

QUESTIONS FOR NEXTERA

Solar Panel/Array Questions

What type of solar panels will you use for the projects in Linn County? What will the panels be made of? Dimensions of the solar panels? Height off the ground? Will they move/track
I hear a lot of angry talk about land use. However we need clean power. A 50 mile wide coal plant which is equivalent to the nuclear plant burns 100 train car loads a day. Why is the solar?

With a project this large, how will you control the decibel level of the panels and inverters?

Please list all the chemicals used in a solar panel.

How much historical data does NextEra have on the equipment they are planning to use for the project? 5 years? 10 years? 20 years? Etc.?

Where is the concrete pedestal for the footing?

Are wires, transformers, and inverters visible?

How will your company handle the damage to your solar arrays from thunderstorms, tornadoes, birds hitting the panels, animal damage, etc?

How many inverters and where in the solar field will they be located for a 100acre field? 200 acre? 500 acre? 800 acre?

How many solar inverters and substations will there be and where will they be located? What will be done about the noise from these inverters and substations and its effects on people?

Can you confirm that the chemicals used in the solar panels are the "RCRA-8" 1. Lead 2. Mercury 3. Silver 4. Barium 5. Arsenic 6. Cadmium 7. Chromium 8. Selenium

How is the proposed ground cover underneath the solar panels? Pollinator? Grass? How will it be maintained?

After living through the derecho and having friends and family live through tornadoes we are very aware of what surprise high winds can do – what are the structures engineered to withstand?

Are the arrays fixed or are they motorized to follow the tilt of the sun?

Safety/Fire/Disaster Recovery

Who provides the extra equipment, training, and funding for fighting solar panel fires when these happen for all of the volunteer fire departments in the area? Who is responsible for buildings if they spread out of the solar panel areas?

In the event of a disaster what is the emergency response plan to not only clean up the physical debris, but to decontaminate the area and ensure our wells and water supplies are properly disposed of in a safe manner

How will our volunteer fire departments be instructed to fight a fire inside the solar panel fencing?

Construction

Pile driving is very noisy. Will work stop in the evening to respect nearby landowners? What are regular working hours?

How will noise be mitigated during the construction process/pile driving?

Will trees be moved to make room for solar panels?

Will land be leveled to fulfill the grade requirements of less than 15% by Linn County?

How long will construction last for phases I, II, and III? How many days per week (weather permitting) does construction go on? What hours will construction take place?

Will the nuclear plant facilities, switch gear, turbine, and powerlines be utilized?

Jobs

We understand that there will be 300 construction jobs but what we don't understand is for how long?

Will the construction jobs go to local union labor or will this project be built by low cost, no union, mostly out of state labor?

With the shutting down of the power plant we've lost almost 800 highly skilled, full time permanent, good paying jobs. How many permanent jobs will this create?

After the construction phase, how many permanent full-time jobs will there be at the plant?

Has NextEra contacted Local Buildings Trade representatives and consulted with them concerning availability of local craftsmen to ensure best practices and maximizing local economy?

How many jobs will be created, and how many of those jobs are local, temporary, permanent, nonvirtual jobs, and how many of those jobs will remain in 5 years?

Community Growth & Development

What are the boundaries for Duane Arnold Solar II and III? Are there maps available?

As you can imagine, we are extremely worried about our town dying from being surrounded by a solar farm, can you help minimize our fears?

How will this project grow Palo and contribute to the City's future developments?

What plans does NextEra have to expand this project in Linn County beyond Phases I, II, and III.?

The community of Palo cannot continue to grow when much of the surrounding land is covered with solar panels. Is it true that none of the solar energy will be available for local use?

How can you minimize our fears of our town dying due to growth being choked off for 30+ years

We have seen other maps and been told solar developers have been talking to landowners outside the map sent out with the certified letters for the DAEC project. NextEra has part elsewhere. How many more mw could be connected to the switchyard at the DAEC site? How big do you intend to grow the surrounding solar developments?

Does the City of Palo or Center Point receive any tax revenue directly or does it all go to Linn County?

Have you had conversations with the city of Palo on their current Land Use Map and what the towns expansion plans are for the next 5, 10, 15, 20 years and the land they planned to

If Palo's City Council were to vote to ask NextEra to respect a 2-mile boundary from our city border, similar to the Z&E agreement between Linn Co + Palo, will NextEra respect that? What is the issue?

Environmental/Wildlife

Has NextEra consulted with the DNR on wildlife in the area, and if so what are the recommendations of the DNR?

Many people here enjoy hunting. How will wildlife like deer and turkey be able to move through fields, and how will hunting access be affected?

Explain how the vegetation used for the project would be a benefit to the soil compared to row cropping, and are the perennial species deeper rooted so precipitation can seep deeper

Pollinators are in decline. Will the project support their habitat? Can you share specifics?

Will prairie grasses be planted under the panel arrays?

Is there a type/kind of vegetation prescribed between the arrays? Who manages the landscaping? Is there a possibility of gaining pollinator habitat?

What economic and environmental impact studies have been completed for this project? Will they be published? When?

Please speak to pollinators around solar panels. What kind of vegetation will be planted to support pollinators? Who maintains the vegetation?

Are pollinators effected by the heat of the solar panels?

Is top soil moved during construction or disturbed during decommissioning?

Will you put trees in front of solar array fences to buffer, and if so, will they be tall enough to block the views of the solar field?

Is CSR a major criteria for evaluating the suitability of a utility solar project?

Why is valuable farm land with a CSR of 65 and higher considered for solar farm development?

Will you make available all environmental studies and DNR recommendations associated with this project? Specifically the impact to habitat loss to bald eagles and peregrine falcon

How will you mitigate tree loss?

Will NextEra need to reconsider project boundaries after FEMA's flood plan maps are updated this year?

Participation/Eminent Domain/Easements

I see the news stating the Next Era will not threaten eminent domain, however in the letter that was sent out it clearly stated you would if needed. Which is it?

Will transmission lines all be on voluntary easements? Not just placement of the panels on voluntary leased land... and does this hold true for Phase 2 & 3 as well?

Why are you influencing neighbors to think you will use eminent domain "We will be running a transmission line through your property?"

Do you have a legal right to use eminent domain if you needed to?

Is project participation voluntary or will eminent domain be used?

Will eminent domain be used for easements?

Do your statements regarding eminent domain hold true for all future phases of this project.

We have been repeatedly told that eminent domain will not be used for this project, however as recent as June 2020, IUB Docket 2020-0028 proposed to make the use of eminent domain companies to access and employ. What kind of assurance can we get from NextEra that will protect land owners that do not want to participate now and in the future?

Has NextEra (or one of their sub-contractors/ subsidiaries) exercised eminent domain in Iowa?

Land Owner

What happens if someone passes away and the beneficiary wants to sell and not hold the land are they stuck with it?

- Each land owner is required to sign a solar lease option. Within that document is section: "5.2 Effects Easement. Owner grants to Operator an easement over Owner's Property for shadow, vibration, electromagnetic, electrical and radio frequency interference, and any other effects attributable to the Project located on the Owner's Property" Within this agreement visual, view, electromagnetic, electrical and radio frequency interference is attributable to the projects by the intent of the company to include them named specifically within this agreement to acknowledge these attributes will affect landowners whose land begins within inches of the effect. The landowner is being compensated for this effects easement- what measures are taken for adjoining properties for the term of these expected interferences?

If this project were not to go through, how many landowners will lose their ability to benefit from solar energy on their land, and approximately how many landowners are hoping to project?

Why are you sending your survey agents to survey land where you do not have landowner permission?

What is the per acre rent offered to the farmers/ landowners, and will all landowners receive the same per acre rent?

How does a landowner opt out of a contract after the project starts?

Don't property owners have the right to build anything on their property as long as they follow building codes and local state + federal regulations?

For all the farmers who are volunteering their land, what are some of the benefits for them and their families?

Why is this a public conversation? If landowners volunteer their land, what say do others have?

How far from the lot line will the panels be from a non-participating landowner?

What types and how tall will the trees be to shield the non-participating landowner from the solar panel eyesore on the neighboring property/properties? Will the row of trees be on non-participating landowner's property?

Will landowners need to move off the land they lease?

With all of the comparison to Wind Turbine projects; Does NextEra pay neighbors in any way for noise and visual impacts?

Decommissioning

Describe the solar farm decommissioning activity, results, and land restoration.

When the 30 years is up, who is in charge of project cleanup?

When the project is decommissioned is project land restored and returned to its previous condition, and what happens to the solar panels are they recycled or just sent to a landfill?

Has the decommissioning plan been submitted to the Linn County, and how is the cost of decommissioning to be paid will it be bonded, letter of credit, or cash?

How is decommissioning funded? Funds escrowed? Are bonds per acre?

What measures, specifically, are planned to be used when the land is brought back to reasonable similar condition after the contract is up? Specifically regarding soil quality, CSR, for watershed, etc.

I understand a bond will be used to subsidize decommissioning. How will that amount be determined with 30 years on inflation and many of these bonds historically come up short?

How will the panels be landfilled, recycled, or repurposed if they are damaged? Where will they be recycled?

Would you please share how the removal of wind turbine sites were cleaned up in Cerro Gordo County? Can you show pictures or post clean-up soil samples?

Soil Quality/Ground Water

What toxic chemicals are used during production of solar panels, and will NextEra do groundwater testing for existing solar farms to show toxic chemicals, and what are the negative impacts on human life, the environment, and wildlife?

We understand that there may be multiple times during a solar panel life cycle that soil may be disrupted. 1- during construction. 2- when I-beams and associated systems are removed. These activities will cause top soil damage and contamination. How will you protect Iowa's top soil?

How do you plan to keep our soils healthy, and what chemicals do you use and how do you control the rate at which they are applied for quality, assurance? Please be specific.

How will NextEra correct any field tile damage?

Who tests the soil to verify if there is any soil contamination associated with solar panels after a natural disaster, tornado, derecho, fire, or hail storm?

Will NextEra repair or replace damaged field tile during construction or operation? What monetary limits will be placed on those repairs?

When panels leak toxic chemicals into the ground and contaminate the water table, how will you fix the contaminated water? Many residents have well water and have no other choice.

If footings go down around 11 feet, what effects are possible for ground water?

Flooding/Runoff

What impact do you see this project having on the Cedar River as far as flooding is concerned?

There are homes that already deal with flooding & I understand that this will cause more. How will you fix this issue?

How many phases are you planning and what are the total acres involved?

What specifically would they do during construction to protect landowners that will have panels on one side or surrounding them against flooding?

Where will all of the flood waters go after a heavy downpour once all of the vegetation is removed? How will you prevent flash flooding to areas already susceptible to flooding such as holding the water on the property for 48 hours as commercial businesses are required to do?

When during the proposed project does NextEra contact adjacent landowners to discuss nuisance compensation or mitigation?

As an area that has made our living from ag for generations, our soils and water quality are very important. Quick run-offs can mean good soil moisture or flooding of our neighbors. in the installation plans?

How will they mitigate water runoff?

Are you developing anything on the purple area (see NE map presentation), and why is it appropriate to build a such a large solar plant in such a highly dense populated area?

Permitting

When does NextEra intend to file request with Linn County and IUB (Date)?

Property Values

Can you expand on the Minnesota Property Value Study that had minimal impact? From what I see the study was in the twin cities metro area with 32 sites available averaging from MW. Is this really applicable? How?

If I have my home appraised before your project and my land value decreases due to easement onto my property or solar fields built around my property, will your company pay for

How much has NextEra's other industrial solar plants affected home and property values in the surrounding communities? How will it affect our home/property value here in Palo?

My backyard currently overlooks beautiful farm land. In your research, what have you found that will happen to the value of my home when you place solar panels on that land?

How can I access the 100 page report that the realtor mentioned during the discussion?

The study you pointed to looked at property values of 6 plants between .23 and 1 MW. IE: 4 to less than 1 acre. A university of Rhode Island studied 206 sites 1180 GW/year and over determined properties within 1 mile lose 1.7% and within 1/10 of a mile lose 7%. This study was done in 2020. It seems this study was more comparable. Please see Property Value I Energy in Massachusetts and Rhode Island.

Quality of Life

As someone with a PhD in Electrical Engineering who will be living close to your solar installations, I would like to ask the following question. All of the inverters that you use to convert to alternating current for transmission on your power lines are high speed switching circuits which operate at frequencies of hundreds of kilo hertz to one-or-two MHz. These signals at frequencies which are directly over the air radio and TV broadcast bands. This will result in large interference conditions in our radio and TV signals most likely causing blackouts the day. This can be a very difficult problem to find solutions to. Have you considered this effect and what will be done to prevent this?

Where in the US is there an existing solar farm that affects 2,400+ households?

Let me make myself perfectly clear- I am NOT anti solar- I am pro solar, I am pro truth- pro compassion- pro empathy- I am over cancel culture- the far right and the far left at the end of the road through the day- with a dream and hope for a future that has not been destroyed by agendas at every turn. There is a middle ground that can never be reached until corporate America recognizes the importance of the BALANCE of what I have described with the need to please customers, shareholders and stakeholder with the company's mission and the business of making a profit. A dialogue that will be taken to all the humans involved in promoting responsible industrial without the industry leaders attempting to silence, marginalize, minimize or villainize those who need to validate, seek truth and speak truth to real facts, real data-real humans who have no money to gain from the lease or sale of their property and everything to lose. There is a need to listen to the people- Perhaps NextEra can entertain these suggestions above- to gain real strides with Americans who have witnessed and will continue to witness the assault of violence on their lives and the generations behind them in the name of the greater good of "all mankind" 1. ???What value is being placed on the collateral damage that is the fallout for the innocent with the ever growing "multi projects" in the same area they are moving toward throughout America? How is the company measuring and reporting that? 2. ???What unbiased study is the ultimate price -those who live everyday of their lives with utility scale facilities in close proximity???? 3. ???What consideration was given to the timing of this event's announcement with the catastrophic event of the Derecho that moved this event forward faster-for instance, the effect and after effect that is still being felt within the lives and emotions of the citizens? I do not understand the true scope and scale of the emotional landslide you have brought to the doorsteps of these people? Will money in the county coffers and the pockets of the leaseholders be used to compensate? Tell us more about the EMF radiation that is a result of energy created by solar panels that emits into homes and radiates from solar panels? What are the negative health impacts?

Taxes

What is the value in dollars of the tax credits NextEra will harvest on a state and federal level?

If this is a viable project why does it need government subsidies?

In the spirit of being transparent, would you please share your documentation and specific calculations for arriving at the \$40 million in tax revenue figure?

Regarding "Tax Revenue of \$425k" - is that annually or over 30 years?

Energy Questions

How does 2500 acres of solar arrays in Iowa produce 690 MW of energy when it takes 7100 acres of solar arrays in Nevada to produce 690 MW? What are your specific calculations?

Will there be storage batteries on site?

Why is the life of the project only 25-30 years if solar power is the answer to society's energy needs? Why not longer/more permanent?

Why did you say in the recent interview on KCRG at the 2:07 mark that you will be bringing 'clean, home-grown solar energy to Linn County for years to come'? <https://www.kcrg.cc/proposed-3500-acre-solar-farm-linn-county-will-keep-community-growing/> Isn't it true that the energy produced will be shipped to other parts of the country and will not benefit Linn County? crafting your words to mislead people into thinking that there may be any energy production benefit from this solar energy project to Linn County?

With technological advances happening every day, what happens to the industrial solar plant when a more cost effective and efficient energy source is found/developed in the next

NextEra Questions

What happens if NextEra fails? Who carries the burden of completion/decommissioning?

Kimberly said that this project development began in 2020 after the Deracho. NextEra has been making plans with local authorities since 2014 and talking to land owners for several

How many times have you been fined for not meeting obligations of projects? Do you pay them and correct the problem or just pay them? Please be specific!

I read an article called NextEra Is Blocking a Major New Clean Power Transmission Project" by Bloomberg and published on May 5, 2021. Why is it that NextEra is fighting the New Era would produce 1.2 gigawatts of electricity from a hydropower source?

Where are copies of project area available?

This solar project was announced the exact same day that the Nuclear Regulatory Commission issued an incident report on the Duane Arnold Nuclear Plant for an incident happenin to believe that was a matter of coincidence or was and is NextEra trying to hide some safety concern?

Define what "Do the right thing." means for you. Committed to excellence.... you have 37 million dollars in violation. Can you explain the discrepancy?

This will be one of the largest solar projects in the US. All of similar size are currently are located in California, Arizona and Nevada. Are there any comparable projects this size in the

Who will own and operate the facility when it is built?

How does 2500 acres of solar arrays in Iowa produce 690 MW of energy when it takes 7100 acres of solar arrays in Nevada to produce 690 MW? What are your specific calculations?

I read that NextEra has 27 million dollars in lawsuits at this time. Can you elaborate on what those lawsuits are for?

Is Jay employed by NextEra or an independent engineering firm?

If the project is not approved, how committed is NextEra to pursuing an appeal with the State of Iowa? What are the next steps if the project is not approved?

How many law suits is NextEra involved in as a defendant? Can you speak to the \$37 Million in violations on other sites?

How can we trust NextEra to abide by its own rules with previous fines of millions of dollars in other sites?

How many times have you been fined for not meeting obligations of the project do you pay fines + correct the problem or just pay the fine? Please be specific.

Other/Uncategorized

Why Iowa? (Poor solar angle lack of winter sun) You have multiple Southern locations. Transmission lines?

What, if any, measures will be taken to prevent hacking to the facility or grid?

Where will the energy go? Will it be utilized locally?

Why, who, and how much has NextEra (a Florida based company) spent lobbying Iowa Politicians?

*The toxins leached into the ground and/water supply should (when) they break *What are those toxins and in what quantity *can our current water treatment facility test and report to the current plant *would our city employees need extra training to identify these toxins *would our city need additional lab equipment *who pays for all that (above) *what is the use) *if they don't have a definition, 25+ years from now, who sets the standard for reasonable *who returns the top soil to its nutrient dense state for future use *for every solar panel, to offset the impact to our air quality

With renewable energy being a form of intermittent energy, how do you see the electrical grid being stable without fossil fuels as a backup? If that's not possible, are solar farms a reliance on fossil fuels? Why? Why not?