AECOM
215 – 55 Wyndham Street North
Guelph, ON, Canada N1H 7T8
Tel: 519 763 7783 Fax: 519 763 1668

Meeting Summary – Adelaide Community Liaison Committee #3

Attn.: CLC members, NextEra Staff

Subject: Adelaide Wind Energy Centre, Community Liaison Committee (CLC): Meeting No.3

December 3, 2014 6:30 pm to 8:30 pm

Gemini Sportsplex - WesCast Room

667 Adair Blvd., Strathroy, ON

Present:

CLC Members

- Kurtis Smith, Carolyn Cornelissen, Ron Peters, Shirley Miller, Dean Jacobs, Fallon Burch,

NextEra Energy Canada

- Michael Lange, Project Manager, Development; Brian Duncan, Business Management; Travis Nels, Business Management; Peter Miller, Operations Manager; Doug McInstosh, Regional Operations Manager

Borea Construction

- Scott Langstaff

Natural Resource Solutions Inc. (NRSI)

- Charlotte Moore, Terrestrial & Wetland Biologist

AECOM

- Avril Fisken, Adam Wright

Absent:

- Donna Hornblower; Mac Parker

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Item Discussed	Action
1. Welcome and Introductions[1] Avril Fisken (CLC Chair) welcomed the Committee and members of the public to the 3rd CLC meeting. CLC members and NextEra team members introduced themselves and provided brief details (refer to pg.1 of the Meeting Summary). Chair reviewed the Agenda for the meeting (Slide 3) 1. Introductions 2. Recap of CLC Meeting # 2 – Purpose of the CLC – Construction Overview and Update – Public Attendance and Depositions – Minutes (Parking Lot Items) 3. Activities and Questions/Comments Raised Since the Second CLC Meeting 4. Update on Construction and Installation 5. Operations and Maintenance - Introduction of Operations Team 6. Preliminary Discussion of Monitoring and Mitigation Measures (to be further discussed at CLC Meeting No. 4) 7. Depositions, if any requests received 8. Tentative Items for Discussion at Future CLC Meetings 9. Plus/Delta No depositions were made for the meeting. Chair noted that there is one more meeting scheduled.	
2. Recap of Meeting #2 **Purpose of the CLC:** • A forum for two-way communication between NextEra Energy Canada and the public	

[1] The Meeting Summary is not intended to be verbatim, rather it is provided to Committee members to ensure that key discussions have been accurately captured and that context is provided for readers who were not present at the meeting.

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• An opportunity to provide additional information and updates, and to respond to questions or concerns related to:
  • Construction and installation
  • Use and operation
  • Maintenance
  • Retirement of the Facility
 	
Project Overview:
• Class 4 Wind Facility
• Located in Municipality of North Middlesex, Middlesex County
• 37 turbines, w/ 80 metre towers and 50.5 metre blades
• A generating capacity of 60 MWs
 	
Public Attendance and Depositions:
• Local residents in attendance.
• No depositions.
 	
Meeting Summary for our 2nd CLC Meeting:
• Draft minutes were prepared by AECOM and circulated to the CLC on June 11, 2014
• Members were asked to advise AECOM of any errors, omissions or changes by June 25, 2014
• All recommended comments/changes were incorporated and the minutes were posted on NextEra's publically accessible website on **June 27, 2014**
• CLC members were also emailed the final minutes on **June 25, 2014**
 	
Chair enquired if the minutes are providing enough information to the Committee.
 	
No comments were received.
 	
NextEra (Mike L.) reviewed slide 6
 	
• General Contractor is Borea Construction Canada
• **42 southwestern Ontario Companies** used (subcontractors and suppliers) on the Adelaide project.
• There is at least **$40M** in contracts with subcontractors and suppliers in the southwestern Ontario region.	

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• Peak volume of individuals on site including subcontractors was around 150. • Indirect economic benefits have not been measured, but local hotels, restaurants, home improvement stores, gas stations, machine shops, pubs and grocery stores have seen an increase in business since the start of the project. **Projected Economic Impact** Construction Jobs: 150 at peak Full Time Operations Jobs: 6 Capital Expenditures: $180 Million Corporate Income Tax: $ 90 Million* Landowner Payments: $ 13 Million* *Estimated over first 20 years of the project. **So in your opinion the way this was subcontracted increased the local economic benefits?** Scott L. - No, there is not a direct correlation. Bornish was the first NextEra project that came on-line, so Borea self-performed a lot of the work. For Bluewater and Adelaide, where a lot of work came on-line at the same time it was more difficult for Borea to do the work. So (Borea) subcontracted work out; hiring local contractors for this work. A lot of union workers were hired locally and this drew from local unions. This gave them work in the winter, which sometimes they don't have available and also meant they could hire even more resources for this work. **Do you plan to measure the indirect local economic benefits?** Mike L. - At this point we have no plans to measure this; NextEra can discuss this internally if there is a desire to study the economic benefits, looking at a project in hindsight. This being said I am not sure if we could provide information relative to this project as it is currently ongoing. **We have the business management team here, have there been any lessons learned from this business model in regards to measuring local economic benefits of wind and solar projects?** Brian D. - NextEra has a lot of lessons learned from the construction and operations but not from an economic standpoint. **Is there any leakage from the benefits to America or the broader Ontario**	

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context? This may be difficult to measure and at this time NextEra doesn't have plans to measure this. **Since you are going to be around for 20 years this may be something worthwhile to address**. This is something that we can certainly look at and put together some numbers. **The Community Vibrancy Funds (CVF) does not contribute to local economic benefits, but does provide social and other benefits?** There are some economic benefits related to the CVF, and there are some academic models that exist that we can refer to. Although we don't have a specific number, it is safe to say that there are benefits as money is being spent in the community and flowing into the local economy.	**NextEra will provide further comment regarding economic / direct benefits and provide information to CLC members and the public once it has been compiled.**
3. Activities and Questions / Comments Raised since Meeting No.2 Chair discussed the 'Parking Lot' items from Meeting #2. • Map of project in relation to the other projects • Species at Risk and Habitat Monitoring Chair then asked Mike L. to review the project map (**Appendix A**) Mike L. noted different aspects of the other NextEra projects in the region, indicating that yellow dots are NextEra turbines. Other projects are also noted on the map (Appendix A). Chair asked if there are any questions. **Why would you not be comfortable showing this information (i.e., turbine locations) for projects not owned by NextEra?** NextEra (Mike L.) explained that as layouts can change, NextEra wouldn't want to provide inaccurate information. He continued to elaborate, saying that projects will have alternate layouts depending on restrictions that may arise during planning (e.g., any archaeological sites found). **I'd like to see a map that gives a sense of all the projects in the region, and**	

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looks at cumulative impacts in the region. What agency would address this? NextEra (Mike L) suggested that this depends on the issues at hand. Noise and visualization studies fall under the Ministry of Environment and Climate Change (MOECC). The Ontario Power Authority (OPA) would also address some of this. **If the monitoring shows that some of the migratory flyways go over a number of wind farms, I am curious who looks at the total pathway?** NextEra reports on a regular basis the findings from this one project (i.e., Adelaide); I would assume the total cumulative impacts would be addressed at a higher level. NRSI (Charlotte M.) answered that the Ministry of Natural Resources and Forestry (MNRF) and the MOECC would look at these cumulative impacts. **Where can this information be found?** Either the MNRF or the MOECC website. **So we have to rely on the MOECC and MNRF to protect these cumulative flyways?** Yes, that is correct. **Discuss Species at Risk monitoring in the project area, for next meeting.** • Has been included as an Agenda Item	
4. Update on Construction and Installation Borea Construction (Scott L.) reviewed slide 8, construction Activities. **Status of Post-Construction Activities** 1) Construction Clean up, Modifications and Road Repairs: July 2014 onward • Waste and debris generated during construction activities to be collected and disposed of at an approved facility. • All equipment and vehicles will be removed from the construction area. • Reasonable efforts made to minimize waste generated and to recycle materials, including returning packaging material to	

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suppliers for reuse/recycling. 2) Reclamation: (August to Spring 2015) • Stripped soil will be replaced and re-contoured in the construction areas and disturbed areas will be reseeded during appropriate conditions for germination (as seasonality allows). Borea Construction (Scott L.) commented that they have almost finished the construction activities and that compaction and drainage is an issue we continue to address. The wet weather has had an impact on the tile repair as there was a lack of qualified personnel to repair the tile drains. Ongoing repairs will be landowner driven (i.e., landowner to request). We want to ensure that the timing of these repairs works well for the landowners. In regards to municipal roads: Mullifarry Road, Brown Road and other roads have been heavily used over the past year. The municipality has already been compensated to deal with the roads at a time which works best for them. The municipality had an engineer drive the roads to assess the costs associated with returning the roads to their original state. In some cases the roads will be completely replaced. **Update on Project Commissioning and Operations** **Wind Turbine Commissioning -** August 22, 2014. **Requires Collection System, Substation, and Turbines to Start** • Turbine commissioning took place in sequential order prior to the planned Commercial Operation of the Project. • Portable generators were used to provide back-feed power for commissioning prior to being connected to the power grid. • Commissioning included testing and inspection of electrical, mechanical, and communications operability. • A detailed set of operating instructions were followed in order to connect into the electrical grid. NextEra (Doug M.) commented that the turnover between construction and operation was very smooth. Staff is hired and working out of the Bornish office space (operations building at: 32185 Kerwood Rd, Parkhill, On). **The Commercial Operation Date (COD) triggers the payments to the**	

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landowners and community, how many days early was the project operating before COD? Mike L. - Once a turbine gets commissioned, even though the contracted price does not kick in, we have the opportunity to produce electricity at a day to day market rate. I don't think this happened on the Adelaide project but we can provide a clarification for the minutes. **UPDATE:** NextEra did not get day to day market rate payment prior to COD. **As you made more money, do you plan to share the wealth?** NextEra (Mike L.) answered: As this project went COD, there was no additional money made. **UPDATE:** NextEra provided confirmation after the meeting that they had no pre-COD sales. **Comment: When more money is made, these benefits should be shared with the Community via the avenues that already exist.** The meeting continued with NextEra (Doug M.) discussing operations • The operation phase will be approximately 25 years and the operations building will require full time staff (i.e., site supervisor and wind technicians). • Turbines will require scheduled maintenance (i.e., oil change, gearbox cleaning and lubrication, replacement of worn parts). Routine preventative maintenance activities will be scheduled as required, in accordance with manufacturer requirements. • Spill prevention best practices utilized during the Construction Phase will also be implemented during operational maintenance. • If unscheduled maintenance of a turbine is required (i.e., component failure), then the turbine will be taken out of service until the repair is complete. Larger trucks and cranes may be required periodically for larger repairs, but this is expected to occur infrequently. • To monitor subsystems within each turbine and the local wind conditions, a comprehensive control system is installed and networked to the local operator and to NextEra's central operations centre (staff on-site 24/7). The operations building will be notified if an event occurs outside a turbine's normal operating range and the	

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turbine will be shut down. Turbines can be controlled remotely from the central operations centre. • Operation decisions based on meteorological data include turbine shut down under icy or extreme weather, and cut-in and cut-out wind speed. Routine maintenance is scheduled a year in advance with the Independent Electricity System Operator (IESO). The IESO is responsible for operating the electricity market and directing the operation of the bulk electrical system in the province of Ontario. We send out "Planned Maintenance Schedule" for the year in advance so they can plan accordingly for the assets being unavailable. Daily monitoring information is provided to the maintenance crews and there is a maintenance protocol that is followed. If there is an issue with a turbine, then the protocol states who will be contacted and how it will be resolved. **Where is all this monitored?** Doug M.: This occurs at the operations and maintenance building on Kerwood Road and Nairn. Monitoring is also done remotely through the company's headquarters located in Juno Beach, FL.	
5. Operations and Maintenance- Introduction to Operations Team **Operations** • **System Maintenance:** – GE 1.62 MW wind turbines are automated and have few maintenance requirements. – Initial maintenance of the turbines occurs approximately 500 hours after initial commissioning and routine preventative maintenance activities are scheduled as required. – Maintenance activities include changing of oil and gas filters, cleaning of gear boxes, replacement of worn parts and on-going inspections. – All maintenance activities adhere to the same waste disposal and spill prevention industry best practices undertaken during construction. • **Unplanned Turbine Maintenance:** – Modern turbines are very reliable and designed to operate for	

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approximately 25 years. – Minor component failure may occur (i.e. electronic cards, switches, fans or sensors) and can take a turbine out of service until the faulty component is replaced. – Replacement of a major component (i.e. gearbox or rotor) is atypical. NextEra would work with the County and the landowner to coordinate the delivery of any large equipment and repairs (if required). NextEra (Doug M.): – If a turbine faults, Operation team members are notified by phone so they can address the issue as soon as possible. If repairs require replacement of large turbine parts (blade, gearbox, rotors), roads may need to be widened to the construction width again to allow a crane to access the turbine. **During winter, is the snow removal done at all times to ensure you can access the sites?** NextEra (Doug M.): We are looking at getting a contractor for this work. If we needed to get to a turbine we have plows on our company trucks. It is our responsibility to maintain the roads. **Will the access roads or roads on landowner's properties be maintained?** The plan is to get multiple qualified contractors to clear roads when and as needed. I think it could be worthwhile to have regularly cleared roads since maintenance team members like to drive by the turbines regularly. Peter Miller - We are in the process of finalizing quotes and hopefully by this time next week (mid to late December 2014) will have the contractor selected and a plan in place. **UPDATE:** The access roads will be cleared of snow on an as needed basis. NextEra has a local snow removal contractor secured for their needs as well as 2- NextEra Plow equipped service trucks. **Complaint Resolution Process** • NextEra acknowledges that some members of the community may have concerns regarding construction activities and long-term wind farm operations.	**NextEra to provide clarification in meeting minutes regarding snow removal contract and if there will be access to site**

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• To resolve disputes in a collaborative manner, NextEra follows its complaints resolution process. • Should any complaints arise throughout the course of the construction, operation and decommissioning phases, a NextEra representative will contact the complainant to understand and seek a resolution. • NextEra will notify the local MOE (Ministry of Environment) district office of the complaint within 2 business days of receipt of the complaint (1 business day if the complaint is related to Ground Water). • The MOE notification will include: – Description of the nature of the complaint; – Wind direction at the time of the incident related to the complaint; – Time and date of the incident related to the complaint; and – A description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future No later than three days from when the complaint is heard, we will contact the complainant and prepare a written response within five days. **How many complaints have you received?** NextEra (Doug M.): Zero for operations and two related to construction, related to drainage at a tower. NextEra (Mike L.): Just what constitutes a complaint was discussed at great length as we wanted to ensure complaints were addressed that needed to be addressed, and that we were complying with the requirements of our approvals. Complaints regarding construction or reclamation would have been followed up with Viola Dupuis, a member of the construction team. We can provide further details at the next meeting. **If somebody has to do tiling in the future, who should we contact and how much notice should be provided if it has to happen over electrical wires?** NextEra (Doug M. / Peter M.): We can locate that immediately, we have a dedicated locator for this work. We have to call Ontario One Call so they can send out a notification to all parties affected by digging. You can call us	**Provide number of and types of complaints received**

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directly. We are required to call Ontario One Call first, and then we can go out and dig. **If it is easier to address this with NextEra, it would be nice to have one point of contact.** Contact information provided below. • Information requests and landowner Inquiry about the local operations and maintenance can be addressed to: **855-552-9872.** • Any concerns or complaints regarding the Adelaide facility can be made to the Global Response Line at **877-463-4963** • Peter Millers Information: Peter Miller Associate Wind Site Manager, Jericho 32185 Kerwood Rd, Parkhill, ON N0M 2K0 mobile 519-671-0876 office 519.294.1006 ext *210	
6. Preliminary Discussion of Monitoring and Mitigation Measures NextEra (Doug M.) reviewed the Monitoring and Mitigation Measures (slide 14) • **Environmental Effects Monitoring Plan:** – In accordance with the requirements of Ontario Regulation (O.Reg.) 359/09, the Environmental Effects Monitoring Plan addresses various elements including, but not limited to, heritage and archaeological resources, natural heritage features and noise. • **Noise** – The Provincial Environmental Protection Act (EPA) requires that noise emissions for any new projects must not have any adverse effects on the natural environment and not exceed 40dBA when wind speeds are of 6 metres/second and below. – NOTE: the allowable noise levels increase during higher wind speeds. – Prior to construction, a Renewable Energy Approval (REA) was obtained with measures to be adhered to, i.e., noise modeling by independent consultants.	

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– Noise emissions will not likely change unless there is damage to the equipment (immediately recognized by the computer monitoring system and addressed by the operations team). – Acoustic Emission (cumulative) and Emission (individual turbine tested) testing will be conducted following COD. Results are then reported to the MOECC. Through the process, the three best areas which would be most accurate representation of the project's noise impacts is established. Doug M. Reviews SAR monitoring • **Species-At-Risk (SAR) Monitoring** – Species at Risk mortality monitoring occurred during the summer of 2014 – Monitoring was conducted in accordance with MNR requirements – All 37 turbines were searched monthly – No Species at Risk mortalities were documented during 2014 – Annual report will be prepared in winter 2014 – Species at Risk Monitoring continues for the life of the project – 2015 Species at Risk monitoring will begin May 1 – **Bird and Bat Post-Construction Monitoring** – Monitoring will be conducted in accordance with requirements of the REA and MNR Guidelines – Monitoring will begin May 1, 2015 – Turbine searches will occur twice weekly from May 1st through October 31st, and raptor surveys will continue weekly from November 1st through November 30th. – Correction factors are applied in order to calculate overall estimated mortality rates across the project – Annual report provided to MNR by March 31 following each year of monitoring – 3 years of monitoring are required It should be noted that our monitoring efforts are above and beyond the required three years of monitoring. We did not start the post construction bird and bat monitoring this year because the site went COD late in the migratory period. So at the request of the MNRF, we decided to wait until	

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next may (2015) to provide a full three years of monitoring (May through November). **What happens if an animal dies one day after the summer monitoring? This doesn't seem to be accurate as remnants of the animals will be gone by the next year.** Doug M. : In a 50 meter radius, we will observe animal remains to understand how long a carcass will last before it is carried away by a scavenger. There is also a protocol in place to test the searcher's efficiency within a radius of the turbines. Using a percentage ratio to multiply the found carcasses by surface area, by those that may have been carried away by scavengers and those missed in human error (scavenger rate and searcher efficiency) we can create a likely number of possible deaths. **If things decompose quickly, say after a weeks' time there is nothing left of the carcass, how do you know what was there?** Through the protocol established by the MNRF, we can confidently say that we have modelled for wildlife mortality. Further details will be provided at the next meeting. • **Natural Heritage Monitoring** – Post construction monitoring of certain wildlife habitats is required by the REA – Bald eagle nesting, foraging and perching habitat – Bat maternity colony habitat – Habitat monitoring will begin in 2015, in accordance with the requirements of the REA – 3 Years of habitat monitoring is required – Annual reports will be submitted to MNR by December 31 of each year of monitoring **Will the annual reports be placed on the website?** NextEra (Brian D.): After they are submitted to the MNR, we can provide a summary and post on the website. http://www.nexteraenergycanada.com/projects/adelaide.shtml **So the turbines turn at different speeds, and the power they generate is at different frequencies. How do you take that change in power frequency and "clean" it up before it hits the grid?** Doug M. : In order to connect to the power grid, generating stations must	**NRSI to provide more details for CLC meeting No. 4.**

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Item Discussed	Action
operate at the exact same "frequency" as the grid which is a constant 60 Hz. Since the wind turbine generators are variable speed depending on wind, the output in Hz varies as well. In order to connect to the grid the power is converted from Alternating Current (AC) to Direct Current (DC) and then back to AC at exactly 60 Hz. **There are two turbines that I often see which are located close to eacgh other, sometimes the turbine speed will change and will be different than the other, why is this?** The blades are an airfoil and get pulled at different speeds. These get pulled in a circle. As we want to run at 1.62 MW of speed, this is not always possible. At lower winds the blades will change, but always pull as fast as they can. Then when there is too much wind the airfoil will 'feather' to lessen the efficiency so they don't become more than preferred RPM. All corrections are made by the turbine and the only time this occurs is when the turbine adjusts the rotational speed to ensure that the needed speeds are reached. Two turbines side by side will actually have different needs and have active pitch control. **On the telephone town hall, NextEra mentioned 14 million dollars going to the municipalities, tonight NextEra has said 8 million. Can someone go through the math to provide me details on this? My math does not add up anywhere near to this.** These calculations are based on the most recent projections; NextEra can provide more information before the next CLC meeting.	**Derek to provide further information on revenue and property tax calculations before CLC meeting No. 4.**
7. Depositions if any Received No depositions were received for this meeting. Chair reminded the Committee that anyone is able to provide a deposition to the Committee; people wishing to do so should submit an application to the CLC Chair one week in advance of the next meeting. It is the Committee's role to review and approve any deposition.	
8. Tentative Items for Discussion at Future CLC Meetings	

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Item Discussed	Action
CLC Meeting #4 • Update on Operations and Maintenance • Monitoring & Mitigation Measures • Post-Construction Activities (e.g., reclamation or required repairs) • Provisions for Decommissioning • Other Any other topics for discussion? If you have any just let us know and we will be sure to get this in the Agenda. Chair reviews the timeframe for next meeting, tentatively targeting June timeline for 4th meeting. Chair asks if there is a good time to have the next meeting. It is agreed to stay clear of the summer months, and keep the next meeting scheduled for June. NextEra Josie Bird noted there is a chance for Committee to visit the Project Operations building and tour the site prior to 4th CLC meeting with the regular CLC meeting following. Also NextEra noted that if any CLC members know of any interested groups or schools that would like to take a tour of the site please let us know. We welcome this and would love to have people come out if they are interested. They can contact Josie directly (contact info below). **Email:** joselen.hernandez@NextEraEnergy.com **Phone:** 561.694.6225 Chair Confirms that the next meeting can include a visit of the site. Adam Wright confirms that he has sent out an effectiveness evaluation survey to ensure that CLC members are getting the most out of the committee, and that it is meeting their needs. Please fill this if you have any concerns or suggestions.	**CLC Committee to visit the Project Operations building and tour the site prior to meeting No. 4.** **CLC members to complete surveys and return to Adam W. before meeting No. 4**
Meeting Wrap Up *Chair adjourns meeting.*	

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PARKING LOT

Parking Lot Topic	Response / Action
Will NextEra measure the indirect local economic benefits?	NextEra will provide further comment regarding economic / direct benefits and provide information to CLC members and the public once it has been compiled.
Species at Risk monitoring in the project area.	NextEra will provide further information at CLC meeting No. 4.
Did Adelaide project have opportunity to produce electricity early?	Addressed in Meeting Summary (pg. 8).
Snow removal to access roads.	Addressed in Meeting Summary (pg. 10).
Complaints received regarding Adelaide project.	NextEra to provide number and type of complaints received to date for CLC meeting No. 4.
Avril to collect the 1-800 numbers for ONE calls.	Provided in Meeting Summary (pg. 12).
Natural Heritage Monitoring	NRSI to provide more details for CLC meeting No. 4.
Member of the public (Deputy Mayor) would like further information on the revenue and property tax calculations.	Derek to provide further information on revenue and property tax calculations before CLC meeting No. 4.
Committee to visit the Project Operations building and tour the site prior to meeting No. 4.	AECOM to contact NextEra to arrange tour.
NextEra sent out an effectiveness evaluation survey to make ensure that CLC members are getting the most out of the committee.	CLC members to complete survey if they have any concerns or suggestions and return to AECOM (Adam W.) before meeting No. 4.

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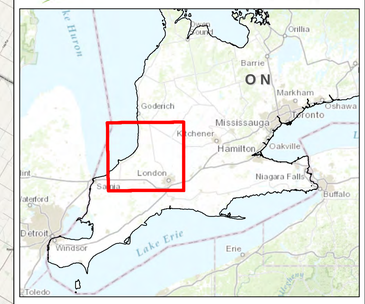
Appendix A

FiT Projects in Southwest Ontario

NEXTera ENERGY CANADA



FiT Projects

Ontario, Canada

Central Huron
Huron East
North Perth
Huron County
St Columban 1&2 Wind Energy Project
Bluewater
Grand Bend
Zurich
Bluewater
West Perth
Perth East
Perth County
South Huron
Goshen
Lambton Shores
Kettle Point 44
Jericho
North Middlesex
Bornish
Lucan Biddulph
St. Marys
Oxford County
Zorra
Middlesex County
Middlesex Centre
Thames Centre
Adelaide Wind Power Project
Adelaide
Napier Wind Project
Plympton-Wyoming
Warwick
Lambton County
Adelaide Metcalfe
Strathroy-Caradoc
London
Brooke-Alvinston Wind Farm (Zephyr)
Enniskillen
Brooke-Alvinston
Petrolia
Central Elgin
Malahide

NEER Turbine
NEER Project
NEER Adelaide
Non-NEER Fit Project

N
W E
S

0 2.5 5 10
Kilometers

Date: 12/1/2014
PROPRIETARY AND CONFIDENTIAL

Projection: NAD_1983_UTM_Zone_17N
Datum: NAD 83