

BEFORE THE OHIO POWER SITING BOARD

In the Matter of the Application of)	
Nestlewood Solar I LLC)	
for a Certificate of Environmental)	Case No. 18-1546-EL-BGN
Compatibility and Public Need)	

PROOF OF PUBLIC NOTICE

Following a change in the date of the public hearing from May 31, 2019 to May 30, 2019 pursuant to the Administrative Law Judge's April 18, 2019 Order, a copy of the attached public notice text and map were sent on May 2, 2019 to the public officials and property owners identified on the attached mailing list. Public notice was also published on April 28, 2019 in the Brown County Press, a newspaper in general circulation in Brown County, and on May 2, 2019 in the Clermont Sun, a newspaper in general circulation in Clermont County, as shown by the attached date-marked tear sheets.

Respectfully submitted,

/s/ MacDonald W. Taylor
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Attorneys for Nestlewood Solar I LLC

CERTIFICATE OF SERVICE

The Public Utilities Commission of Ohio's e-filing system will electronically serve notice of the filing of this document on the parties referenced on the service list of the docket card who have electronically subscribed to the case. In addition, the undersigned certifies that a courtesy copy of the foregoing document is also being sent via electronic mail on May 24, 2019 to:

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/s/ MacDonald W. Taylor

MacDonald W. Taylor

NOTICE OF PROPOSED MAJOR UTILITY FACILITY

This notice is being published because the date of the public hearing regarding the Nestlewood Solar Project has now been changed to May 30, 2019, as detailed below.

Nestlewood Solar I LLC (“Nestlewood”) is proposing to develop, build, and operate the Nestlewood Solar Project, an 80 megawatt solar-powered electric generation facility to be located in Clermont County and Brown County, Ohio.

The proposed Nestlewood Solar Project will be located in Tate Township in Clermont County and Clark Township in Brown County, approximately 3 miles west of Hamersville, Ohio, as shown in the map below. The general purpose of this project is to use large arrays of ground-mounted photovoltaic (“PV”) modules, commonly known as solar panels, to generate clean and renewable electricity for consumers in Southwestern Ohio. It will supply wholesale power to the 69-kilovolt (“kV”) South Bethel-Brown transmission line, which is owned and operated by Duke Energy, via a new project substation and utility switchyard. The project substation and utility switchyard are to be located near the northeast corner of Bethel Maple Road and Leonard Road. The Nestlewood Solar Project will be located within an area of approximately 610 acres.

The Nestlewood Solar Project solar panels will generate direct electric current which will be converted to alternating electric current. The electricity will be gathered by a means of a network of buried wires at a project electric substation. The project substation will deliver the power through a short transmission line to the utility switchyard, which will then connect to the existing South Bethel-Brown transmission line via another short transmission line.

Nestlewood Solar I LLC has filed with the Ohio Power Siting Board (Board or Power Siting Board) an application for a Certificate of Environmental Compatibility and Public Need to construct the Nestlewood Solar Project in Case No. 18-1546-EL-BGN, which is now pending before the Board. Copies of the Application were served upon the Brown County Board of Commissioners, Clermont County Board of Commissioners, Tate Township Board of Trustees, Clark Township Board of Trustees, Clermont County Planning Commission, Brown County Planning Commission, Clermont County Office of Economic Development, Brown County Department of Economic Development, Brown County Soil and Water Conservation District, and Clermont County Soil and Water Conservation District. A copy of the Application was also provided to and is available for public review at the Brown County Library in Georgetown and the Clermont County Library in Bethel. The Application is also available from Nestlewood’s website at <https://www.lendlease.com/us/projects/nestlewood-solar/?id=e305d4b3-d053-4081-ad61-c78a94ca55a5> as well as from the Board at <https://www.opsb.ohio.gov/> or by calling 1-866-270-6772.

The Board follows the following criteria for reviewing an application for a major utility facility:

- (1) The basis of the need for the facility if the facility is an electric transmission line or gas pipeline;
- (2) The nature of the probable environmental impact;
- (3) That the facility represents the minimum adverse environmental impact, considering the state of available technology and the nature and economics of the various alternatives, and other pertinent considerations;
- (4) In the case of an electric transmission line or generating facility, that the facility is consistent with regional plans for expansion of the electric power grid of the electric systems serving this state and

interconnected utility systems and that the facility will serve the interests of electric system economy and reliability;

(5) That the facility will comply with Chapters 3704., 3734., and 6111. of the Revised Code and all rules and standards adopted under those chapters and under sections 1501.33, 1501.34, and 4561.32 of the Revised Code. In determining whether the facility will comply with all rules and standards adopted under section 4561.32 of the Revised Code, the board shall consult with the office of aviation of the division of multi-modal planning and programs of the department of transportation under section 4561.341 of the Revised Code.

(6) That the facility will serve the public interest, convenience, and necessity;

(7) In addition to the provisions contained in divisions (A)(1) to (6) of this section and rules adopted under those divisions, what its impact will be on the viability as agricultural land of any land in an existing agricultural district established under Chapter 929. of the Revised Code that is located within the site and alternative site of the proposed major utility facility. Rules adopted to evaluate impact under division (A)(7) of this section shall not require the compilation, creation, submission, or production of any information, document, or other data pertaining to land not located within the site and alternative site.

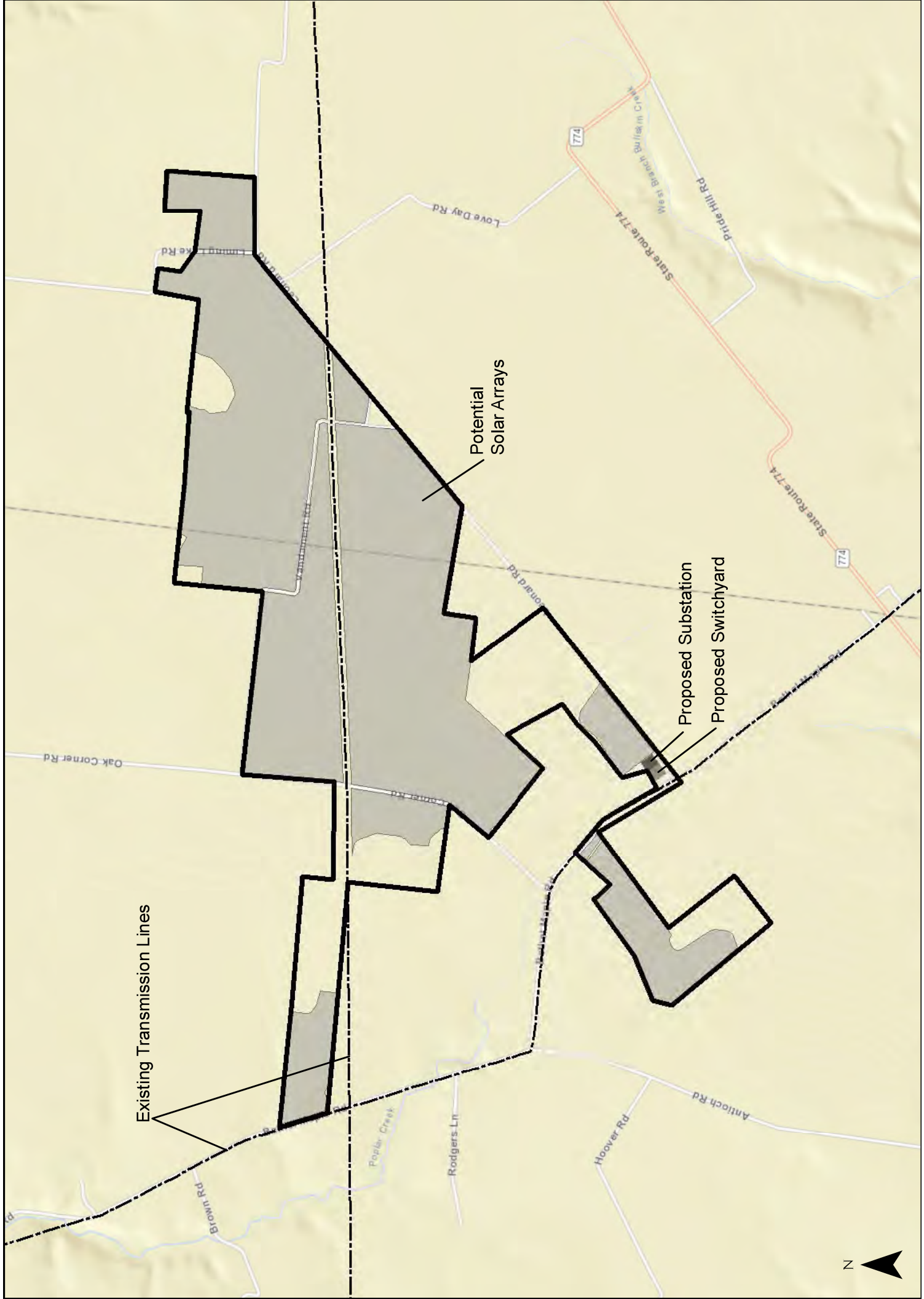
(8) That the facility incorporates maximum feasible water conservation practices as determined by the board, considering available technology and the nature and economics of the various alternatives.

The public will be given an opportunity to comment on the proposed Facility. The public hearing for this proceeding shall consist of two parts:

1. A local public hearing, pursuant to R.C. 4906.08(C), where the Board shall accept written or oral testimony from any person on May 30, 2019, at 6:00 p.m., at Hamersville Elementary and Middle School, 1950 State Route 125, Hamersville, Ohio 45130.

2. An evidentiary hearing commencing on June 13, 2019, at 10:00 a.m., in Hearing Room 11D at the offices of the Public Utilities Commission of Ohio, 180 East Broad Street, Columbus, Ohio 43215-3793.

Petitions to intervene in the adjudicatory hearing are due not later than May 17, 2019. However, the Board strongly encourages interested persons who wish to intervene in the adjudicatory hearing to file their petitions as soon as possible. Petitions should be addressed to Docketing Division, the Ohio Power Siting Board, 180 East Broad Street, Columbus, Ohio 43215-3793 and cite the above-listed case number.



Union Twp.: A busy year of major developments

Continued from page 1

have been contemplated for the township, and really, the TIFs in Union Township are really the lifeblood of the safety services organization that we have," he said.

A TIF is something local governments do for the stated purpose of subsidizing economic development. Real estate within a TIF is set at a base value, and everything after that is reallocated to a different fund.

Those TIFs have allowed the township to not ask for any levies for safety services since 2009, the last time a levy was passed, Geis said.

Without the TIFs, Geis said the township would need a 4-mill levy to retain safety services, all including capital improvements for the firehouse and monies for safety vehicles; to include those, it would be a 5 to 6-mill levy.

"We could use more police officers, we could use more firefighters ... but we're just at a point where we can't afford to do that," he said.

In a follow up after the meeting with John McGraw, board president, McGraw discussed in an email with *The Sun* the various projects coming to the for-

mer 100-acre Glen Este campus, located at 4342 Glen Este-Whitmansville Road, and defended the use of TIFs and JEDDs.

One of the projects coming to the former campus is Child Focus, the private not-for-profit private agency that provides a "broad range of early learning, mental health, school, foster care and community services," according to its website.

"I am glad we could preserve part of the old campus and be able to offer support access to education for our children that Child Focus offers. This opens up the Glen Este project up not only to Union Township but to all school children throughout Clermont County and the Greater Cincinnati area. This helps make this project a regional project," McGraw said. "I am excited to continue to partner with local education to make our community a better place to raise your family and to promote educational and economic excellence."

The sixth JEDD with Milford also revolves around the former Glen Este campus.

A JEDD is a way a town-

ship, which can't levy an income tax, to partner with municipalities who can, and then split that disbursement received from an economic development program.

Through the JEDD, Union Township would get 85 percent of 1 percent income tax on the development, and Milford would get the remaining 15 percent.

McGraw also said that in the past five years, the township has had over \$500 million in new development as a result of JEDDs and TIFs. He echoed Geis that TIFs are an economic tool that allows the township to "improve safety services and our roads without asking homeowners to pay higher tax levies."

"So we can encourage development and not put a burden on our residents. In the case of Glen Este, the TIF money will go back to West Clermont Schools to help pay for the new High School. The residents benefit because they do not have to pay for an expensive bond levy," he said.

In other words, McGraw said these "economic tools" the township uses are not tax increases.

"Under The TIFs we cre-

ated, the local schools are made whole, meaning they get the normal revenue they would have received. The rest of the payment goes to Union Township to pay for expenses on the develop-

ment, safety services and road and street expenses due to the new activity. TIFs are for limited terms and eventually the owner will pay normal real estate taxes on the land and improvements. Remember, the only way you can create a TIF is to have a new project. Without new projects, you would not be adding to your tax base," McGraw said.

The JEDDs — something McGraw said he doesn't "do lightly" — pay for safety services needed for the new project. McGraw said levies fall \$3 million short to pay for safety services, and the tax helps in that area.

"I would like to avoid creating JEDDs if at all possible, but in this case I did not oppose it due to the nature of the Glen Este project helping pay for the new high school. These jobs will not have been created or brought to Union Township without this landmark agreement with the West Clermont Schools," he

said, noting the township has been able to avoid tax levies or city tax increases.

Another project coming to the Glen Este campus is the 13-acre assisted living facility, with an option for PVL Investments, LLC to purchase an additional 11 acres, for an overall potential \$40 million investment, McGraw said.

The first phase of the project, located on Elick Lane and Bach Buxton Road, will be a 96,000 square foot facility with 107 units, including a hair salon, lounges, a theatre room, and so on. However, McGraw said no full-skilled nursing will be attached to the project.

Aside from Child Focus and the assisted living facility, McGraw said the remaining acreage is under contract and "looks to be a mixture of retail and new housing." There will also be access to a new road with sidewalks, as the Aicholtz Road Connector will go through the existing bus garage through the property to Bach Buxton Road.

"It will be a busy year of major developments in Union Township. This new development is another major step in the unprece-

ented cooperation deal between Union Township and the West Clermont Local School District to fund the new high school," he said.

McGraw said the project should bring 75 new jobs to the area.

New theater in Eastgate?

Other items from Geis' administrative report included:

- A new cinema is going into the Jungle Jim's plaza, slated to open on June 1, Geis said. Eastgate Brew & View was previously in that area, but closed at the beginning of 2018.

- Geis said work is back underway on Bells Lane and Aicholtz Road.

Some of the work there includes widening pavement along Aicholtz from Mt. Carmel Tobasco Road to the Aicholtz Road Connector, and replacing and adding sidewalks along the north side of Aicholtz, on the north side of Old State Route 74, on the west side of Sunnyside Road, and along the east side of Mt. Carmel Tobasco Road. Work is expected to be done in August.

Opinion: The tomatoes I planted are blooming and 17 inches tall



GEORGE ROOKS

The O.C. Farmhouse

Howdy folks - It has been a busy weekend. The Grants' Greenhouses were very busy last Saturday and Sunday. I was there both days to meet folks and help anyway I was needed. I saw folks I had not seen for several years - it was wonderful. All of the green houses

at the Grants, Ellis, Jamans and other green houses had a very busy weekend. That is good. All of these businesses have a lot of work to keep the green houses looking good and fine plants and flowers.

I need to plant another asparagus bed. The one that I had the water stood on and the deer liked the ones that came up so I got some Martha Washington asparagus. I had this and it really produced well. This time the asparagus will be put in a big tractor tire so it can be kept dry and the deer can't

get to it. I will put a fence around the tire. That is what I need to do. I also planted a peach tree a couple weeks ago. The tomatoes I planted in the walls of water are growing out of the top of the walls of water. They are all blooming and are 17 inches tall. I want to plant peas as I like them a lot like my daughter does right off the vine.

Paul and I went down to the Grants' Greenhouse on State Route 131 and looked at the greenhouses where they have the tomatoes planted. The lady told us

there are over 100 plants in this one house. There were over 3 foot tall. I saw a small green tomato as big as a marble on the plants.

As write this article Mr. Chester is laying on my bed. Here is my routine in the morning with him. I make coffee, and open his canned food. Then I let him in. I go get the paper and watch the news and after Mr. Chester eats his canned food - not all of it, he jumps on my lap. Then after he gets some pipetting and love, then he jumps down and goes and gets a drink.

Then he comes back to my lap for some petting and then jumps down and goes back to his food for another few bites. That he makes a run for the bed. Now he is sleeping on my bed and when I go to change clothes, he just looks at me then goes back to sleep. What a life cuts live!

I talked to the Boars Head Bait Shop in Afton. They said the folks that are fishing in the East Fork are finding the fishing to be slow. The lake is high now and going down. I talked to Sherry's Lake and they are

catching some catfish. One feller caught and 18-1/2 pound shovel head catfish on Tuesday. Fishing at the pay lakes is good.

Talked to Cedar Lake and a feller caught a 41 pound bluecat on Sunday. That is a good size fish.

The young lady said they are stocking channel catfish each week. It is time to go fishing!

Start your week by going to the house of worship of your choice and praising the good Lord.

God bless all ...
More later ...

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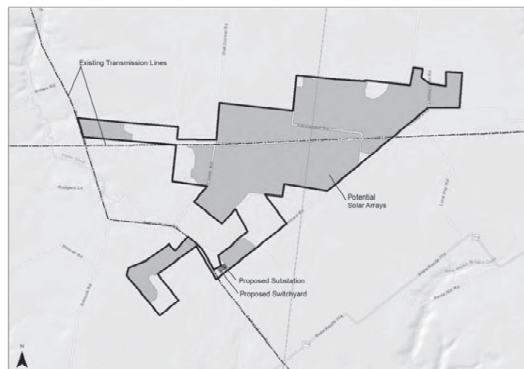
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Commissioners Tony Applegate, Barry Woodruff and
Daryll Gray

Brown County Commissioners

Administration Building, Suite #101

800 Mt. Orab Pike

Georgetown, OH 45121

Brown County Public Library – Georgetown

200 West Grant St.

Georgetown, OH 45121

Kelly Cole, Director

Brown County Department of Economic Development

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Brown County Planning Commission

325 W. State St., Bldg. B

Georgetown, OH 45121

Joe Glassmeyer, Chair

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Brown County Soil and Water Conservation District

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Hamersville, OH 45130

Trustees Gary Reed, Greg Burns and Howard Daugherty

Tate Township Trustees

149 North East Street

Bethel, OH 45106

William Neal

Clark Township Trustee

12183 State Route 774

Bethel, OH 45106

Clermont County Public Library

611 West Plane Street

Bethel, OH 45106

Commissioners Edwin H. Humphrey, David L. Painter
and Claire B. Corcoran

Clermont County Ohio Bd of County Commissioners

101 East Main Street

Batavia, OH 45103

Andy Kuchta, Director

Clermont County Office of Economic Development

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Robin A. and Bart J. Colligan
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Hamersville, OH 45130

Donald W. and Freida West
9320 Mt. Orab Pike
Georgetown, OH 45121

Donald W. and Freida West
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Hamersville, OH 45130

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Hamersville, OH 45130

Forrest Eugene and Frieda Ann Figgins
Love-Day Road
Hamersville, OH 45130

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Robert S. and G. M. Shofstall
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Somais LLC
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JC Teton Properties LLC
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JC Teton Properties LLC
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Jerry L. and Lisa Ann Cunningham
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Hamersville, OH 45130

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Hamersville, OH 45130

Michael Parks and Judy Wilson Parks, Co-Trustees
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Hamersville, OH 45130

Ronald E. Hale and Rose M. Hale, Co-Trustees
1855 Swings Corner Point Isabel Road
Bethel, OH 45106

Ronald E. Hale and Rose M. Hale, Co-Trustees
Vandament Road
Hamersville, OH 45130

Ronald E. Hale and Rose M. Hale, Co-Trustees
Bethel Maple Road
Hamersville, OH 45130

Beverly and Lloyd Hale
3018 Lakin Chapel Road
Bethel, OH 45106

Beverly and Lloyd Hale
Bethel Maple Road
Hamersville, OH 45130

Robert M. Buck
3810 Vandament Road
Hamersville, OH 45130

Kurtis and Stacey L. Milton
4697 Evans Run Road
Georgetown, OH 45121

Kurtis and Stacey L. Milton
3750 Vandament Road
Hamersville, OH 45130

John J. and Katheryn C. Burke
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Hamersville, OH 45130

Bank of New York Mellon, Successor Trustee
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REO Dept.
Salt Lake City, UT 84119

Bank of New York Mellon, Successor Trustee
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Hamersville, OH 45130

Roland A. Franke
2211 Oak Corner Road
Hamersville, OH 45130

Larry J. and Louise M. Long
2213 Oak Corner Drive
Hamersville, OH 45130

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Westina Good
Oak Corner Road
Hamersville, OH 45130

Graig W. and Dreama L. Gardner
2103 Oak Corner Road
Hamersville, OH 45130

Terry G. and Judith Adams
2100 Oak Corners Road
Hamersville, OH 45130

Richard C. Bissantz
1334 Sodom Road
Hamersville, OH 45130

Richard C. Bissantz
Vandament Road
Hamersville, OH 45130

Charles L. and Julia A. Day
2083 Oak Corner Road
Hamersville, OH 45130

Charles L. and Julia A. Day
Ludlow Circle
Hamersville, OH 45130

Charles and Julia Day
Oak Corner Road
Hamersville, OH 45130

James R. Rees, Trustee
2136 Bethel Maple Road
Hammersville, OH 45130

James R. Rees, Trustee
Bethel Maple Road
Hammersville, OH 45130

Victor L. and Donna J. Riley
2166 Bethel Maple Road
Hammersville, OH 45130

Steven J. and Deborah A. Phillips
2235 Bethel Maple Road
Hammersville, OH 45130

Steven J. and Deborah A. Phillips
Bethel Maple Road
Hammersville, OH 45130

Mark Yelton
10571 Liming Lake Road
Hamersville, OH 45130

Mark Yelton
Liming Lake Road
Hamersville, OH 45130

Paul Yelton
7594 Yockey Road
Georgetown, OH 45121

Paul Yelton
Liming Lake Road
Hamersville, OH 45130

Carol Turner
9564 Stivers Road
Hillsboro, OH 45133

Carol Turner
Liming Lake Road
Hamersville, OH 45130

Paul Yelton
10571 Liming Lake Road
Hamersville, OH 45130

Carol Turner
9564 Stivers Road
Hillsboro, OH 45133

Carol Turner
10571 Liming Lake Road
Hamersville, OH 45130

Oscar and Lorraine Brown
10522 Liming Lake Road
Hamersville, OH 45130

William T. Swope
836 Leonard Road
Hamersville, OH 45130

John David Coffman
774 Vandament Road
Hamersville, OH 45130

Fred Tackett
529 Hampton Way, Unit A
Richmond, KY 40475

Fred Tackett
Leonard Road
Hamersville, OH 45130

Fred Tackett
529 Hampton Way, Unit A
Richmond, KY 40475

Stella E. and Carl D. Schneider
10773 Billbee Road
Hamersville, OH 45130

Stella E. and Carl D. Schneider
10395 Love-Day Road
Hamersville, OH 45130

Nicole and Alexander David Brown
10394 Love-Day Road
Hamersville, OH 45130

Clara and David Brown
1166 Leonard Road
Hamersville, OH 45130

Clara A. and David R. Brown
Leonard Road
Hamersville, OH 45130

Amiee G. Sininger and Aaron Havens
1206 Leonard Road
Hamersville, OH 45130

Adam K. Hill
P. O. Box 369
Bethel, OH 45106

Adam K. Hill
1370 Leonard Road
Hamersville, OH 45130

Dennis and Jacqueline Schneider
2636 Lucas Road
Hamersville, OH 45130

Dennis and Jacqueline Schneider
9755 St. Rt. 774
Hamersville, OH 45130

Christopher Schneider
9755 St. Rt. 774
Hamersville, OH 45130

Sycamore Hill Farms, Inc.
811 St. Rt. 125
Hamersville, OH 45130

Sycamore Hill Farms, Inc.
St. Rt. 774
Hamersville, OH 45130

Leola Y. Herrmann, Trustee
3923 Deickman Lane
Cincinnati, OH 45245

Leola Y. Herrmann, Trustee
9877 St. Rt. 774
Hamersville, OH 45130

Stephen W. Luken
9891 St. Rt. 774
Hamersville, OH 45130

Rick Keith Lee
9925 St. Rt. 774
Hamersville, OH 45130

Rick Keith Lee
9905 St. Rt. 774
Hamersville, OH 45130

Kyle Schneider
9933 St. Rt. 774
Hamersville, OH 45130

Kyle Schneider
St. Rt. 774
Hamersville, OH 45130

William D. and Lisa D. Mofford
9957 St. Rt. 774
Hamersville, OH 45130

William D. and Lisa D. Mofford
St. Rt. 774
Hamersville, OH 45130

Myra L. Graham
9956 St. Rt. 774
Hamersville, OH 45130

Harold Lee Barger
4802 Camp Run Road
Georgetown, OH 45121

Harold Lee Barger
St. Rt. 774
Hamersville, OH 45130

Joe and Amy Fantetti
1179 Pride Hill Road
Hamersville, OH 45130

Joe and Amy Fantetti
9984 St. Rt. 774
Hamersville, OH 45130

Amy E. and Joseph R. Fantetti
Pride Hill Road
Hamersville, OH 45130

Georgia R. and Melvin Dunaway
1271 Pride Hill Road
Hamersville, OH 45130

Forrest Eugene and Frieda Ann Figgins
1919 St. Rt. 125
Hamersville, OH 45130

Forrest Eugene and Frieda Ann Figgins
10015 St. Rt. 774
Hamersville, OH 45130

Forrest Eugene and Frieda Ann Figgins
St. Rt. 774
Hamersville, OH 45130

Heather Renee Figgins Meade
10119 Love-Day Road
Hamersville, OH 45130

Terral T. Graves, Trustee
41 Winding Way
Ft. Thomas, KY 41075

Terral T. Graves, Trustee
Love-Day Road
Hamersville, OH 45130

Michael Davis
969 St. Rt. 28; # 124
Milford, OH 45150

Michael Davis
10176 Love-Day Road
Hamersville, OH 45130

Scott P. Yaden
10153 Love-Day Road
Hamersville, OH 45130

Wayne J. Monnette
1623 Yankeetown Road
Hamersville, OH 45130

Wayne J. Monnette
10193 Love-Day Road
Hamersville, OH 45130

Donna K. Lowe
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10303 Love-Day Road
Hamersville, OH 45130

Roy Combs, Sr.
10329 Love-Day Road
Hamersville, OH 45130

Eric R. and Rachel A. Newland
10347 Love-Day Road
Hamersville, OH 45130

Billy D. and Etta Dean Reynolds
2075 Oak Corner Road
Hamersville, OH 45130

Michael and Tracy Fleischman
2079 Oak Corner Road
Hamersville, OH 45130

Linda K. Kramer
2089 Oak Corner Road
Hamersville, OH 45130

Charles W. and Louise Gardner
2095 Oak Corner Road
Hamersville, OH 45130

Carl Wayne Bushman and Douglass Scott Bushman
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Michael H. Wilson
2086 Oak Corner Road
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Andrew and Nicole L. Disbennett
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Lloyd Hale, DBA Triple H Farms
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Bethel, OH 45106

Clark Township Trustees
c/o Tammie Ogle, Fiscal Officer
P.O. Box 358
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This foregoing document was electronically filed with the Public Utilities

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Case No(s). 18-1546-EL-BGN

Summary: Text Proof of Public Notice electronically filed by Mr. MacDonald W Taylor on behalf of Nestlewood Solar I LLC