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### **NextEra Questions**

1. With the objection from Texas Parks and Wildlife (The State of Texas) and the 301<sup>st</sup> Fighter Wing USAF (Department of Defense) – why are you still pursuing the La Casa project?
2. How many wind turbines are in the State of Florida – your home base?
3. If the normal life expectancy of a wind turbine is 30 years – why the 99 year lease terms?
4. What measures have you taken to ensure the removal of the turbines at the end of their life? Have you posted a bond? Will the amount of the bond (if provided) be enough to actually remove the turbines in 30 plus years? Will it account for inflation?
5. Is NextEra willing to compensate the land owners for the decrease in their property value if the La Casa project is completed?
6. I believe you state in your leases that the land will be returned to its original state once the turbines are removed. Yet – your web site (as well as your project manager that attended the Stephens County Commissioner meeting) stated that you only remove the first 4 feet of concrete and everything above it. In earlier meetings, we were told the pads for the turbines would be 10-15 feet deep. Based on this information – that will leave 6 to 11 feet of concrete in the ground. How do you consider this the 'original state' of the land?
7. What Federal, State, County, and Local Regulatory Agencies has NextEra sought out and worked with on the development of the proposed La Casa Wind, LLC, project?
8. What Federal, State, County and Local subsidies, grants, tax credits (Production Tax Credit, Investment Tax Credit, etc.), loans, loan guarantees, rebates, accelerated depreciation provisions, etc., etc., including dollar amounts, does NextEra get for constructing this Project?
9. With adjacent Landowners, when one has signed and one has not, what is the set-back distance from the property line or fence line to avoid impacts to the non-signed landowner?
10. What assurances does the public have from NextEra that roads, bridges, infrastructure, etc., will be restored when construction of the project is completed?



11. Has NextEra contacted TXDOT and the Stephens County Judge and the Stephens County Commissioners and entered into agreements to repair damaged infrastructure, roads, bridges, etc.? What about during construction? What kind of plans does NextEra have to keep traffic moving over these roads and bridges during construction of the project?
12. I assume NextEra has prepared and filed a Storm Water Pollution Prevention Plan (SWPPP) for the project. I would like to see a copy.
13. What is the foundation design for the turbine bases? How deep is the concrete pad and how deep do the piers extend below the concrete pad?? We have shallow wells out here and these foundations could potentially contaminate our wells, our only water source. There are no community or city water systems out here. Has NextEra performed soil borings and subsurface investigations? Subsurface conditions change greatly from one part of the windfarm to the other.
14. Will NextEra have battery storage facilities for this project? If so, how are the battery storage facilities constructed to prevent contamination of the land and water resources in the cases of battery leakage?
15. Where will NextEra tie in to the existing grid?
16. Has NextEra investigated if the existing grid will handle the additional load from the NextEra wind turbines? Has NextEra been communicating with ERCOT? Who at ERCOT?
17. I'm concerned with windfarm impacts to all types of wildlife on my property. Has NextEra studied this and made provisions to protect wildlife? What specifically?
18. Has NextEra contacted local Fire Departments and Texas A&M Forest Service to see how these turbines would affect fire fighting efforts? Specifically, who has NextEra contacted?
19. What about Air Ambulance services? Has NextEra reached out to them? Which ones? What impacts will these wind turbines have on the ability of the air ambulances to reach us in a timely manner in times of emergency? Will the Air Ambulance services have to alter their Standard Operating Procedures because of the windfarm?
20. What if these turbines set the pasture on fire? Does NextEra have plans for compensating landowners and homeowners for destroyed property?



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21. What plans does NextEra have in place to clean up the oils and possibly other contaminants and pollutants that leak and spray from the turbine gearboxes all the way to the ground and into the ground?
  22. What kind of Environmental studies were done? Has NextEra prepared an Environmental Impact Statement or an Environmental Assessment? It is only fair that these documents be made available to the landowners and the general public as soon as possible.
  23. Will NextEra be complying with all of the US Fish and Wildlife Service Land-Based Wind-Energy Guidelines? If not, why not?
  24. How can NextEra require signing landowners to provide easements for “visual, view, light, flicker, sound, noise, shadow, vibration, air turbulence, wake, electromagnetic, electrical and radio frequency interference, and any other effects attributable to the Project or activity on the Land or on adjacent properties over and across the Land”? Please explain how my signed adjacent landowner can convey an Easement to NextEra for impacts to my unsigned property.
  25. Has NextEra studied the possible impacts to cell phone service in the area of the windfarm?
  26. Can my neighbor’s turbines overhang on my land if I have not signed a lease? If so, how much compensation does NextEra provide a non-signed adjacent landowner in this situation and who assumes the liability for damages from the wind turbine?
  27. Does NextEra still plan to begin construction on June 1, 2026, with commencement of commercial operation on Dec 31, 2027, as stated in the Application for Appraised Value Limitation on Qualified Property? If not, what are the new dates?
  28. How does NextEra propose to increase the reliability of the wind turbine electricity during summer heat waves and winter freeze blackouts? For example, ERCOT reported that on some of the hottest days this past summer wind turbines were only operating at 8% of capacity. And we all know what happened in February 2021, when the temperatures plummeted to zero and below, the wind turbines iced up and froze up. When Texans needed the electricity from windfarms the most, it was not available. How will this project protect against this happening again?
  29. Real Estate Studies have shown that property values plummet up to 50% when a wind farm is constructed in an area. This applies not only to properties where the windfarm is



located, but to all properties in the area. Studies have shown that the majority of people (as much as 7 or 8 out of 10) will not buy property that has a wind turbine visible from the property. Some landowners out here have had buyers back out of land sales due to the possibility of a windfarm being constructed. How does NextEra propose to compensate landowners whose property values have crashed and land sales have been canceled?

30. Several landowners have put on hold plans to construct new homes, barns, arenas, pens, etc., until this windfarm situation is remedied. If these facilities are not constructed, this will have major negative consequences on future tax revenues for not only BISD, but also the County and hospital district. How does NextEra plan on mitigating the tax losses for the BISD, county and hospital district?
31. How much of the electricity generated by the wind farm will be delivered to the local community? If none, why not?
32. What are NextEra's plans and procedures to minimize the impacts of the windfarm on the non-signing landowners? Will there be monetary compensation for these landowners? If not, why not?
33. Why has NextEra been so secretive about this proposed windfarm? Is it because NextEra is afraid of the opposition that they would encounter if they informed the public of their intentions? In NextEra's literature, there are statements such as, "We're working with our communities to help make them better places to live and work. NextEra works to gain community support. We partner with our communities to make them better places to live and work." Please provide specific examples of how NextEra is working with, partnering with, gaining community support, etc.,". I have yet to see any of this in our community of La Casa.
34. Once this windfarm, if built, is decommissioned, how does NextEra propose to "completely greenfield everything back to its original land use", as Melissa Bruni told the BISD School Board on May 4, 2022? Ms. Bruni also stated that, "We're also going to take all of our assets up out of the ground". How will this be accomplished? The turbine foundations are massive and will require a significant amount of effort to completely remove and dispose of them off property. Where will NextEra get the fill dirt to fill in these massive holes in the ground? How many years will NextEra continue to monitor these sites to insure there is no land settlement and adequate non-invasive vegetation is established (as before construction)? What will NextEra do with the turbine blades and towers? Provide specific details.



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35. Oil and Gas revenues are a Big Deal in Stephens County. How will this windfarm project impact current and future oil and gas activities? Will the wind turbines be spaced out and arranged so as to impede oil and gas operations and exploration?
  36. NextEra be using Eminent Domain proceedings to acquire property out here for the windfarm project?
  37. One of the great things about living out here in the La Casa Community is the stars we can see in the night sky. I'm afraid that if the windfarm is built out here with all of the lights that will be attached to the wind turbine towers that we will lose a lot of this. Which brings me to my question. Will you be working with and following the recommendations in the Dark Skies Initiative? These are common sense guidelines that are helping to reduce the light pollution that is robbing us of the sights in the night sky. The Oil and Gas Industry has been voluntarily working with these folks for years and I am hoping that NextEra is doing the same. If not, why not?
  38. What about the survey markers (actually orange 5-gallon bucket lids) that have been staked on County Road right-of-way? Has NextEra entered into an agreement with the County to do this? And I'm assuming NextEra has identified the County roads that you intend to use for this project. Have you furnished anything to the County?
  39. I would like a copy of all road use agreements that you have with TXDOT and Stephens County.
  40. What about the flagging and survey stakes placed on landowners' boundaries and fences? Has NextEra sought permission from landowners to place these on private property?
  41. Where is the electricity that is produced by the windfarm going?
  42. What benefits, tax incentives, tax abatements, etc., will NextEra be receiving for this project as a result of the recently passed so-called "Inflation Reduction Act"?
  43. Has NextEra prepared a Traffic Control Plan for this project to take effect once construction starts? If not, why not?
  44. What kind of Dust Control Measures will NextEra implement once construction begins?
  45. Will NextEra be procuring all ready mixed concrete offsite for this project and then trucking it in to the project?



46. Does NextEra intend to set up Batch Plants in the community? Where? Has NextEra secured the necessary permits? When can I see copies of these?
47. Does NextEra intend to use water wells to provide water for this project? Existing wells or new wells? Has any testing been done? These water wells out here are very weak and don't produce a lot of water. Where is the location for any new proposed wells? Has NextEra been in contact with the Texas Water Development Board and Texas Commission on Environmental Quality? Will NextEra be following State guidelines for drilling and completing any new water wells? Will there be consideration of less water usage when we are in a drought, like now? Is this in writing anywhere? Will NextEra be metering and documenting the amount of groundwater pumped from these wells?
48. Has NextEra prepared a Spill Prevention Control and Countermeasure Plan (SPCC)? If so, I would like to see a copy.
49. Has NextEra prepared an Industrial and Hazardous Waste Management Plan? If so, I would like a copy.
50. In the Frequently Asked Questions section of the NextEra Website I see the following: "What Involvement should communities have in a wind energy project?" According to the information provided by your website, do you think you have involved the community? Give some examples. (Edited for brevity by Judge Roach).
51. What assurances will NextEra give the community that these turbines will not leak oil all over the place like other turbines, such as those near Albany?
52. I am concerned about the possible subleases that NextEra may grant to entities on my signed neighbor's properties as stated in the Lease Agreement they signed. Who would be getting these subleases and what would they look like?
53. Why has NextEra not even provided preliminary information to the public?
54. How can NextEra legally require a signing landowner to provide an "Effects Easement" to NextEra over an adjacent non-signing property?
55. Will NextEra share construction drawings of the wind turbines, towers and foundations? If not, why not?
56. What procedures does NextEra have in place to handle wildfires caused by turbines catching on fire?



57. I believe you told the Judge and the County Commissioners at the Workshop on Sep 14, 2022, that you would hire local contractors to the maximum extent possible during the construction phase. How do you propose to do that?
58. Also during the Workshop on Sep 14, 2022, it was stated that the absolute minimum road width you need for your equipment is 20 feet, but you prefer 25 feet. Some of these County Roads out here are just 20 feet wide, ditch to ditch, with trees overhanging the road almost to the point of touching. How will you handle these situations?
59. Will you provide me with local Points of Contact for the other windfarm projects NextEra has in Texas? When?
60. During the Workshop discussed above, you stated that Public Safety is very important to NextEra. How do you propose to assure the public's safety? Have you prepared a Safety Plan? Has the Contractor? I would like a copy of NextEra's Safety Plan and the Contractor's Safety Plan. When will you send these to me?
61. When will NextEra (or their 3rd party contractor) be performing the Road and Bridge Assessments on the County Roads that NextEra proposes to use? Will the Judge and County Commissioners be advised before-hand? When could I get a copy of those Assessments?
62. Please explain in detail how NextEra plans on repairing any roads and bridges damaged by NextEra's activities. Will repairs be designed by a licensed Professional Engineer in Texas?
63. During the workshop you stated that the turbine foundations would not exceed 10 to 15 feet maximum. How will this impact the old hand-dug water wells out here at this depth? Has this been considered? What precautions will be taken to avoid contamination of existing water wells? Have your plans been discussed and approved with appropriate State and Federal agencies? Will the foundation designs be prepared by a licensed Professional Engineer in Texas?
64. Does it concern NextEra that, according to our polling, over 80% of the landowners out here are opposed to the project?
65. How much of an area do you clear around each turbine site? From other turbine locations I have seen, it looks like an area of several acres is completely devoid of vegetation around turbine locations. Much of the land in the proposed "footprint" of



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- your windfarm is comprised of sandy soil. When the vegetation is stripped off of this soil, it is subject to extreme erosion by wind. Often times we get wind velocities of 50 - 60 mph out here and even higher gusts on occasion. This will cause sand storms out here and remove large quantities of soil from the site. What kind of control measures has NextEra implemented for these situations?
66. If the windfarm is only going to be in operation for 30 – 35 years, then why is NextEra offering leases with an initial term of 50 years followed by an extended lease term of 7 additional 7-year terms? What will NextEra be using the property for during the remaining 65 -70 years after the windfarm is decommissioned?
  67. Will NextEra post a bond sufficient enough to guarantee the full cost of decommissioning that covers ALL costs of decommissioning without costing the landowners anything? Are landowners fully protected against all decommissioning, removal and disposal costs in the event of NextEra or La Casa Wind, LLC, declaring bankruptcy and abandoning the project?
  68. Will Nextera move forward with this project if the tax abatement is denied?
  69. How many projects has Nextera moved forward with, where the tax abatement has been denied?
  70. What percentage is that?
  71. What are the exact locations of any overhead transmission or other type of overhead line, including road crossings?
  72. Since your leases are not contiguous, how do you plan to connect across unleased owners?
  73. If crossings will be necessary to connect to the grid will the State use immanent domain statutes?
  74. For the proposed turbine towers, what is the diameter and thickness of the reenforced concrete pad?
  75. Does such pad have to be in ground?
  76. Does Nextera ever attach to existing rock formations in place of or in conjunction with pouring foundation pads?





77. Do any agreements with the county or state provide for immunity to be given for Nextera or its newly created subsidiary should damage from fire, noise, or other acts occur on unleased property? Also, are there any current statutes concerning electrical generation that provide limitations or immunity for damages?
78. Can you provide sound studies that prove that the turbines cannot be heard from a home with the stated 1500' offset?
79. Can you provide studies that prove unleased properties hunting and wildlife are not diminished by the noise and vibration of wind turbines on offsetting properties?
80. Will Nextera agree to offsets from homes, other structures, and property lines as set by the County Commissioners and Judge?
81. If damages occur on unleased properties and Nextera refuses payment, does the lessor become legally responsible?
82. How many lawsuits have been filed on Nextera or its entities for noise or other damages on unleased properties?
83. Will you provide copies of these suits or a summary of the results of each?
84. Will you shut down operations when eagles, hawks, sand hill cranes, and other raptors or protected species are sighted in the area?
85. Will you shut down during the annual duck migration and hunting season? If not, how will you compensate offset landowners for loss of hunting enjoyment or revenue?
86. Has Nextera or its subsidiaries, partnerships, or other entities been sued for loss of hunting enjoyment or revenue? If so, what were the results of the suits?
87. Has Nextera or its subsidiaries, partnerships, or other entities been sued for loss of property value? If so, what were the results of the suits?
88. How many damage suits for fire damage have been filed on Nextera or its subsidiaries, partnerships, or other entities? If so, what were the results of the suits?



89. How many people have died from accidents involving Nextera (or its subsidiaries, partnerships, or other entities) when loading, transporting, or constructing wind tower, blades and turbine parts?
90. In Sweetwater, Tx there is a 10 acre+ area of land filled with decommissioned turbine blades, and parts with snakes and rodents causing a health concern. An independent company was supposed to dispose of but had not done anything as of 8/22. What would NextEra do with their parts as maintenance is performed and when turbine is decommissioned?
91. It was mentioned in the meeting and I have read about it as well - raised ground temperatures when turbines are running. Does Nextera monitor this negative phenomenon?
92. In an article from cfact.org, one comment concerns me. "In wind's case it might even be true because the generators really are sucking the energy out of the air, and energy is what makes weather." "Do Wind Farms Change The Weather," March 8, 2022. I do not think we know enough yet to say it would NOT have negative impact on rainfall but would Like to know what you know.