



Juliet Solar

Exhibit H

Comments Received at Public Information Meeting

Case No. 20-1760-EL-BGN

# Public Information Meeting Questions and Answers

## Juliet Solar

Milton and Weston Townships and the Village of Weston  
Wood County, Ohio

Prepared for:



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**Juliet Solar Public Information Meeting Live Q&A Session**  
**January 20, 2021**  
**6:00 PM – 7:45 PM**

**Moderator:** Sarah Krisch; EDR

**Panelists and Support:** Cliff Scher, 7X Energy; Rich Clark, 7X Energy; Matt Butler, Ohio Power Siting Board; Dylan Borchers, Bricker & Eckler Attorneys at Law; Elyse Akhbari, Bricker & Eckler Attorneys at Law; Jane Rice, EDR; Erica Tauzer, EDR; Samantha Morrone, EDR; Tim Burgener, EDR.

*This Q&A session was part of a series of public engagement events related to the Juliet Solar Public Information Meeting. During this session, the project team, including the panelists listed above, delivered a presentation containing information about the Juliet Solar Project. Following the presentation, attendees were able to ask questions, which were answered by the panelists. The paraphrased questions and responses are listed below. The second half of this report includes questions that were asked but not answered due to time constraints during the public meeting, as well as questions that were sent via email during or after the public meeting. Answers to these questions are provided. No additional questions were asked at the telephone-based meeting held at 8:00 PM following the web-based meeting.*

## **Live Q&A Session**

### **Question 1**

**Question:** What effect will these solar fields have on AM/FM radio and antenna TV receptions?

**Answer:** (Rich Clark) We don't anticipate or expect this project or any solar PV farms to have an impact on AM/FM radio or antenna receptions in the area. We haven't seen any studies or evidence that show they have an impact. PV arrays generate weak electromagnetic fields (EMFs) during the day that dissipate at short distances. These EMFs are "generated in the same extremely low frequency range as electrical appliances and wiring found in most homes and buildings" (Massachusetts Department of Energy Resources, 2015). If you have a concern or have some type of study or literature that shows otherwise, I'd encourage you to please submit this through our website or call our project number, and we'd be glad to review and discuss further.

### **Question 2**

**Question:** What effect will these solar fields have on individuals with pacemakers and defibrillators (we have 6 individuals in our square block who have these)?

**Answer:** (Cliff Scher) We don't anticipate or expect this project or any solar PV farms to have an impact on pacemakers or defibrillators. The technology being used is essentially the same as PV panels that are installed on the tops of people's homes. There are no exposures or use of microwaves or radiation so we're not expecting impacts on pacemakers or defibrillators. If this concern is coming from a concern about electromagnetic fields (EMF), it is worth mentioning that the EMF outside of a solar facility's fence is less than 1/1000 (one / one thousandth) of the level at which manufacturers test for EMF interference. If this question is from a different perspective that I didn't cover, please do get in contact.

### **Question 3**

**Question:** Can we request you place multiple rows of trees to block our views of the solar fields?

**Answer:** (Cliff Scher) There are a few different types of vegetative buffers that we expect to use. One involves planting pollinator friendly plant species. A second includes evergreen and deciduous trees, bushes and pollinator friendly plants, which we would typically use along a busy road. Then a third includes more trees and bushes, including evergreen and deciduous trees, and a higher proportion of evergreen trees for use at adjacent residences. We will work with a landscape architect on selecting the right species to ensure the long-term health for these three types of

buffers and incorporating best practices to break up the view and benefit the ecosystem. As I understand it, best practice is not to put up a screen or solid wall of one type of tree because that looks unnatural; instead we would include a variety of species to help the project to blend in with the surrounding area. We're open to conversations about this and sharing more information. Hopefully, those answers shed some light on our planned approach. If there's any follow-up questions, feel free to reach out.

#### Question 4

**Question:** Do we have to increase our property insurance in the event a tree of ours falls into your solar fields?

**Answer:** (Cliff Scher) We are not asking any adjacent property owners to increase their property insurance. In our project design we incorporate setbacks from adjacent properties. Those setbacks are partially based on the existing land uses on those properties and the existing vegetation. As a solar farm, we are always looking to avoid shading. Because of that we're typically far enough away so that we're not concerned about trees falling on panels. To share some more information on setbacks, if there's a residence on a property, we incorporated a 100-foot setback from the residence (**Note: After the public information meeting, this setback was increased to 100 feet from residential property lines to the panel area fenceline.**) If there's a property line between two fields, the minimum setback to the fenceline is 10 feet. On the internal side of the fence line, we typically would have a 20-foot area where we sometimes would locate an access road. So, we're not concerned about trees falling directly onto the panels and not asking landowners to increase their insurance.

#### Question 5

**Question:** Why were the residents in the project area not contacted personally? Workers will be working around our houses for a year. What about property damage from fence install? Invasion of personal property? I will not feel comfortable with workers around my house for that period with my young kids present.

**Answer:** (Cliff Scher) **Timing of Contact:** The residents in the area were mailed letters on December 29<sup>th</sup>. I have heard that there's been some delays in the mail. Those letters, phone calls, the project website and notifications in the newspaper are all part of the outreach to the residents in the project area and the community. We just recently had enough certainty to complete a preliminary design. We now are able to share that and get feedback from the surrounding community. We have also been trying to get in touch with adjacent neighbors over the phone with mixed results. **Construction Concerns:** We are not targeting starting construction until the spring of 2022 so there is a long time period before construction could start. All of the installed facilities, including fences, would be installed on leased property. There shouldn't be property damage on any adjacent properties from fence installation. If there are any unusual situations where there's a shared driveway or anything like that, please get in contact. We certainly want to be aware of that and make sure we address that in our plans. We will vet and select a construction company that has a successful track record in building these types of projects. We are also looking forward to providing jobs to the people that build them. We also expect a minimum of 80% of those construction jobs to go to Ohio residents. If there's any more specific concerns beyond that, please feel free to reach out.

#### Question 6

**Question:** Will this presentation be available after the webinar?

**Answer:** (Sarah Krisch) Yes it will. We will upload a video of this presentation and this question-and-answer session to the project website, [www.julietsolar.com](http://www.julietsolar.com). On that website there's a public meetings page where the link to this video can be found. It will be up by the end of the week.

#### Question 7

**Question:** Our septic system drains into the field drainage tile. Will it be affected?

**Answer:** (Cliff Scher) Good question and that's an instance where it's certainly helpful to get information, not just from the landowners that we've been working with, but also from adjacent property owners. We would like to be aware of

instances where there are septic systems draining into the drainage tile. We already have a drainage tile maintenance plan, that includes a commitment to either repair or replace any damaged drainage tile with a functionally equivalent system. It will be helpful to know as we commit to that, if there are septic systems draining into those drainage tiles. Another aspect of the drainage tile maintenance plan is that we commit to address any negative impacts on adjacent landowners, so I think that disrupting the flow of a septic system drain would fall under that. Please get in contact to share more information about that and we will also plan to reach out.

#### Question 8

**Question:** How far from my property line will your fence be? What goes on the land between my property and your fence?

**Answer:** (Cliff Scher) The answer to that question is really, it depends. When there are instances where there's a house adjacent versus when there's a field adjacent, different setbacks would be used. Our layout was designed with minimum setbacks of 10 feet from property lines, 25 feet from public roads, 100 feet from residences to the project fenceline. **(Note: After the public information meeting, the project design was revised to increase the setback to 100 feet from residential property lines to the panel area fenceline.)** The use of your land would also determine if there's a vegetative buffer and what type. But generally, we plant native grasses throughout the project area and pollinator friendly species in areas on the perimeter. The actual vegetation that's planted between your property and the fence would depend on what's on your property. **(In this case, because there is believed to be a house on the property, the fence would be approximately 100 feet from your property line and there would be a vegetative buffer outside of the fence. That vegetative buffer would include trees and bushes, including evergreen and deciduous trees.)**

#### Question 9

**Question:** Does the Decommissioning Process include removal of all buried electrical cables used for collection and underground transmission to Inverters?

**Answer:** (Rich Clark) The decommissioning process includes removal of almost all the buried cables. I say almost all because there may be a few circumstances where the cable is buried more than three feet underground, and three feet is the standard removal depth. If it's more than three feet below the ground, it may be left in place if it's deemed not a hazard., but That would be a special circumstance.

#### Question 10

**Question:** What is the usual life of the project?

**Answer:** (Rich Clark) There's two ways that term can be used. One is the design life of the project, and that's 25 years. Then there's what we expect the installed life of the project to be, which is longer than the design life, because of several safety factors that are considered for the engineering and equipment. I would expect this project to last at least 25 years, and up to 40 years.

#### Question 11

**Question:** Is there any attempt to adjust the position of the PV Panels to accommodate the change in the Solar position throughout the Year? If not, at what angle will the panels be set or be facing w/r to N-S for the duration of the year? How do you select the best angle to use throughout the year?

**Answer:** (Rich Clark) The PV panels would be mounted on is a single axis tracker system instead of a fixed tilt system. With the single axis tracker, the length of the axis points north and south. The tilt is zero when the panels are flat. The panels rotate from negative 60 to positive 60 on that north-south axis. There's no position change to accommodate the position of the sun throughout the year. As it rotates throughout the day, as the sun rises and sets, there's an internal algorithm that allows it to follow the sun each day from east to west.

### Question 12

**Question:** Will the project involve grading the ground for construction? What about the runoff from rain? My yard already collects enough water to flood my basement.

**Answer:** (Rich Clark) We've completed a detailed topography study of the site and expect a very minimal amount of earthwork movement during construction because it's a flat site. During construction of the project, we're going to have what is called a Stormwater Pollution Prevention Plan. That includes installation of silt fences and berms (if necessary) to mitigate runoff across the project. That way we can avoid issues with soil or sediment movement. During detailed design of the project, we conduct a drainage study pre- and post-construction which is used to ensure that there's no negative impact post-construction, or any change to the runoff because of the construction of the project.

### Question 13

**Question:** Your proposed access road and substation are directly in front of our driveway. Not only will you be eliminating our view of beautiful countryside, will you be placing a substation in an area that we can't cover with fencing or tree lines. What will your company offer to make this right? Will you be covering the costs of the relocation of our driveway? Covering the cost of our fencing? Covering the cost of our trees?

**Answer:** (Cliff Scher) **(Note: After the public information meeting, the project design was revised to move this access road to the north avoiding alignment with the driveway across Weston Rd and allowing more room for a vegetative buffer.)** One thing that I should have pointed out during the presentation is that the indicated substation area on the map is twice as big as it needs to be. Our substation footprint is expected to be half that size. We are waiting on feedback from First Energy on exactly where within that area they would like us to locate the project substation. This is also an area where we anticipate installing a vegetative buffer. The project would cover the cost to plant and maintain that buffer. It wouldn't be expected for neighbors to bear that cost. I understand the concern about the substation and the view and being a neighbor to the project. It's worth mentioning that we are looking forward to working with neighbors that are directly adjacent to the project and entering into agreements (called Good Neighbor Agreements) where we can provide payments throughout the life of the project. That way a neighboring property owner would receive some income from the leased farm fields. Hopefully between the vegetative buffer and the opportunity to receive income from the project, that helps to address the concern about the view from your adjacent property. .

### Question 14

**Question:** What would be the direct revenue to the township and village?

**Answer:** (Cliff Scher) For our proposed 101-megawatt project, the payments to the tax base would be split up the same way as property tax allocations. We would anticipate payments to the Otsego Local School District of over \$400,000 per year, and payments to Milton and Weston townships in the range of \$35,000 to \$40,000 per year. The revenue to the Village of Weston would be approximately \$3,000 per year. As I understand it, the payments to the Otsego Local School District would benefit students in both townships and the village. The allocations also look like they would have close to \$30,000 per year going to the Penta Career Center Joint Vocational School District.

### Question 15

**Question:** My wife is allergic to bees. It was stated that the vegetation will aid bees and butterflies. What if other residencies have people allergic to bees also? Will the developer pay medical bills if needed?

**Answer:** (Cliff Scher) It would be helpful if we can have a conversation with you about this. The planting of pollinator friendly species is targeted for some buffer areas around the project, and we're still putting together a plan as to where that would be. This might be an instance where it would make sense to not include pollinator friendly species near your house. Beyond that, we're not anticipating an influx of bees to the area.

### Question 16

**Question:** What about electronic noise?

**Answer:** (Rich Clark) There are two pieces of equipment that will generate noise on this project. One is the PV inverters, which generate what sounds like a light humming noise if you're right next to the inverters. As you move away by about 100 to 200 feet, that noise essentially disappears or is significantly reduced. The other piece of equipment that makes noise is within our project substation, a transformer that also makes a similar type of humming noise. If you're standing right next to it, it is audible, and as you move further away, it becomes less and less audible.

(Tim Burgener) The facility is designed around a noise standard that comes from the Ohio Power Siting Board. Every solar project works to not increase background noise levels in the area by more than five decibels at neighboring residences. Above five decibels is where noise becomes noticeably louder than what you're used to. The facility is being designed to stay below that five decibel threshold.

#### **Question 17**

**Question:** What benefits do we receive for having properties so closely connected to the solar fields?

**Answer:** (Cliff Scher) For neighbors where their homes are adjacent to the solar farm, we're hoping to enter into agreements with those landowners where we would commit to installing a vegetative buffer and make annual payments to those neighbors. We encourage you to contact the project directly for more information on this. Beyond that there are benefits such as the increased income to the local school district and increased income to the county and the municipalities that people throughout the area would benefit from. There would also be a significant amount of economic activity during the construction of the project and increased revenue into the area for the life of the project. Local benefits can include additional income from good neighbor agreements, a landscaped vegetative buffer, income from direct and indirect employment during construction and operations and annual payments to local jurisdictions and school districts averaging \$877,438 per year for the life of the project. In addition, the project can benefit the local ecosystem by replacing cultivated crops with native grassland habitat, which should reduce runoff and the use of pesticides and herbicides in the area.

#### **Question 18**

**Question:** How will this affect our property values?

**Answer:** (Cliff Scher) There have actually been real estate assessments done across the country looking at what property and homes sell for before and after a solar project is built, or even approved. Those studies are done using a matched pair analysis, which is the preferred methodology for real estate appraisals. They compare the house or property that's adjacent to the solar farm with the market, and with another similar property that's not located near a solar farm. All those analyses in states across the country show that there is not a negative impact on property values from a solar farm.

#### **Question 19**

**Question:** How many security lights will be installed?

**Answer:** (Rich Clark) Security lights would be located at the operations and maintenance building. I would expect probably 1 or 2 at the operations and maintenance building, which is located at the main entrance. Security lighting is also required at the project substation, just to illuminate the area within the substation fence line.

Follow-up: The Application will include a Lighting Plan that will outline commitments to minimize impacts from security lighting, such as the use of downward-facing lighting.

#### **Question 20**

**Question:** What are the long-term effects of being exposed to solar fields?

**Answer:** (Cliff Scher) Assuming that this question has to do with if there's any radiation or EMF hazards, similar to what we talked about with pacemakers and radio and television, the levels of EMF near a solar farm are significantly lower than a typical American's average EMF exposure. The EMF levels near a solar farm are lower than what you'd

find in a residential or commercial use, even when standing just outside of the fence. The EMF outside of a solar facility's fence is less than 1/1000 (one / one thousandth) of the level at which manufacturers test for EMF interference. The wires that would bring the electricity to the substation would also be insulated and built to code. So, there would not be any increased health hazard from being near the solar farm.

**Follow-up:** Please see research from NC State University at <https://content.ces.ncsu.edu/health-and-safety-impacts-of-solar-photovoltaics>

#### **Question 21**

**Question:** Farmers are concerned about heat affecting crops.

**Answer:** (Cliff Scher) Because solar panels are designed to absorb the sunlight, they are not reflective, and don't cause significant heat. Solar panels absorb sunlight and convert that to electricity. So, there is not an expectation that there would be an increase in heat in the area for neighboring residences or properties.

(Rich Clark) I haven't heard of these putting off any significant enough amount of heat to affect any nearby property.

#### **Question 22**

**Question:** Farmers are concerned about native grasses getting too tall and spreading invasive species.

**Answer:** (Cliff Scher) Throughout the life of the project, the project would be responsible for maintaining the solar farm. That includes keeping the grasses mowed down. We generally keep the height to be no taller than a foot. We typically would plant a slow growing native grass, and may mow that two to four (2-4) times per year. It really depends on the given year and the exact species, and the seed mix that is planted. The project would be responsible for keeping the grasses mowed down, and is also incentivized to do that to avoid shade on the solar panels. So, there's both a commitment to maintain the solar farm in good working order, and maintaining our certificate from the OPSB, be in good standing, and there's also a financial incentive and making sure that the panels are not shaded.

#### **Question 23**

**Question:** People don't believe that a solar project will generate enough electricity in NW Ohio.

**Answer:** (Rich Clark) For the project size we're intending to build, the electricity generated annually from this is roughly equivalent to the use of around 20,000 residential homes.

#### **Question 24**

**Question:** If there would be a field fire in that location, what would be the danger to firefighters and the public?

**Answer:** (Rich Clark) Before the start of construction the contractor will engage the local fire department and talk about the project, and develop an emergency response plan. The project will have access roads within the interior of the project, as well as around the perimeter of the project, within the fence line for fire fighting access. There's a buffer between the fence and the edge of the panel so that a fire truck can have enough room to get around to fight any potential fire. One thing to note about these projects is it's a lot of steel, aluminum, and glass. There's a minimal amount of equipment that will combust, or that's highly combustible. Previous projects that have had fires were related with very dry drought conditions which can cause some vegetation on the site to catch fire, and those were in the very dry southwest. There's less risk here at this project site due to higher rainfall. As I mentioned, the project will be constructed to have access for firefighters if such event does happen.

#### **Question 25**

**Question:** Who initiated the conversation with landowners? Have any landowners come to you (7X, the developer team)



**Answer:** (Cliff Scher) As we first initially started talking to people in the area, there are a few things that we look for to determine if a location will be a good potential location for a solar farm. One of the ways we do that is that we have some software that we developed in house. After that, the essential element is getting the property tax records from the county and reaching out to landowners to determine if there's interest. Those conversations started in 2019. As we determined that we could locate a project in the area based on the room for electricity on the grid and environmental concerns, we then reached back out to landowners and continued the conversation.

#### **Question 26**

**Question:** We would like large trees and multiple rows of trees bordering our property. Will there also be a berm built to hide your fencing and solar panels?

**Answer:** (Cliff Scher) There are no plans for a berm to be built. The fencing is typically difficult to see. If there is a house adjacent to the project area, there would be a vegetative buffer planted in front of the fencing and panels. That vegetative buffer would soften the visual effect of the project with the forms and colors of a landscaped vegetative buffer.

#### **Question 27**

**Question:** Where do we find long term studies of human health from habitation and around an industrial radiation site?

**Answer:** (Cliff Scher) There's not going to be radiation generated from the solar farm. Solar panels are designed to absorb the sun. I haven't read or heard of any studies indicating that there's negative health risks from being near a solar farm. If there are further questions or if I'm not understanding the question about radiation correctly, I'm happy to continue the conversation offline.

**Follow-up:** Please see research from NC State University at <https://content.ces.ncsu.edu/health-and-safety-impacts-of-solar-photovoltaics>

#### **Question 28**

**Question:** Are these fields tilled at this time?

**Answer:** (Cliff Scher) Some of the fields have been tilled. I think some of the farmers use the no till farming method. Most of them have been tilled after the crops came off this past year. Some of the fields are planted in winter wheat, and that includes both land that was tilled as well as some of the no till fields.

#### **Question 29**

**Question:** Would you be willing to pay existing adjacent residences the same price per acre per year that you are paying the farmers you are leasing from with a minimum size of one acre and a maximum of 15 acres?

**Answer:** (Cliff Scher) We are looking at providing some payments to the neighboring landowners that live next to the leased fields. The payment amounts are not calculated yet. It would be calculated separately from the lease of the adjacent fields as that land is leased already, similar to the way some farmers are currently leasing it. The difference would be that we are looking at paying adjacent residences, while not using any of their land. The payments in the Good Neighbor Agreements are comparable on a dollar per acre basis and in some cases higher than what the adjacent field is leased for. The payments in the Good Neighbor Agreements will be calculated based on the impact to the property, as determined by the final project design. If you live next to a property that has solar facilities planned for it, you can either expect to hear from me or please reach out. I would look forward to talking with you about that.

#### **Question 30**

**Question:** Can I access the impact study that you are using to evaluate this site?

**Answer:** (Cliff Scher) I'm not sure what impact study is being referred to here, but we hired consultants, our friends at EDR and other locally based consultants to assess the project for environmental impacts, so we can make sure that the project is designed, built, and operated safely. If there's any specific questions about a specific impact study, please reach out.

**Follow-up:** The Application filed with the OPSB will include studies and assessments on a number of topics (including habitat assessment, wetlands, hydrogeology, transportation, noise, geotechnical and interconnection.)

#### **Question 31**

**Question:** Will you be installing fire suppression, and will you be extending the water and sewer lines?

**Answer:** (Rich Clark) On fire suppression, the only location that we would have fire suppression is within the substation and that's fire extinguishers, but the remainder of the project, there's no active fire suppression. And then as far as extending the water and sewer lines, the only location, if we were to extend those lines, would be the operations and maintenance building. It's still to be determined what the final requirements with respect to sewer and water will be for that building.

#### **Question 32**

**Question:** What are you considering the area south of XXXXXXXXX? Is it residential property and will you be setting back 100 feet from that property?

**Answer:** (Cliff Scher) The area south of that address, the panels are over 300 feet from the residence. The property line is roughly 125 feet north of the panels. That's the southern property line. Our fence line on our preliminary layout is above our 10-foot setback from the property line, but it's at 15 feet, and with the solar panels so far to the south, there is room to adjust that fence line, which we would do to accommodate a vegetative buffer. In either case, the panels are over 300 feet from that residence and over 125 feet from the property line. This panel-area fenceline has been moved south to accommodate a 100 foot setback from the adjacent residential property.

#### **Question 33**

**Question:** Where will the solar panels be manufactured?

**Answer:** (Rich Clark) At this point in time, we're still over a year away from starting that procurement process. It's still to be determined where they will be manufactured. A majority of panels are manufactured in southeast Asia and there is a limited amount of manufacturing here in the U.S. We've procured panels from both sources

#### **Question 34**

**Question:** Will you try to use local contractors and union workers?

**Answer:** (Cliff Scher) As we approach construction, we would run a request for proposals where we would seek proposals from companies that have experience building solar farms. We typically work with EPC firms (which stands for engineering, procurement, and construction). We would work with an experienced firm and they typically subcontract out some of the work. That and panel installation is really where there's a big opportunity to integrate local labor and that could be anything from civil work to the actual installation. We wouldn't place requirements on the EPC firm to work with specific companies, but we can request that they have job fairs in the area and encourage the hiring of local labor.

#### **Question 35**

**Question:** Will that impact study address the heat island effect?

**Answer:** (Rich Clark) I'm not aware of any specific study as part of this that we're doing, that will address the heat island effect. There's a very insignificant amount of heat and we don't anticipate it impacting neighboring properties,

even in the middle of the summer. So, we haven't deemed it really a concern to conduct a study on, and I'm not aware of any other projects that have either.

### **Question 36**

**Question:** What is the zoning for the project? Farm or industrial?

**Answer:** (Cliff Scher) In Ohio there is a process for a project like this, through the Ohio Power Siting Board.

**Follow-up:** As part of the Socioeconomic Report that will be included with the Application, there is a review of local and regional land use plans in the area. Zoning is not reviewed because the construction permit is issued by the Ohio Power Siting Board, many rural counties have areas that are not zoned and most zoning codes in Ohio do not yet address construction of large solar projects.

## **Live Q&A Additional Questions**

*The following questions were asked during the Live Q&A session, but they were not answered because of time constraints.*

### **Additional Question 1**

**Question:** Why was the OPSB Chairman investigated by the FBI over a solar farm scandal in [Allen] county?

**Answer:** The former OPSB Chairman is being investigated in relation to ties with First Energy. We are unaware of any investigation of the former Chairman related to a solar farm.

### **Additional Question 2**

**Question:** Can we get a copy of the presentation slides sent to the landowners?

**Answer:** A link to a video recording of this presentation is posted to the project website: <https://www.julietsolar.com/public-meeting-1>

### **Additional Question 3**

**Question:** Where is the data that the property values will not decrease?

**Answer:** There is no evidence that solar projects have a negative impact on property value. Examining property value in states across the United States demonstrates that large-scale solar arrays have no measurable impact on the value of adjacent properties. Proximity to solar farms does not deter the sales of agricultural or residential land. Usually no more than 15 feet high, solar projects are often enclosed by fencing and/or landscaping to minimize visual impacts. Large solar projects have similar characteristics to a greenhouse or single-story residence.

### **Additional Question 4**

**Question:** Are these panels going to be around 365 degrees the people on sand ridge?

**Answer:** The updated project design (now available on the project website) includes panels behind and across Sand Ridge Rd, reducing the number of residences with panels on multiple sides. The project design has been updated to incorporate a setback of at least 100 feet from the property line of adjacent residences to the panel area fenceline. In addition, a landscape mitigation plan is being developed that will utilize the most dense landscape module in areas with adjacent residences. This landscape mitigation plan will be included with the Application.

### **Additional Question 5**

**Question:** Will there be problems with rodents?

**Answer:** We are not aware of any evidence that solar projects increase rodent populations in the area. The installed equipment is designed to keep rodents out, because they would pose a problem to the electrical components. The project area will be planted with slow growing native grasses and other plantings, increasing habitat for local wildlife, while being mowed as necessary. The facility will have operations and maintenance staff and will not generate any waste that would attract rodents.

#### **Additional Question 6**

**Question:** How are you funded?

**Answer:** The preconstruction costs to develop projects are covered internally by 7X Energy. 7X Energy is employee owned and was started with hard work and investment by the two founders. 7X has successfully developed over 1,200 MW of projects into construction and operations, and it uses proceeds from these earlier projects to fund future projects. Once the project reaches the construction and operations phase, it is financed separately with large investors that often include banks and household names.

#### **Additional Question 7**

**Question:** Who are your private equity sources?

**Answer:** 7X Energy is employee owned and does not rely on private equity for its capital needs.

#### **Additional Question 8**

**Question:** Are you going to be subsidized by the state?

**Answer:** The only direct support currently available to projects like this in Ohio is through programs which provide certainty on a project's tax liability while allowing counties and municipalities to have guaranteed income through the life of a project, regardless of a project's depreciation or amortization.

#### **Additional Question 9**

**Question:** What happens when you don't make a profit?

**Answer:** Prior to starting construction, the project will confirm the forecasted electricity generation and will enter into a long-term power purchase agreement to sell the electricity. In order to access capital for the procurement and construction of the project itself, the project will have to demonstrate certainty that the project will be profitable. At the end of the project leases, the project is obligated to remove installed equipment. Earlier in the project life, the project is required to post a bond to pay for removal in the event that the project doesn't live up to its commitment to remove installed equipment.

#### **Additional Question 10**

**Question:** A question one of our local neighbors (who could not attend tonight) had for each of you representatives was how would you personally respond and/or navigate this situation if you found out your entire property (both behind, besides, and across from you) would become a solar field?

**Answer:** We understand why local neighbors would want to be informed and have their voices heard regarding the project. I believe many of us would want to make sure the solar farm had appropriate setbacks and maximized the vegetative buffering available to neighbors. We heard these and other concerns at the public information meeting and have modified the preliminary layout. The setback from the panel area fenceline to adjacent residential properties has been increased to 100 ft. We have also confirmed that our most dense vegetative buffer is viable with a higher percentage of evergreens. Lastly, the modified preliminary layout increases the distance to the vegetative buffers and the panel area fenceline while reducing the number of residences who would expect the solar farm and its vegetative buffers in multiple directions.

### **Additional Question 11**

**Question:** Will you tell us about the risks of an LLC?

**Answer:** Juliet Energy Project, LLC is set up as a LLC as it is a typical structure for financing many types of project. All of the project permits, agreements, interconnection studies, applications and the electricity contract will all be in the name of the project LLC. That allows the project to operate as a standalone entity. Even if something went wrong, and 7X Energy went bankrupt, the project would still have value and keep operating. Additionally, the investors who finance construction would want to see the project keep operating so that they could receive a return on their investment.

### **Additional Question 12**

**Question:** What are we going to get for benefits we are the ones living right by it?

**Answer:** Local benefits can include additional income from good neighbor agreements, a landscaped vegetative buffer, income from direct and indirect employment during construction and operations, annual payments to local jurisdictions and school districts averaging \$877,438 per year for the life of the project, and land lease payments to participating landowners that could result in increased local spending. In addition, the project can benefit the local ecosystem by replacing cultivated crops with native grassland habitat, which should reduce runoff and the use of pesticides and herbicides in the area.

### **Additional Question 13**

**Question:** If House Bill 786 passes, preventing the establishment of solar farms and wind facilities producing substantial MW of electricity, would 7X reconfigure the plans of the proposed solar farm to a smaller size? What is your working stake out now? Are the flags the final setback.

**Answer:** If House Bill 786 passes, the viability of the project would be re-evaluated at that time. The flagged locations are the intended locations for soil borings as part of a geotechnical survey. The geotechnical survey informs the civil design of the project to make sure that the project is designed appropriately for subsurface soil conditions.

### **Additional Question 14**

**Question:** How about lightning strikes?

**Answer:** A lightning mast (tall lightning rod) is part of the collection substation structure to protect the equipment at the substation. The project will be constructed following electric code and components will be grounded. Outside of the substation, the Facility components will be shorter than many surrounding objects, and as such are not expected to attract lightning strikes.

### **Additional Question 15**

**Question:** The O and M building is in my back yard basically, how large will it be? Will there be appropriate buffers so I'm not looking at it?

**Answer:** The O&M building will be approximately 2,000 square feet and will be constructed in accordance with local building codes. A landscape mitigation plan is being developed and will be included with the Application. Final landscape designs will incorporate feedback from adjacent property owners.

### **Additional Question 16**

**Question:** Historically, how many adjacent homes have been directly impacted in the past by previous projects you have had? (i.e., are there more or less of us being impacted due to having adjacent properties than normal?)

**Answer:** On average, this project has a similar number of adjacent homes, as other solar projects under development in Ohio.

#### **Additional Question 17**

**Question:** You continue to say landowners but what about homeowners? You never discussed any of this with homeowners and just only sent out info 2 weeks ago?? Especially for the homeowners that are directly in the middle of this project.

**Answer:** At the end of 2020, the project achieved enough certainty to complete a preliminary project design. We now have enough information to present a preliminary design and get productive feedback from the community. We are fully engaged in that process. The residents in the area were mailed letters on December 29 and telephone outreach began at a similar time. Those letters, phone calls, the project website and notifications in the newspaper are all part of the outreach to the residents in the project area and the community.

#### **Additional Question 18**

**Question:** I live on the end; I have a buffer already but not on my north side. Can you put one up for me? Would you consider putting up a whole row of trees around the complete perimeter of panels for a buffer?

**Answer:** A landscape mitigation plan is being developed and will be included with the Application. Final landscape designs will incorporate feedback from adjacent property owners to reduce the impact of the project on adjacent residences.

#### **Additional Question 19**

**Question:** Can bird populations be affected due to the solar farms? I.e., landing on the panels and being killed by focused sun rays?

**Answer:** We are not aware of bird populations being adversely affected by solar photovoltaic (solar pv) farms. The native grasses planted below and around the panels will provide additional habitat for ground-nesting bird species. Panels are non-reflective and absorb sunlight; therefore, the sun's rays would not impact birds that land on or around the panels. A different type of technology, called solar thermal power plants, uses mirrors to reflect the sun's light to power a steam turbine. That is not what we are proposing here. The name is similar to solar PV and is an understandable question.

#### **Additional Question 20**

**Question:** I live at XXXXXXXXXXXX; can I get a tree line on my north side of property?

**Answer:** A landscape mitigation plan is being developed and will be included with the Application. Final landscape designs will incorporate feedback from adjacent property owners to reduce the impact of the project on adjacent residences.

#### **Additional Question 21**

**Question:** Given COVID-19 how will you facilitate Public Hearings so those individuals who are not technologically savvy will still have accessibility to the hearings?

**Answer:** A teleconference meeting was held directly following the webinar for participants who could only join by phone or did not have internet access. Hard copies of the presentation were mailed out to those who requested them prior to the teleconference. The hearings for the project are conducted by the Ohio Power Siting Board. They typically include options to participate both by internet and telephone. They are also live streamed on YouTube. E-mailed Questions

#### **E-mailed Questions**

*The following questions were asked via email during and after the Live Q&A session.*

### Question 1

**Question:** Do the fields already have drainage tile installed? What kind of technology is going to be used to locate the existing tiles so they wouldn't be broken during the pile driving operation? This is the Great Black Swamp and drainage is very important to agriculture business. I wanted to hear if your staff was aware of the water issues in the area. Also, I was wondering if the pilings would be pressure driven or hammered. If hammered, how long would we have to listen to the hammering?

**Answer:** Fields in and around the project area do contain drainage tile. We have worked with landowners and the county to identify the locations of existing tiles. In the event that drainage tile is damaged, the project is committed to repairing or replacing damaged drain tile with functionally equivalent systems. In addition, the Application will include a Drain Tile Maintenance Plan, which outlines a commitment to promptly repair and or replace damaged drain tile with functionally equivalent systems and commits the project to address negative impacts on adjacent properties. Lastly, pile driving is taken into consideration in the project's ongoing noise analysis. The timing would be limited based on proximity to any non-participating residences.

### Question 2

**Question:** (1) Does 7X incorporate battery storage into their solar projects and (2) Will 7X operate the Juliet Project perpetually after startup or will it be sold to a 3rd party

**Answer:** (1) 7X Energy does include battery storage in some project proposals depending on the project location, market viability and the potential customer. There is not battery storage proposed for the Juliet Solar Project. (2) 7X Energy is able to offer asset management services even if the company does not maintain a majority ownership interest in a project. It has not yet been determined what size ownership interest 7X would retain. There are potential partners, investors and independent power producers which have their own asset management and operations functions.

### Question 3

**Question:** Will there be a residency requirement for this project and what are the tentative construction dates?

**Answer:** To qualify as a Qualified Energy Project with the Ohio Development Services Agency, there is a requirement that that at least 80% of the construction jobs be filled by Ohio residents. Construction is anticipated to begin in the second quarter of 2022 and be completed in 12 months.

### Question 4

**Question:** It sounds as though some residents were informed while others were not, how did you choose who to inform and how were they notified? Our questions include what the landscaping measures will be, maintenance of property, as well as any concessions or compensation for the loss in our property values. We want to know the spacing between our property line and the fencing and panels.

**Answer:** See previous answers regarding notification letters, telephone outreach, property values, setbacks, and good neighbor agreements.

### Question 5

**Question:** Why was I not contacted about selling my property? This looks like a closed back door swindle with shysters running this show.

**Answer:** See previous answers regarding landowner outreach, notification of the public information meeting and ongoing outreach to adjacent neighbors..

**This foregoing document was electronically filed with the Public Utilities**

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Summary: Application Exhibit H - Comments Received at Public Information Meeting  
electronically filed by Teresa Orahod on behalf of Dylan F. Borchers