

Butler Farm 230 kV Electric Transmission Line and Substation Project
May 3, 2022
Community Meeting – Q&A

- I do want to open the floor for any questions anyone may have.

- How do you access where you need to go to building lines? I already have lines going through my backyard, the big ones. And where I live, I live in that little circle, 47. So already on 47, say are you going to cut, bust down in the driveway? Are you going to go in from 47 on which side? 47 on that side.

- At this stage in the game, to be honest we're in the early stage of the plan. When we get to an approved route and we figure out how we're going to access for construction, we haven't gotten there yet. If there is an existing power line, we try to use existing access points. There may be permanent access that's already set up and the construction crews can go down. But when we get to that point again Roxana just said that that work hasn't been done. We don't know when the SCC is going to ultimately approve. And once they approve that, then we go into a next round of planning when it comes to construction, phasing how the trucks are going to actually access the right of way but just be mindful that we are going to have to access. And if we have to get around either existing water bodies or wetlands, we'll have to determine exactly which routes they take but all that is yet to come. A lot of that will be obtained and purchase new easements. It'll also come with discussion around.

- I have an objection to coming down my driveway.

- To we'll have more construction. We'll when we get to the point, we typically have a construction related open house like this post SCC order.

- I am going to object. Okay.

- And that's okay. That's okay.

- Okay.

- Yes, sir. Okay. So that's a good question for those that couldn't hear the question I think to summarize are we going to be purchasing the right of way or I think you were saying, or we were would we condemn for the right of way? Our preference is to purchase the easement and we have a real estate expert in the room too, for any follow up. But our process is to appraise the value of the land make an offer on purchasing the easement, which is an easement over your property, but the property remains ownership of the property owner. And then we go into negotiations from there. Hopefully we can work out an individual real estate purchase agreement for that easement right. And that's how our preference is for obtaining these rights.

- If you go purchase the right of way and then you want to negotiate, the landowner will still own the land. How much are you paying the landowner that he's going to have to pay taxes on that property from now on? Are you going to pay that landowner or property owner of value for using his land?

- So I think that's a great question for follow up, Larry. I'm not quite sure if you heard that. Larry, he's asking how does the easement purchase process work when it comes to taxes? And since the property owner retains the right on that property and we have an easement over it, how do taxes work on that parcel?

- Well, one more thing and I'll quit. The State Corporation Commission tells you what you will pay the county in taxes on the equipment you own.

- That's correct. Yes.

- But they don't tell the county what the landowner should get for them using his property. The landowner now gets nothing. And you people have a lot of control of what the landowner can do with his property. Something needs to be worked out on that. Now I'm sitting in that position right now with four different outfits on the property I own. None of 'em are paying anything and I have to pay the taxes. That's not right. And y'all need to look into that further and treat the property owners right.

- When, when we negotiate with you for an easement, it's a, we are getting a right to use your land. It's not a fee purchase. Like we would take ownership. So we don't, we don't pay taxes on a right to use your land. We negotiate with you.

- Pay enough up front

- Then you to satisfy you. Then you would

- I've been, I have property now.

- We paid it. Well, the company pays the, we pay. We pay, well, if we own property, we are paying it to the state corporation commission, the taxes, you know that, yes.

- I'd like to know where on the Butler Farm Road that you're going to put this substation? That that land was purchased by Microsoft.

- It's on, it's on that property. It's on their property.

- Okay. One other question I got. The power line from on 92 going towards Borton. What does that power line intersect with the new butler substation?

- I'm sorry, I couldn't hear that last part.

- What is that? What is the line from Butler substation? Intersects that the power lines on route 92, which I where I live. The reason why I'm interested in that in that substation is going to furnish power to the line that runs on 92, which I like where I live and reason I'm interested in that every time we have thunder snowstorm, we outta power. So will, will there power from the new substation at Butler, will it intersect with the power line that runs parallel to my place on 92?

- Oh, understood. Understood. So right now the transmission lines once they tie into substation, it adds to the reliability of the network and either Dominion Energy distribution, or I also know that the co-op Mecklenburg Electric Cooperative that gives them opportunities to look at the distribution system, to see if they have any ways in which they need to harden or make that

system more resilient. So the more transmission and substations we have in the area that gives the distribution folks a lot more flexibility if there's reliability issues on that side of the grid.

- Do you have a plan for that?

- This project doesn't include that, but the distribution folks may consider that as they move forward once this gets approved.

- What is the power coming on 92 east? What, where does it, where does it stop? Where does it originate?

- Where does it originate?

- What does that power originate?

- Well, the way that the system works is that regardless of where the generation is in the state, like Clover or elsewhere, not all the generators are running all at the same time. And so the power lines really just enable the easy flow for all those electrons to move across the state. So that, so origination and, and where may not I don't think may not, if I'm answering your question correctly, they're tied into substations and that substation may be 20 miles per...

- I'm just, I'm just, just concerned that a lot of times it's a snowstorm, ice storm, we out of power. And I was wonder which line if a new line be fed over to 92 from the existing substance?

- Probably not initially. Probably not initially.

- Okay. Thank you.

(Inaudible question)

- Sure. The short answer is during the line design process, we are required by the State Corporation Commission to review and run the calculations for electric magnetic fields. And that will be part of the information that goes into the State Corporation Commission for them to review. We haven't gotten to that point yet, because again we're in the routing stage and we haven't done full design yet to run those numbers. So we're not quite there yet. We do have brochures around EMF to provide context but the short of it is, is that that's part of the information that we have to submit to the State Corporation Commission.

(Inaudible question)

- Sure. So for the single circuit out of Clover, it's three conductors or it's double bundled. So it's going to be two sets for the transmission line.

(Inaudible question)

- It would be more than you have now. But I think...

(inaudible question)

- When you say eight transmission wires it would probably be two lines going through your backyard. So it's three wires per circuit and then you have a shield wire for lightning protection.

If you want to come over when you're done, we can look at your area and we can tell you looking at these routes potentially how many more it could be but I need to know like the specific area.

- So a maximum of six more, three per circuit Plus the shield wire but there's no electricity on the shield wire. That is for static protection. Worst case. Yes.

- Not for this project, no.

- It appears that you've got three alternatives for Clover to Butler Farm. And then you've got several alternatives for Butler Farm to Finnywood. So have you determined which alternative you will use or is that still up for grabs? And when we look at the map, we're actually looking at the ability for that right of way to be different than what we expect close to our properties.

- So that's the purpose of tonight's meeting is to get the feedback. The team has done initial desktop analysis to get to where we are now, but that doesn't mean that it's going to stay the way we are. So to answer your first question, no, we do not have a preferred route. Second, the routes that you see tonight may change based on the feedback we get from you tonight, which is also why we want a second route of open houses in the June timeframe. So that we get that input back. We come back to you to say, "Hey, we heard you. Here's how things changed." And so that we can go through the process again.

- So the trouble we do have, I know things evolve very fast. We're beholden to the layer from the satellite. So sometimes the layers in certain areas don't update as frequently. We do run into this issue all the time. That's why we have these meetings because sometimes the imagery that we're going off of is not current. So we appreciate any information that we may not have.

(Inaudible question)

- So it's one alternative that we're studying from the new Finnywood substation down to the new Butler Farm substation. We have two alternatives, one on the east side of Chase City, and the one on the west side of Chase City. That's what we have right now. Again, things may change as we learn here more.

- I want to go back to the gentleman's question about the purchase of the easement and think the real estate gentleman there said we purchased the easement, correct? A right. Okay. Well, let me finish my question. Okay? So you own the right for the easement to put the power up. It's a hundred feet wide, correct? Well, according to the, -Yeah About a hundred to 120 dependent on the, -Okay. But then there's a length to the property because you don't know how far you're going to go out in his property. Correct? He owns the property. He has to pay taxes on the property but he can't use that piece of property.

- You know, but he's paying property, paying taxes on a piece of property that may be able to be used. And I guess I know you're going to pay these people for whatever property you need to use and that's negotiated but is it a fair negotiation so that he's not out of pocket for property taxes?

(Inaudible)

- So we'll get an appraisal and then that starts the conversation, for sure.

- Yes, sir?

- No, not based on this project. As far as I know, it is what it is. I know it's slated to also be looking to be retired. So this project is not connected with anything at the power station. It's just that there's a substation that has the right electrical configuration and voltage needed for this project. And the substation is independent of the power station.

- Retired. Yes.

- Right. So the station the Clover power station is independent of the substation. So the substation electrically is still very much valuable to the grid, even if the power station goes away. So this line and that station, even if Clover goes away, ultimately it has no effect of the usage of this transmission line. And the substation will stay.

- What happens to the current electric lines along route 92 coming out of Clover and down toward 360?

- So all the existing transmission lines that are in existence today will remain. This is new.

- They just stay there, these lines? Nothing happens to them? Okay.

- The question is what percentage of the land that you take is by easement versus combination? Oh, I remember, if you take it as an easement then the property owner still owns the property. Many of the people here are growing tobacco or other crops. The question is can they continue to grow those crops on that land? Yes. And I understand why you have an easement. You know you may have to drive out there with five, five-ton trucks. If you have to do that and tear up their crops, who pays for that?

- Sure. So I think I heard three part question. So I'll take 'em in order. One is our goal and our hope is to work out a fair negotiation through a real estate process to buy the rights for the easement in which the property owners still maintains ownership over the land. And if they farm that land, they continue to farm that land. The right is there to operate and own electrical facilities and access those facilities. If we do have crop damage as a part of that we are liable for that damage for crops. If it's also forested, it'll timber it. And again, the landowner gets the timber rights.

- Thank you. I understand that. But my first part of my question is, is what percentage of the land that you use is through easement or by eminent domain?

- So our goal is a hundred percent through real estate negotiation for easement. If we can't come to terms with a negotiation it may move to through the eminent domain process. And it's still an easement.

- What's that percentage?

- Project by project. Sometimes it's all the landowners. We can work out

- Company wide.

- I don't think I have that percentage, but property by property owner, a lot of projects are a hundred percent negotiated and nothing goes through in eminent domain. Again, our hope is to

have a fair process through the appraisal process through the fair negotiations that we have with each other. But if we're dealing with a proper owner in and of itself it would be a hundred percent. If we can work on a real estate a hundred percent of that easement is negotiated through that single property owner.

- Yes. Can you tell me where we can get a copy of the electromagnetic field report? Is that available to the public? And will you have an estimate on that ahead of time before you start the construction that we can see those figures?

- Yes. There's, there's a few things on our website and in literature here, we have an explanation of what EMF is. When we get to the application, it's a public document. We will publish that data in the application. Again, public that will be available on our website and the State Corporation Commissions docket. As Roxana said, that review process is anywhere from eight or 12 to sometimes 18 months. And that information is, is certainly there for everybody's review and to comment on

- And will that review process show why you can't do a direct line to the Butler Farm since we have more electric lines per capita here, as it is? is there a reason why we need to do this rather than just doing a straight line to the Butler Farm?

- I'm misunderstanding the question.

- Is this for solar?

- It is not for solar. This is directly to serve the increased load based on the economic development growth in Mecklenburg.

- So how does that create more electricity?

- So as industry comes into an area, whether that's residential we may need new transmit distribution lines. If it's large users like a data center or other industries the electrical system has to grow with that growth. And that's the, the dynamic we're here today.

- That doesn't quite make sense to me. But anyway, so you're saying this does not have to do with solar.

- No, ma'am.

- What benefit will the Chase City area receive from Dominion Power? I live near Chase City and I think I'm in that little circle.

- The benefits to really what Dominion will do is it pays for easement rights over properties that are crossed. The locality, so the county or the town, if we have structures in their jurisdiction, we pay property tax for that structure. And that's the extent of kind of the monetary compensation for the area other than having reliable electricity.

- Will we still be on Mecklenburg Electric Power? Or will we, will we be on Dominion?

- Your current service provider will not change. So why don't we wrap this this Q&A portion up? Again, we are all available for more questions. I think most of the details will come down to the maps and the boards that you see. I know the presentation could have been a little hard to see,

but we're here to answer your questions and happy to gather around these boards and do that then. So thank you very much for your time. Happy to continue this over the next hour. Thank you.