

COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION
AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF SEBREE)	
SOLAR II, LLC FOR A CERTIFICATE TO)	
CONSTRUCT AN APPROXIMATELY 150)	CASE NO.
MEGAWATT MERCHANT SOLAR ELECTRIC)	2022-00131
GENERATING FACILITY IN HENDERSON)	
COUNTY, KENTUCKY PURSUANT TO KRS)	
278.700 AND 807 KAR 5:110)	

NOTICE OF FILING

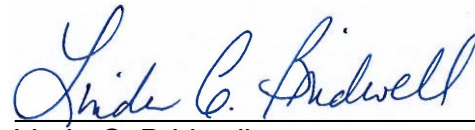
Notice is given to all parties that the following materials have been filed into the record of this proceeding:

- The digital video recording of the evidentiary hearing conducted on August 17, 2023 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 August 17, 2023.

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/VrOGzDt5EK8>.

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 27th day of September 2023.



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 II, LLC FOR A CERTIFICATE TO)
CONSTRUCT AN APPROXIMATELY 150) CASE NO.
MEGAWATT MERCHANT SOLAR ELECTRIC) 2022-00131
GENERATING FACILITY IN HENDERSON)
COUNTY, KENTUCKY PURSUANT TO)
KRS 278.700 AND 807 KAR 5:110)

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 August 17, 2023. The Formal Hearing Log is included with the recording on August 17, 2023;
2. I am responsible for the preparation of the digital recording;
3. The digital recording accurately and correctly depicts the Formal Hearing of August 17, 2023; and
4. The Formal Hearing Log attached to this Certificate accurately and correctly states the events that occurred at the Formal Hearing of August 17, 2023, and the time at which each occurred.

Signed this 26th of September, 2023.



Candace H. Sacre
Administrative Specialist III



Stephanie Schweighardt
Kentucky State at Large ID# KYNP 64180
Commission Expires: January 14, 2027



Date:	Type:	Location:	Department:
8/17/2023	Public Hearing\Public Comments	Hearing Room 1	Hearing Room 1 (HR 1)

Witness: Jason Andrews; Brian Bartels; Erin Bowen; Joshua Crawford; Dennis Jack; Elizabeth Wilburn
 Judge: Brian Bishop; Kent Chandler; Nathaniel Comer; Angie Hatton; John Lyons; Mary Pat Regan; Sydney Montgomery
 Clerk: Candace Sacre

Event Time	Log Event
9:08:25 AM	Session Started
9:08:37 AM	Video Conference Activated
9:08:39 AM	Chairman Chandler Note: Sacre, Candace
	On the record in Case No. 2022-00131.
9:09:00 AM	Chairman Chandler Note: Sacre, Candace
	Preliminary remarks.
9:09:51 AM	Chairman Chandler Note: Sacre, Candace
	Hearing and videoconferencing recommendations.
9:10:11 AM	Chairman Chandler Note: Sacre, Candace
	Entry of appearance.
9:10:27 AM	Staff Atty Heather Temple PSC Note: Sacre, Candace
	Heather Temple.
9:10:47 AM	Atty Koenig Sebree Solar II Note: Sacre, Candace
	Alyson Honaker and Brittany Koenig.
9:11:15 AM	Chairman Chandler Note: Sacre, Candace
	Public notice.
9:11:27 AM	Chairman Chandler Note: Sacre, Candace
	Outstanding motions.
9:11:50 AM	Chairman Chandler Note: Sacre, Candace
	Public comments.
9:13:12 AM	Chairman Chandler Note: Sacre, Candace
	First witness?
9:13:14 AM	Atty Keonig Sebree Solar II Note: Sacre, Candace
	Jason Andrews.
9:13:56 AM	Chairman Chandler Note: Sacre, Candace
	Witness is sworn.
9:14:03 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace
	Examination. Name and address?
9:14:30 AM	Atty Koenig Sebree Solar II - witness Andrews Note: Sacre, Candace
	Direct Examination. Employer and title?
9:14:40 AM	Atty Koenig Sebree Solar II - witness Andrews Note: Sacre, Candace
	Explain involvement with project?
9:15:10 AM	Atty Koenig Sebree Solar II - witness Andrews Note: Sacre, Candace
	Updated information or changes?
9:16:09 AM	Atty Koenig Sebree Solar II - witness Andrews Note: Sacre, Candace
	Subject to change?
9:16:18 AM	Chairman Chandler Note: Sacre, Candace
	Ms. Temple?
9:16:23 AM	Staff Atty Temple PSC - witness Andrews Note: Sacre, Candace
	Cross Examination. When expect Sebree I begin construction?

9:16:36 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Sebree II begin early 2025?

9:16:56 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace When say overlap, what schedule anticipating?

9:17:36 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace One month, two months, three months?

9:17:51 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Site plan still most recent?

9:18:14 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Henderson County ordinances, approve site plan?

9:18:33 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Any major updates to plan?

9:18:51 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Total 1,460 acres, what is approximate fenced acreage?

9:19:13 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Once begin construction on II, 18-month process?

9:19:31 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace What plan for hiring people doing work?

9:20:07 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace In materials with application, approximately 200 construction jobs, anticipated amount?

9:20:34 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace How come up with number to give consultant?

9:20:54 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Anticipate I and II different contractors or one altogether?

9:21:19 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Approximate spacing rows of panels?

9:21:35 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Henderson Co regs panels not greater 25 feet?

9:21:45 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Include panels but not include buildings?

9:22:04 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Road within project gravel?

9:22:17 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Substation enclosed in own fence?

9:22:32 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Texas Gas Transmission line, agreement been fully executed, steps taken not disturb?

9:23:52 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Require easement?

9:24:05 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Executed by Sebree I or NextEra or who done by?

9:24:17 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Provide that as post-hearing request?

9:24:30 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace STAFF ATTY TEMPLE PSC - WITNESS ANDREWS
Note: Sacre, Candace IDENTIFY THOSE EXECUTING TEXAS GAS TRANSMISSION AGREEMENT

9:24:32 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Landscaping planning?

9:24:41 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Stated in SAR 20,000 feet of screening, not cover lot of fenced area, how came up with where screening necessary?

9:25:37 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Henderson Co approve of plan?

9:25:57 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace List of types of plants, all native to area?

9:26:14 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Believe total two acres native pollinators?

9:26:29 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Ordinance say fence seven feet tall, green fence, planning on that?

9:27:05 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace When plan vegetative screening done?

9:27:44 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Had conversation with nonparticipating landowners about screening?

9:28:02 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Talked to any person on project?

9:28:16 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace What concerns have?

9:29:16 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Henderson Co setbacks, 25 feet from perimeter and 100 from residential structure?

9:29:45 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Explain what equipment means?

9:30:21 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Provide nearest solar panel, inverter, and substation to nonparticipating residence?

9:31:06 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Participating or nonparticipating?

9:31:20 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Know distance for nonparticipating inverter or substation?

9:31:42 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Believe is further than inverter?

9:31:56 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Discuss public involvement and outreach conducted for project?

9:33:48 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Other issues that came up?

9:34:09 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Leases for property used for project, looks like landowner and Sebree Solar or Boulevard Associates, how related to Sebree Solar II?

9:34:56 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Anticipate assigned to I or II?

9:35:25 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace After construction certificate, who employs individuals responsible for II?

9:35:55 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Will II have actual employees or employees of NextEra?

9:36:30 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace MISO studies not completed, one this summer, received it?

9:37:02 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Still several phases, update when receive that report?

9:37:58 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Plan II interconnect via transmission line approved for I?

9:38:11 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Received all MISO approvals?

9:38:34 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Power purchase agreement executed?

9:38:47 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Decommissioning plan agreement, completed?

9:39:18 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Section states all below grade structures be removed, also states nonrecoverable ground cables left, reconcile?

9:40:00 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Leases all contain everything fully removed?

9:40:12 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Explain process during construction and decommissioning assure soil quality maintained and returned to agriculture?

9:41:00 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Quality of soil, plan monitor soil quality now and at decommissioning?

9:41:37 AM Staff Atty Temple PSC - witness Andrews
Note: Sacre, Candace Jurisdictional determination not submitted to Army Corps of Engineers, done yet?

9:42:03 AM Chairman Chandler
Note: Sacre, Candace Deputy Secretary?

9:42:17 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace Examination. What be ground cover under panels?

9:42:49 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace Assist with storm water management?

9:42:57 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace Read in response plan on doing storm water management plan?

9:43:20 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace Read Phase 1 assessment, number of oil and gas wells, sprinkled throughout project, how manage avoidance of areas?

9:45:02 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace How much impact site plan in putting arrays in place?

9:45:43 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace Discussions had with lease holders or mineral rights holders, how operate around, part of lease agreement?

9:46:49 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace Lots of old wells, no plugging records, identified active or inactive status wells known?

9:47:41 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace Encounter well previously unknown, what plan deal with that?

9:49:29 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace Think possibly plug well or arrange with landowner?

9:50:01 AM Board Member Lyons - witness Andrews
Note: Sacre, Candace Be reported to Div of Oil and Gas how deal with?

9:50:02 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace BOARD MEMBER LYONS - WITNESS ANDREWS
Note: Sacre, Candace PLAN ADDRESSING EXISTING OIL AND GAS WELLS AND REPORTING TO EEC DIVISION OF OIL AND GAS

9:51:00 AM Chairman Chandler
Note: Sacre, Candace Mr. Montgomery?

9:51:07 AM Board Member Montgomery - witness Andrews
Note: Sacre, Candace Examination. Aware if NextEra enter PILOT agreement or IRB with county?

9:51:59 AM Board Member Montgomery - witness Andrews
Note: Sacre, Candace Economic impact report talks about operational phase be presumed one to two positions, consistent with what see?

9:53:16 AM Board Member Montgomery - witness Andrews
Note: Sacre, Candace Also provide range of wages one or two employees, \$119,000?

9:53:49 AM Board Member Montgomery - witness Andrews
Note: Sacre, Candace Know what skill sets are of employees?

9:54:36 AM Chairman Chandler
Note: Sacre, Candace Mr. Comer?

9:54:45 AM Chairman Chandler
Note: Sacre, Candace Vice Chair?

9:54:51 AM Vice Chairman Hatton - witness Andrews
Note: Sacre, Candace Examination. When geotech report completed?

9:55:47 AM Vice Chairman Hatton - witness Andrews
Note: Sacre, Candace Not first project, familiar with karst, done enough?

9:56:11 AM Chairman Chandler
Note: Sacre, Candace Commissioner?

9:56:18 AM Commissioner Regan - witness Andrews
Note: Sacre, Candace Examination. 200 construction jobs hired locally?

9:56:35 AM Vice Chairman Hatton - witness Andrews
Note: Sacre, Candace Full time positions, three or four, know if those be local?

9:56:46 AM Commission Regan - witness Andrews
Note: Sacre, Candace We can ask that in a follow-up?

9:56:47 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace COMMISSIONER REGAN - WITNESS ANDREWS
Note: Sacre, Candace THREE TO FOUR FULL TIME POSITIONS FILLED LOCALLY

9:56:50 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Examination. \$119,000 came from applicant?

9:57:20 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Average wage each job?

9:57:29 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Aligns with jobs in broader region, NextEra jobs?

9:57:41 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Where get that information?

9:57:52 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Applicant access information what people paid in other places?

9:58:16 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Potentially follow up find out, based off experiences?

9:58:28 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace What paying in other areas do this job?

9:58:39 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Let us know?

9:58:40 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Difficult understand how these earn \$119,000 a year?

9:58:41 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace CHAIRMAN CHANDLER - WITNESS ANDREWS
Note: Sacre, Candace DOCUMENTARY EVIDENCE OF \$119,000 SALARIES

9:59:23 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Leases with Boulevard Associates, familiar?

9:59:40 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Who is Boulevard Associates?

9:59:54 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Aware ownership interest in Sebree Solar I?

10:00:05 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace How about Sebree Solar II?

10:00:18 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Ownership interest in Boulevard Associates?

10:00:29 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace II not have leases for entirety of land?

10:00:38 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Contract provides for assignment from Boulevard to Sebree Solar for leases?

10:01:02 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Legal agreement that says Boulevard Associates transfer or assign leases?

10:01:24 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Anything we have says Sebree Solar have leases?

10:01:40 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Requesting construction certificate build solar panels on land has no legal right to?

10:02:13 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace II have right to property?

10:02:24 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Requesting certificate applicant has no right?

10:02:44 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Expect to, but document says have right to it?

10:02:56 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Asked in first data request Question 5 provide corporate structure of Next Era, remember?

10:03:30 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Know what response was?

10:03:40 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Full answer to question?

10:03:46 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Members of II?

10:04:01 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Member manager?

10:04:08 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace II only member NEER?

10:04:20 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace NEER is wholly owned indirect subsidiary of Next Era Energy, Inc.?

10:04:45 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace What direct subsidiary of?

10:05:02 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Tells who parent company, indicate who intermediate subsidiaries are?

10:05:29 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace As post-hearing data request, ask again for entire corporate structure of NEER and Sebree Solar II?

10:05:30 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace CHAIRMAN CHANDLER - WITNESS ANDREWS
Note: Sacre, Candace CORPORATE STRUCTURE OF NEXTERA ENERGY RESOURCES AND SEBREE SOLAR II LLC

10:06:05 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Employee of II?

10:06:07 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Employee of I?

10:06:12 AM Chairman Chandler - witness Andrews
Note: Sacre, Candace Know if has employees?

10:06:24 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Who members Sebree Solar LLC, go to Response 6, believe that be case?
10:07:09 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	If case, agree II direct subsidiary of NextEra?
10:07:36 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Direct immediately below and indirect means intermediates between two?
10:07:45 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Ask corporate structure/membership interest in Sebree Solar II, LLC?
10:07:46 AM	POST-HEARING DATA REQUEST Note: Sacre, Candace Note: Sacre, Candace	CHAIRMAN CHANDLER - WITNESS ANDREWS CORPORATE STRUCTURE/MEMBERSHIP INTEREST IN SEBREE SOLAR II LLC
10:07:56 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Don't know who has membership interest Sebree Solar II?
10:08:18 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Response not tell us who has membership interest?
10:08:37 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Filed responses to consultant's report?
10:08:48 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Mitigation measures included?
10:08:53 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	What natural people responsible ensuring Sebree Solar II complies with measures?
10:09:09 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Who employer?
10:09:17 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Supervisor also employee of NEER?
10:09:23 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Sebree Solar depends on NEER ensure compliance with law?
10:09:38 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Aware of tax equity financing?
10:09:51 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	After projects built, ownership interest change?
10:10:06 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Not sold as much as far moved if stay at NEER?
10:10:12 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Still stay in family?
10:10:18 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Change who in charge ensuring compliance with law?
10:10:58 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	If sold not necessarily case?
10:11:07 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Not all transfers same?
10:11:20 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Aware conversation NextEra implications of tax credits?
10:11:47 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Bartels other witness?
10:11:53 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Works for NEER?

10:12:01 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Bartels witness indicated entity owns interest in Sebree II compliance problems?
10:12:28 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Know entities looked at when made determination?
10:12:57 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	See why question matters?
10:13:20 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Information could be helpful?
10:13:27 AM	Chairman Chandler - witness Andrews Note: Sacre, Candace	Ask as post-hearing data request which entities reviewed as part of response?
10:13:28 AM	POST-HEARING DATA REQUEST Note: Sacre, Candace Note: Sacre, Candace	CHAIRMAN CHANDLER - WITNESS ANDREWS ENTITIES REVIEWED AS PART OF RESPONSE TO DATA REQUEST
10:13:46 AM	Chairman Chandler Note: Sacre, Candace	Redirect?
10:14:04 AM	Chairman Chandler Note: Sacre, Candace	Recess until 10:30.
10:14:18 AM	Session Paused	
10:35:04 AM	Session Resumed	
10:35:08 AM	Chairman Chandler Note: Sacre, Candace	Back on record.
10:35:11 AM	Chairman Chandler Note: Sacre, Candace	Next witness?
10:35:13 AM	Atty Koenig Sebree Solar II Note: Sacre, Candace	Brian Bartels.
10:35:29 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
10:35:36 AM	Chairman Chandler - witness Bartels Note: Sacre, Candace	Examination. Name and address?
10:35:53 AM	Atty Koenig Sebree Solar II - witness Bartels Note: Sacre, Candace	Direct Examination. Title?
10:36:06 AM	Atty Koenig Sebree Solar II - witness Bartels Note: Sacre, Candace	For NextEra?
10:36:12 AM	Atty Koenig Sebree Solar II - witness Bartels Note: Sacre, Candace	Explain involvement with project?
10:36:22 AM	Atty Koenig Sebree Solar II - witness Bartels Note: Sacre, Candace	Reports in application and various responses?
10:36:32 AM	Atty Koenig Sebree Solar II - witness Bartels Note: Sacre, Candace	Provide updated information Date 1-35?
10:38:24 AM	Chairman Chandler Note: Sacre, Candace	Ms. Temple?
10:38:33 AM	Staff Atty Temple PSC - witness Bartels Note: Sacre, Candace	Cross Examination. Other thing follow up on, not planning doing threatened or endangered species evaluations?
10:39:31 AM	Staff Atty Temple PSC - witness Bartels Note: Sacre, Candace	Know any species found, how far along on issue?
10:40:06 AM	Staff Atty Temple PSC - witness Bartels Note: Sacre, Candace	What were results, any bats habitats?
10:40:25 AM	Staff Atty Temple PSC - witness Bartels Note: Sacre, Candace	Taken into consideration on site plans?

10:40:43 AM Staff Atty Temple PSC - witness Bartels
Note: Sacre, Candace Karst, any additional information, wet or soft, rainwater, take into consideration?

10:41:46 AM Chairman Chandler
Note: Sacre, Candace Deputy Secretary Lyons?

10:41:57 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Examination. Karst features still need addressing, what are those?

10:42:59 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Saw in responses, area low for karst, follow up on that?

10:43:22 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace BOARD MEMBER LYONS - WITNESS BARTELS
Note: Sacre, Candace ADDRESSING KARST FEATURES FOLLOW UP

10:43:23 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Jurisdictional determination requests, what is NextEra plan for addressing jurisdictional waters should be identified?

10:45:33 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Do biological assessment tool run?

10:45:50 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace Any vegetative species of interest?

10:46:05 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace No plant species identified?

10:46:25 AM Board Member Lyons - witness Bartels
Note: Sacre, Candace If identified, use those in pollinators or screening, follow up?

10:46:26 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace BOARD MEMBER LYONS - WITNESS BARTELS
Note: Sacre, Candace PLAN TO UTILIZE NATIVE SPECIES IN POLLINATORS AND SCREENING

10:46:51 AM Chairman Chandler
Note: Sacre, Candace Mr. Montgomery?

10:46:56 AM Chairman Chandler
Note: Sacre, Candace Mr. Comer? (Click on link for further comments.)

10:47:48 AM Chairman Chandler
Note: Sacre, Candace Questions?

10:47:50 AM Chairman Chandler - witness Bartels
Note: Sacre, Candace Examination. What type of vegetation under panels?

10:48:05 AM Chairman Chandler - witness Bartels
Note: Sacre, Candace Native grasses or whatever best for interests?

10:48:18 AM Chairman Chandler - witness Bartels
Note: Sacre, Candace Johnson grass not sow?

10:48:24 AM Chairman Chandler - witness Bartels
Note: Sacre, Candace Not everything grows was sown, what do controlling invasive species?

10:48:52 AM Chairman Chandler - witness Bartels
Note: Sacre, Candace Internal policy?

10:49:17 AM Chairman Chandler - witness Bartels
Note: Sacre, Candace Lots of farms, specific processes in place best practices direct operators take actions invasive species?

10:50:20 AM Chairman Chandler - witness Bartels
Note: Sacre, Candace Post-hearing data request?

10:50:21 AM POST-HEARING DATA REQUEST
Note: Sacre, Candace CHAIRMAN CHANDLER - WITNESS BARTELS
Note: Sacre, Candace SPECIFIC PROCESSES IN PLACE TO ENSURE OPERATORS ACTIONS AGAINST INVASIVE SPECIES

10:50:33 AM	Chairman Chandler Note: Sacre, Candace	Ms. Koenig?
10:51:01 AM	Atty Koenig Sebree Solar II - witness Bartels Note: Sacre, Candace	Redirect Examination. Heard question about identifying old wells, information about numbers?
10:51:42 AM	Atty Koenig Sebree Solar II - witness Bartels Note: Sacre, Candace	Setbacks or plans avoidance, not identified, not expecting?
10:52:29 AM	Atty Koenig Sebree Solar II - witness Bartels Note: Sacre, Candace	Heard Lyons ask about soil quality, expand on that?
10:53:06 AM	Atty Koenig Sebree Solar II Note: Sacre, Candace	Elaborate further, but provide information this morning.
10:53:11 AM	Chairman Chandler Note: Sacre, Candace	Deputy Secretary Lyons, any questions? (Click on link for further comments.)
10:53:37 AM	Chairman Chandler Note: Sacre, Candace	Next witness?
10:53:41 AM	Atty Koenig Sebree Solar II Note: Sacre, Candace	Elizabeth Wilburn.
10:54:00 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
10:54:07 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Examination. Name and address?
10:54:27 AM	Atty Koenig Sebree Solar II - witness Wilburn Note: Sacre, Candace	Direct Examination. State employer and title?
10:54:43 AM	Atty Koenig Sebree Solar II - witness Wilburn Note: Sacre, Candace	Describe contribution to project?
10:55:01 AM	Atty Koenig Sebree Solar II - witness Wilburn Note: Sacre, Candace	Information provide about distance from transformer?
10:55:32 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Examination. Substation Sebree I?
10:55:38 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Will be collection line runs from Sebree Solar II to substation of Sebree Solar I?
10:55:56 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Nearest home to substation same distance as nearest home provided in I case?
10:56:50 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Could be home on opposite side of substation in excess of 5,280 feet?
10:57:26 AM	Chairman Chandler Note: Sacre, Candace	Ms. Koenig?
10:57:30 AM	Chairman Chandler Note: Sacre, Candace	Ms. Temple?
10:57:38 AM	Chairman Chandler Note: Sacre, Candace	Deputy Secretary?
10:57:44 AM	Chairman Chandler Note: Sacre, Candace	Mr. Montgomery?
10:57:49 AM	Chairman Chandler Note: Sacre, Candace	Mr. Comer?
10:57:55 AM	Chairman Chandler Note: Sacre, Candace	Commissioner?
10:58:00 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Examination. Responsible for decommissioning plan?

10:58:14 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	First one seen?
10:58:17 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Have copy?
10:58:42 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Page 7, estimated decommissioning costs and salvage value, for 30 years operation?
10:58:58 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Decommissioning cost, expense three to one of salvage value?
10:59:13 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Cost net of salvage positive amount?
10:59:33 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Consistent with other studies?
11:00:04 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Ask about asterisk used here?
11:00:34 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	See asterisk explained there?
11:00:47 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Says, reading, (click on link for further comments), have any idea what mean?
11:01:08 AM	Chairman Chandler Note: Sacre, Candace	Ask as post-hearing data request.
11:01:09 AM	POST-HEARING DATA REQUEST Note: Sacre, Candace Note: Sacre, Candace	CHAIRMAN CHANDLER - WITNESS WILBURN WHAT USE OF ASTERISK MEANS
11:01:28 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Cost more remove than what worth?
11:01:43 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Aware instances facility decommissioned and salvage value post-decommissioning in excess of cost to decommission facility?
11:02:00 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Not aware?
11:02:15 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Know decommissioning study also references Henderson Co ordinance decommissioning must take place within certain time?
11:02:39 AM	Chairman Chandler - witness Wilburn Note: Sacre, Candace	Know how applicant intends being held to compliance with that, how Henderson Planning and Zoning know not produced energy for 12 months?
11:03:05 AM	Chairman Chandler Note: Sacre, Candace	Ask as post-hearing data request what applicant intends to do notifying Henderson Planning and Zoning when ceased generate electricity.
11:03:06 AM	POST-HEARING DATA REQUEST Note: Sacre, Candace Note: Sacre, Candace	CHAIRMAN CHANDLER - WITNESS WILBURN HOW APPLICANT NOTIFY HENDERSON PLANNING AND ZONING WHEN CEASE GENERATING ELECTRICITY
11:03:22 AM	Chairman Chandler Note: Sacre, Candace	Redirect?
11:03:34 AM	Chairman Chandler Note: Sacre, Candace	Ms. Koenig?
11:03:35 AM	Atty Koenig Sebree Solar II Note: Sacre, Candace	Erin Bowen.

11:03:54 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
11:04:00 AM	Chairman Chandler - witness Bowen Note: Sacre, Candace	Examination. Name and address?
11:04:11 AM	Atty Koenig Sebree Solar II - witness Bowen Note: Sacre, Candace	Direct Examination. State employer and title?
11:04:29 AM	Atty Koenig Sebree Solar II - witness Bowen Note: Sacre, Candace	Describe activity with project?
11:04:53 AM	Chairman Chandler Note: Sacre, Candace	Ms. Temple?
11:05:01 AM	Staff Atty Temple PSC - witness Bowen Note: Sacre, Candace	Cross Examination. How determine four projects in Henderson Co not impact property values?
11:06:52 AM	Staff Atty Temple PSC - witness Bowen Note: Sacre, Candace	Any projects fully built as large as these four together?
11:07:44 AM	Staff Atty Temple PSC - witness Bowen Note: Sacre, Candace	Not have any comparison, not have anything to say no property values affected?
11:08:51 AM	Chairman Chandler Note: Sacre, Candace	Deputy Secretary?
11:08:57 AM	Chairman Chandler Note: Sacre, Candace	Mr. Montgomery?
11:09:02 AM	Chairman Chandler Note: Sacre, Candace	Mr. Comer?
11:09:53 AM	Chairman Chandler Note: Sacre, Candace	Redirect?
11:09:55 AM	Chairman Chandler Note: Sacre, Candace	Next witness?
11:10:09 AM	Atty Koenig Sebree Solar II Note: Sacre, Candace	Joshua Crawford.
11:10:29 AM	Chairman Chandler Note: Sacre, Candace	Witness is sworn.
11:10:38 AM	Chairman Chandler - witness Crawford Note: Sacre, Candace	Examination. Name and business address?
11:10:54 AM	Atty Koenig Sebree Solar II - witness Crawford Note: Sacre, Candace	Direct Examination. Employer and title?
11:11:04 AM	Atty Koenig Sebree Solar II - witness Crawford Note: Sacre, Candace	Explain at time performed requirements for application employed by Pegasus?
11:11:09 AM	Atty Koenig Sebree Solar II - witness Crawford Note: Sacre, Candace	Where employed now?
11:11:16 AM	Atty Koenig Sebree Solar II - witness Crawford Note: Sacre, Candace	What was title when did report?
11:11:26 AM	Atty Koenig Sebree Solar II - witness Crawford Note: Sacre, Candace	Describe what contributed to project?
11:11:40 AM	Atty Koenig Sebree Solar II - witness Crawford Note: Sacre, Candace	Economic impact report, describe what is?
11:11:55 AM	Chairman Chandler Note: Sacre, Candace	Ms. Temple?
11:12:03 AM	Staff Atty Temple PSC - witness Crawford Note: Sacre, Candace	Cross Examination. Input used for evaluation, come up with inputs or provided by NextEra or consultant?
11:12:32 AM	Staff Atty Temple PSC - witness Crawford Note: Sacre, Candace	Plug into formula?

11:12:45 AM Staff Atty Temple PSC - witness Crawford
Note: Sacre, Candace Any independent analysis or just IMPLAN model?

11:13:24 AM Staff Atty Temple PSC - witness Crawford
Note: Sacre, Candace Total economic input came from NextEra as well?

11:13:35 AM Staff Atty Temple PSC - witness Crawford
Note: Sacre, Candace Speaking more salary and jobs?

11:13:49 AM Chairman Chandler
Note: Sacre, Candace Deputy Secretary?

11:13:57 AM Chairman Chandler
Note: Sacre, Candace Mr. Montgomery?

11:14:05 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace Examination. Know of 200 positions during construction, how many full time?

11:14:26 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace Also prepare report for Sebree I?

11:14:37 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace In I, estimated payroll of \$24 million 300 full time construction jobs, here \$10 million 200, explain difference?

11:15:36 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace In I, 300 divided by \$24 million, \$80,000, divide \$10 million by 200 \$50,000, wages not dropped, when calculating numbers with IMPLAN, what methodology determining region?

11:16:45 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace Also consideration commuting patterns?

11:17:15 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace Jobs looked at Kentucky jobs or know mix?

11:17:47 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace Says took median wages provided by company to get average wage of \$82,800, how take median wage computing average wage?

11:18:42 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace Tax revenue, elaborate methodology in getting tax revenue?

11:20:09 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace When calculating estimated number, took company's average \$390,000 property tax payments, play into analysis?

11:20:46 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace Throughout report, states median household income \$48,926, multiple places says average wage

11:21:25 AM Board Member Montgomery - witness Crawford
Note: Sacre, Candace Page 8, diagram, median household income \$48,926, average wage \$42,892, yet page 13 average wage \$48,926, average wage or household income?

11:22:34 AM Chairman Chandler
Note: Sacre, Candace Mr. Comer?

11:22:42 AM Chairman Chandler
Note: Sacre, Candace Commissioner?

11:22:46 AM Chairman Chandler
Note: Sacre, Candace Redirect?

11:22:57 AM Atty Koenig Sebree Solar II - witness Crawford
Note: Sacre, Candace Redirect Examination. Policy as far as data use?

11:23:47 AM Atty Koenig Sebree Solar II - witness Crawford
Note: Sacre, Candace Have looked at other projects in Kentucky, not a lot of data?

11:24:33 AM Atty Koenig Sebree Solar II - witness Crawford
Note: Sacre, Candace Follow up with what actually paid, adjust how affects study?

11:25:04 AM	Atty Koenig Sebree Solar II Note: Sacre, Candace	Dennis Jack on witness list. (Click on link for further comments.)
11:25:43 AM	Chairman Chandler Note: Sacre, Candace	Anything else, Ms. Koenig?
11:25:48 AM	Chairman Chandler Note: Sacre, Candace	Anything else?
11:25:56 AM	Chairman Chandler Note: Sacre, Candace	Procedural schedule.
11:26:36 AM	Chairman Chandler Note: Sacre, Candace	Anything else?
11:26:39 AM	Chairman Chandler Note: Sacre, Candace	Hearing adjourned.
11:26:54 AM	Session Ended	

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