facility, have leases/right of ways signed for current path of transmission facility?

9:45:53 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace How deal with that, construction certificate for solar panels and transmission line, but transmission line not determined yet, if landowner declines, different path?

9:46:26 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace Identified in record what alternative paths may be, provide certainty as to construction certificate, mitigation measures required depending on path ultimately take?

9:47:06 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace Second Set Data Requests responses, asked distances from certain facilities to nearest home, residences within 2,000 feet, 1,000 feet and separately requesting distance between residences and inverters, aware of response generally?

9:47:58 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace Siting Board Request Item 5, Second Set Data Requests, page 81, nonparticipating residences within 1,000 feet closest solar panel, know distance between participating residences and panels, have that or provided in record?

9:49:43 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace Know whether Henderson County ordinance setback requirements in feet, representation in record SCS 3 systems 25 feet property boundary and 100 feet to residence?

9:50:23 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace Distinction made permits property owners have setback less than 25 and 100 feet to a residence?

9:50:56 AM Chairman Chandler - witness Jensen
Note: Sacre, Candace 5(B), distances to closest nonparticipating residences to inverter, participating residences closer than 360 feet?

9:51:33 AM	Chairman Chandler - witness Jensen Note: Sacre, Candace	Get on record, final question, 5(C), same question, no information participating residences closer than 545 feet to substation transformers?
9:52:10 AM	Chairman Chandler Note: Sacre, Candace	Redirect?
9:52:18 AM	Chairman Chandler Note: Sacre, Candace	Stand down, but stay.
9:52:35 AM	Chairman Chandler Note: Sacre, Candace	Next witness?
9:52:38 AM	Atty Samford Sebree Solar Note: Sacre, Candace	Call Amanda Klaristenfeld.
9:52:43 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
9:52:55 AM	Chairman Chandler - witness Klaristenfeld Note: Sacre, Candace	Examination. Name and address?
9:53:14 AM	Atty Samford Sebree Solar - witness Klaristenfeld Note: Sacre, Candace	Direct Examination. Title and by whom employed?
9:53:23 AM	Atty Samford Sebree Solar - witness Klaristenfeld Note: Sacre, Candace	Assist in preparation of various responses in this case?
9:53:32 AM	Atty Samford Sebree Solar - witness Klaristenfeld Note: Sacre, Candace	Asked same questions, same as provided?
9:53:42 AM	Atty Samford Sebree Solar - witness Klaristenfeld Note: Sacre, Candace	Corrections, changes, edits, revisions?
9:53:48 AM	Atty Samford Sebree Solar - witness Klaristenfeld Note: Sacre, Candace	Desire and intent incorporate into record?
9:54:04 AM	Atty Samford Sebree Solar - witness Klaristenfeld Note: Sacre, Candace	Information before you today?
9:54:27 AM	Staff Atty Fell PSC - witness Klaristenfeld Note: Sacre, Candace	Cross Examination. Some potential for additional transformer added to project, explain why necessary?
9:55:15 AM	Staff Atty Fell PSC - witness Klaristenfeld Note: Sacre, Candace	Decision made regarding that?
9:55:23 AM	Staff Atty Fell PSC - witness Klaristenfeld Note: Sacre, Candace	Aware if another transformer added, how affect energy rating, energy producing?
9:55:42 AM	Staff Atty Fell PSC - witness Klaristenfeld Note: Sacre, Candace	If another added, where located?
9:56:07 AM	Staff Atty Fell PSC - witness Klaristenfeld Note: Sacre, Candace	Within same substation proposed?
9:56:20 AM	Staff Atty Fell PSC - witness Klaristenfeld Note: Sacre, Candace	MISO made aware of second transformer?
9:56:40 AM	Chairman Chandler Note: Sacre, Candace	Questions?
9:57:17 AM	Chairman Chandler Note: Sacre, Candace	Witness excused.
9:57:25 AM	Chairman Chandler Note: Sacre, Candace	Next witness?
9:57:34 AM	Atty Samford Sebree Solar Note: Sacre, Candace	Brian Bartels.
9:57:37 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
9:58:10 AM	Chairman Chandler - witness Bartels Note: Sacre, Candace	Examination. Name and address?

9:58:22 AM Atty Samford Sebree Solar - witness Bartels
Note: Sacre, Candace Direct Examination. Title and employer?

9:58:37 AM Atty Samford Sebree Solar - witness Bartels
Note: Sacre, Candace Assist with preparation of application and responses?

9:58:45 AM Atty Samford Sebree Solar - witness Bartels
Note: Sacre, Candace Ask same information, information previously provided identical?

9:58:53 AM Atty Samford Sebree Solar - witness Bartels
Note: Sacre, Candace Changes, edits, corrections?

9:59:00 AM Atty Samford Sebree Solar - witness Bartels
Note: Sacre, Candace Desire and intent incorporated into record?

9:59:06 AM Atty Samford Sebree Solar - witness Bartels
Note: Sacre, Candace Materials brought with you?

9:59:22 AM Chairman Chandler
Note: Sacre, Candace Questions?

9:59:34 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Examination. Did do IPaC run, provided for record?

9:59:58 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Make sure we get that in a post-hearing data request, like to see in record?

10:00:00 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace BOARD MEMBER LYONS - WITNESS BARTELS
Note: Sacre, Candace PROVIDE INFORMATION FOR PLANNING AND CONSULTATION (IPaC) SITE REPORT

10:00:13 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Sebree do Kentucky biological assessment?

10:00:42 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Did do Kentucky bat run, would like to see that as well, Kentucky Nature Preserves viewpoint different, like to see that?

10:00:44 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace BOARD MEMBER LYONS - WITNESS BARTELS
Note: Sacre, Candace PROVIDE KENTUCKY BIOLOGICAL ASSESSMENT BAT RUN

10:01:17 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Status technical assistance with U.S. Fish and Wildlife requested, been completed?

10:01:28 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace When expect be concluded?

10:01:53 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Any reason believe find anything unique?

10:02:11 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Sebree received jurisdictional determination from Corps in April this year, what not clear planned disturbance jurisdictional wetlands or streams?

10:02:54 AM Chairman Chandler
Note: Sacre, Candace Questions?

10:03:38 AM Board Member Henry - witness Bartels
Note: Sacre, Candace Examination. Concern erosion, farm land, soil conservation practices in place, erosion ongoing, options available stop erosion, additional things put in place for sediment stopping up ditches and such?

10:05:20 AM Board Member Henry - witness Bartels
Note: Sacre, Candace What about once construction done and over life of project?

10:05:51 AM Board Member Henry - witness Bartels
Note: Sacre, Candace Willing to speak with soil conservation specialist as preventative means?

10:06:23 AM	Chairman Chandler Note: Sacre, Candace	Questions?
10:06:28 AM	Board Member McKee - witness Bartels Note: Sacre, Candace	Examination. If soil erosion occur after construction, who bring complaint to?
10:06:56 AM	Board Member McKee Note: Sacre, Candace	Interested in that answer, Judge Henry?
10:07:01 AM	Board Member Henry Note: Sacre, Candace	Yes.
10:07:10 AM	Chairman Chandler Note: Sacre, Candace	Questions?
10:07:23 AM	Chairman Chandler Note: Sacre, Candace	Recall Jensen, under oath. (Click on link for further comments.)
10:07:40 AM	Chairman Chandler - witness Jensen Note: Sacre, Candace	Examination. Had one project have had hearing in front of this board?
10:07:52 AM	Chairman Chandler - witness Jensen Note: Sacre, Candace	NextEra has significant number of renewable energy projects?
10:08:06 AM	Chairman Chandler - witness Jensen Note: Sacre, Candace	Some of which already in operation?
10:08:11 AM	Chairman Chandler - witness Jensen Note: Sacre, Candace	What is ordinary consumer complaint resolution process?
10:09:41 AM	Chairman Chandler - witness Jensen Note: Sacre, Candace	Post-hearing data request applicant proposal in regards to resolution process.
10:09:48 AM	POST-HEARING DATA REQUEST Note: Sacre, Candace Note: Sacre, Candace	CHAIRMAN CHANDLER - WITNESS JENSEN PROPOSAL REGARDING COMPLAINT RESOLUTION PROCESSES
10:09:58 AM	Chairman Chandler Note: Sacre, Candace	Witness is excused.
10:10:08 AM	Chairman Chandler Note: Sacre, Candace	Questions for Jensen?
10:11:15 AM	Board Member McKee - witness Jensen Note: Sacre, Candace	Examination. Complaint resolution, setback requirement 25 feet one place and 50 in another, decommissioning of transmission line, excessive lighting prohibited, how are those things being handled?
10:12:36 AM	Board Member McKee - witness Jensen Note: Sacre, Candace	Acting on advice of counsel before do that?
10:12:50 AM	Board Member McKee - witness Jensen Note: Sacre, Candace	Any conflicts in ordinance would respond to, 25 and 50 and decommissioning and excessive lighting, Henderson wrote ordinance, leave the need for advice of counsel?
10:13:29 AM	Chairman Chandler Note: Sacre, Candace	Anything else?
10:13:36 AM	Atty Samford Sebree Solar - witness Jensen Note: Sacre, Candace	Redirect Examination. Site plan submitted by company in compliance with Henderson County ordinance approved by zoning commission?
10:14:03 AM	Board Member Lyons - witness Jensen Note: Sacre, Candace	Examination. Active oil and gas leases on project site, emergency response, how Cabinet assured access to property or contact information about sites?
10:15:38 AM	Board Member McKee - witness Jensen Note: Sacre, Candace	Mentioned abandoned wells, did not see in record, abandoned wells not plugged?

10:16:07 AM	Board Member McKee - witness Jensen Note: Sacre, Candace	May want to follow up with Division of Oil and Gas, all plugged, abandoned not plugged, infrastructure money to plug abandoned wells, would want to know where those are and access to make sure get plugged.
10:16:48 AM	Chairman Chandler Note: Sacre, Candace	Anything else?
10:16:54 AM	Chairman Chandler Note: Sacre, Candace	Next witness?
10:16:57 AM	Atty Samford Sebree Solar Note: Sacre, Candace	Beth Wilburn.
10:17:04 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
10:17:16 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Examination. Name and address?
10:17:36 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	Direct Examination. Title and employer?
10:17:53 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	ECT involved in preparation of site assessment report?
10:18:05 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	Involved preparing some responses?
10:18:14 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	Changes to information?
10:19:01 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	Just misidentification of particular zone?
10:19:35 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	Asked provide same information, be providing what previously provided?
10:20:43 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	Same table Chairman asked about?
10:20:49 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	Could be additional receptors to be included in post-hearing data request response?
10:20:59 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	Asked provide same information as previously provided, information be same?
10:21:16 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	Desire and intent have incorporated into record?
10:21:24 AM	Atty Samford Sebree Solar - witness Wilburn Note: Sacre, Candace	What information/materials with you today?
10:21:44 AM	Chairman Chandler Note: Sacre, Candace	Questions?
10:22:17 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Examination. Identified in record proximity to homes to current expected location towers make up transmission line?
10:22:40 AM	Chairman Chandler Note: Sacre, Candace	Ask as post-hearing data request identify expected proximity between noise receptors and structures will support transmission line.
10:22:42 AM	POST-HEARING DATA REQUEST Note: Sacre, Candace Note: Sacre, Candace	CHAIRMAN CHANDLER - WITNESS WILBURN EXPECTED PROXIMITY BETWEEN NOISE RECEPTORS AND EACH STRUCTURE SUPPORTING TRANSMISSION LINE AND CONSTRUCTION NOISE SURROUNDING STRUCTURES

10:23:05 AM	Chairman Chandler Note: Sacre, Candace	Redirect?
10:23:14 AM	Chairman Chandler Note: Sacre, Candace	Witness excused.
10:23:19 AM	Chairman Chandler Note: Sacre, Candace	Additional witnesses?
10:23:22 AM	Atty Samford Sebree Solar Note: Sacre, Candace	Joshua Crawford.
10:23:26 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
10:23:37 AM	Chairman Chandler - witness Crawford Note: Sacre, Candace	Examination. Name and address?
10:23:55 AM	Atty Samford Sebree Solar - witness Crawford Note: Sacre, Candace	Direct Examination. Title and employer?
10:24:02 AM	Atty Samford Sebree Solar - witness Crawford Note: Sacre, Candace	Cause report prepared and filed along with application and also request responses?
10:24:11 AM	Atty Samford Sebree Solar - witness Crawford Note: Sacre, Candace	Changes, edits, or corrections?
10:24:18 AM	Atty Samford Sebree Solar - witness Crawford Note: Sacre, Candace	Asked provide same information previously provided, be identical?
10:24:25 AM	Atty Samford Sebree Solar - witness Crawford Note: Sacre, Candace	Intent have information incorporated into record?
10:24:30 AM	Atty Samford Sebree Solar - witness Crawford Note: Sacre, Candace	Materials with you?
10:24:59 AM	Board Member Rowland - witness Crawford Note: Sacre, Candace	Examination. Pg 4 your report states site expected generate \$13.8 million property tax revenue next 35 years, analysis of property tax revenue without project?
10:25:47 AM	Board Member Rowland - witness Crawford Note: Sacre, Candace	\$13.8 not consider net new, what be brought from project directly?
10:25:57 AM	Board Member Rowland - witness Crawford Note: Sacre, Candace	Responses state model not account for loss economic activities/jobs, analysis new jobs, new revenue generated not net new, tied to investments with project?
10:26:48 AM	Board Member Rowland - witness Crawford Note: Sacre, Candace	PILOT agreement with county, economic analysis, how account for unknowns?
10:27:36 AM	Board Member Rowland - witness Crawford Note: Sacre, Candace	Any PILOT agreement additional economic impact?
10:27:55 AM	Chairman Chandler Note: Sacre, Candace	Questions?
10:28:21 AM	Board Member McKee - witness Crawford Note: Sacre, Candace	Examination. Just curious, will net new be revealed in response?
10:29:07 AM	Board Member McKee - witness Crawford Note: Sacre, Candace	Any more difficult than future value of project?
10:29:14 AM	Board Member McKee - witness Crawford Note: Sacre, Candace	Difficulty determining future value affected real estate now?
10:30:04 AM	Board Member McKee - witness Crawford Note: Sacre, Candace	Supposing stay same as is, enable do net new calculation?
10:30:20 AM	Board Member McKee Note: Sacre, Candace	Something Commission interested in, something you could answer, Chairman? (Click on link for further comments.)

10:31:33 AM	POST-HEARING DATA REQUEST Note: Sacre, Candace	BASELINE ON CURRENT USE OF PROPERTY AND TAX REVENUE EXPECTED AFTER PROJECT COMPLETED BOARD MEMBER McKEE - WITNESS CRAWFORD
	Note: Sacre, Candace	
10:32:00 AM	Chairman Chandler Note: Sacre, Candace	Questions?
10:32:06 AM	Chairman Chandler Note: Sacre, Candace	Redirect?
10:32:11 AM	Chairman Chandler Note: Sacre, Candace	Witness excused.
10:32:14 AM	Chairman Chandler Note: Sacre, Candace	One witness?
10:32:19 AM	Atty Samford Sebree Solar Note: Sacre, Candace	Andrew Lines.
10:32:23 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
10:33:11 AM	Chairman Chandler - witness Lines Note: Sacre, Candace	Examination. Name and address?
10:33:28 AM	Atty Samford Sebree Solar - witness Lines Note: Sacre, Candace	Direct Examination. Title and employer?
10:33:43 AM	Atty Samford Sebree Solar - witness Lines Note: Sacre, Candace	Assist in preparation of property valuation/impact study?
10:33:52 AM	Atty Samford Sebree Solar - witness Lines Note: Sacre, Candace	Provide information in response to report of consultant?
10:34:02 AM	Atty Samford Sebree Solar - witness Lines Note: Sacre, Candace	Changes, edits, corrections?
10:34:09 AM	Atty Samford Sebree Solar - witness Lines Note: Sacre, Candace	Asked provide same information as previously provided, be identical?
10:34:17 AM	Atty Samford Sebree Solar - witness Lines Note: Sacre, Candace	Intent have incorporated into record?
10:34:23 AM	Atty Samford Sebree Solar - witness Lines Note: Sacre, Candace	Materials with you?
10:34:55 AM	Chairman Chandler Note: Sacre, Candace	Questions?
10:35:15 AM	Chairman Chandler - witness Lines Note: Sacre, Candace	Examination. Draft response to Clay report provided in response to consultant's report?
10:35:39 AM	Chairman Chandler - witness Lines Note: Sacre, Candace	Critique more based on methodology Clay used or determinations and calculations, way went about using it or user error primary critique?
10:36:46 AM	Chairman Chandler - witness Lines Note: Sacre, Candace	Are methodologies proposes use inappropriate?
10:38:09 AM	Chairman Chandler - witness Lines Note: Sacre, Candace	With matched pair, one critique makes, how control for it, review of previous sales that included sales to developer, surrounding property sold to developer and further sold, taken into account determining impact property values?
10:40:38 AM	Chairman Chandler - witness Lines Note: Sacre, Candace	What just said included in response?
10:41:09 AM	Chairman Chandler Note: Sacre, Candace	Redirect?

10:41:19 AM	Chairman Chandler Note: Sacre, Candace	Witness excused.
10:41:26 AM	Chairman Chandler Note: Sacre, Candace	Recall any witnesses? (Click on link for further comments.)
10:41:45 AM	Chairman Chandler Note: Sacre, Candace	Those are all witnesses?
10:41:51 AM	Chairman Chandler Note: Sacre, Candace	Anything else?
10:42:16 AM	Chairman Chandler Note: Sacre, Candace	Procedural schedule. (Click on link for further comments.)
10:45:30 AM	Chairman Chandler Note: Sacre, Candace	Anything else?
10:45:40 AM	Chairman Chandler Note: Sacre, Candace	Hearing adjourned.
10:45:55 AM	Session Ended	

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