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Addendum StartPage: 0

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JOINT APPLICATION OF	§	BEFORE THE STATE OFFICE
ELECTRIC TRANSMISSION TEXAS,	§	
LLC AND SHARYLAND UTILITIES,	§	
L.P. TO AMEND THEIR	§	
CERTIFICATES OF CONVENIENCE	§	OF
AND NECESSITY FOR THE	§	
PROPOSED NORTH EDINBURG TO	§	
LOMA ALTA DOUBLE-CIRCUIT 345	§	ADMINISTRATIVE HEARINGS
KV TRANSMISSION LINE IN	§	
HIDALGO AND CAMERON	§	
COUNTIES, TEXAS	§	

**DIRECT TESTIMONY OF INTERVENORS MICHAEL AND MARILYN
KORMEIER**

Intervenors Michael and Marilyn Kormeier file this Direct Testimony, which is attached. The Kormeiers stipulate that this Direct Testimony can be treated by all parties as if the answers were filed under oath.

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1 **I. INTRODUCTION**

2
3 QUESTION: PLEASE STATE YOUR NAME AND CURRENT ADDRESS FOR THE
4 RECORD.

5
6 ANSWER:

7 Michael Kormeier

8 Marilyn Kormeier

9 P.O. Box 1439

10 San Juan, Tx. 78589

11 (physical) 710 E. Bus. Hwy 83, San Juan, Tx. 78589
12
13

14 QUESTION: ARE YOU AN INTERVENOR IN SOAH DOCKET NO. 473-13-5207
15 AND PUC DOCKET NO. 41606 AND ON WHOSE BEHALF ARE YOU
16 TESTIFYING?

17
18 ANSWER:

19 Yes. We are testifying on our own behalf.
20
21

22 QUESTION: HAVE YOU EVER TESTIFIED IN A PUBLIC UTILITY
23 COMMISSION OF TEXAS ("PUC" OR "COMMISSION") PROCEEDING?
24

25 ANSWER:

26 No, we have not.
27
28

29 QUESTION: BRIEFLY DESCRIBE YOUR OCCUPATION EDUCATIONAL AND
30 WORK HISTORIES.

31
32 ANSWER:

33 I, Michael, am a graduate of The University of Texas at Austin. I have been a real estate
34 broker since 1972, and a realtor in the Rio Grande Valley since 1973.

35 I, Marilyn, am a graduate of The University of Texas at Austin. I am a retired
36 Administrator from a State government agency.
37
38

39 QUESTION: WHERE IS YOUR PROPERTY LOCATED?
40

41 ANSWER:

42 710 E. Bus. Hwy 83, San Juan, Texas, and 700 E. Bus. Hwy 83, San Juan, Tx.

43 (.7 mile E. Bus. Hwy 83, San Juan, Texas)

44 See map – Exhibit 1 (property outlined in black)
45

1 QUESTION: HOW LONG HAVE YOU OWNED THE PROPERTY?

2
3 ANSWER:

4 The first property, our residence and farmland, (10.27 acres), was purchased in 1973.

5 The second property, farmland (8.88 acres), was purchased in 2006.

6 The third property, habitable structure (1.0 acre), was purchased in 2012.

7
8
9 QUESTION: ARE YOU FAMILIAR WITH THIS AREA OF SOUTH TEXAS?

10
11 ANSWER:

12 Yes, we have lived in the Valley (and in the residence referenced above) for about 40
13 years.

14 I, Michael, was born and raised in the Valley.

15
16
17 **II. PURPOSE AND SCOPE OF TESTIMONY**

18
19 QUESTION: WHAT IS THE PURPOSE AND SCOPE OF YOUR TESTIMONY?

20
21 ANSWER: The purpose of our testimony is to (a) describe our property, (b) describe
22 the impact of the proposed transmission line on our property, "area neighbors" and the
23 City of San Juan Community and (c) voice our opposition to Routes 20, 21, 22, 23, and
24 24 that use Link 166. Regarding "area neighbors", there are two subdivisions, one
25 mobile home/recreational vehicle community, and one elementary school that share a
26 common property boundary line on land proposed for Link 166. There is another
27 elementary school property that is within 500 feet of the proposed centerline.

28
29
30 **III. DESCRIPTION OF PROPERTY AND THE LINE'S IMPACT**

31
32
33 QUESTION: ARE THERE ANY HABITABLE STRUCTURES ON THE
34 PROPERTY?

35
36 ANSWER:

37 Yes

38 2 houses – see Exhibit 2

39 1 detached garage/utility room

40 1 Workshop building
41
42
43
44

1 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S TERRAIN AND ITS
2 ECOLOGICAL OR BIOLOGICAL FEATURES.

3
4 ANSWER:

5 Part farmland

6 Part cultivated yard with many different varieties of mature trees and wildlife
7 including owls, chachalacas, rabbits, hummingbirds and other bird species
8
9

10 QUESTION: PLEASE DESCRIBE YOUR PROPERTY'S CURRENT USES,
11 INCLUDING BRIEFLY DESCRIBING ANY RANCH OPERATIONS.

12
13 ANSWER:

14 Approximately 18 acres are currently in agricultural use with various crops being raised

15 Approximately 2 acres are considered "yard" for the two homes
16
17

18 QUESTION: ARE THERE ANY WATER WELL SITES ON THE PROPERTY? IF
19 SO, DESCRIBE THE GENERAL LOCATION.

20
21 ANSWER:

22 No
23
24

25 QUESTION: ARE THERE ANY GAS WELLS ON THE PROPERTY? IF SO,
26 DESCRIBE THE GENERAL LOCATION.

27
28 ANSWER:

29 No
30
31

32 QUESTION: ARE THERE ANY PIPELINE EASEMENTS ON THE PROPERTY? IF
33 SO, DESCRIBE THE GENERAL LOCATION.

34
35 ANSWER:

36 None that we are aware of
37
38
39
40
41
42
43

1 QUESTION: PLEASE DESCRIBE ANY PLANNED FUTURE USES OF YOUR
2 PROPERTY IF THOSE USES ARE DIFFERENT FROM THE CURRENT USES
3 PREVIOUSLY DESCRIBED.

4
5 ANSWER:

6 The future use of the twenty (20) acres is for commercial development valued by the
7 square foot along Bus. Hwy 83 frontage and a type of mixed multi-family development
8 consistent with the area for the balance of the property.

9
10
11 QUESTION: HOW DO THE CURRENT AND PLANNED FUTURE USES OF THIS
12 PROPERTY CONTRIBUTE TO THE COMMUNITY VALUES OF SOUTH TEXAS?

13
14 ANSWER:

15 This site has the capacity to support 100-350 housing units which will have significant
16 impact on the economic strength of the City of San Juan and its ability to attract retail to
17 the community. Retail follows roof tops, and anything happening in San Juan that is not
18 conducive to retail occurring is not good for the City or the community at large.

19
20
21 QUESTION: DO ANY EXISTING TRANSMISSION OR DISTRIBUTION LINES
22 CROSS YOUR PROPERTY? IF SO, PLEASE DESCRIBE HOW AND WHERE
23 THEY CROSS THE PROPERTY.

24
25 ANSWER:

26 No

27
28
29 QUESTION: ARE THERE CURRENT PLANS FOR OTHER UTILITY FEATURES
30 ON YOUR PROPERTY? IF SO, PLEASE DESCRIBE HOW AND WHERE THEY
31 CROSS THE PROPERTY.

32
33 ANSWER:

34 None that we are aware of

35
36
37 QUESTION: WOULD THE LINKS THAT MIGHT IMPACT YOUR PROPERTY
38 RUN ALONG ANY BOUNDARY LINES OF YOUR PROPERTY?

39
40 ANSWER:

41 The proposed Link 166 appears to run along the eastern boundary line of the 8.88 acres
42 that has Business Highway 83 as the northern boundary and Sam Houston as the southern
43 boundary. From the maps we have, we are not able to determine exactly where the line
44 will be placed within the 200 feet width of the property.

1 QUESTION: HOW WOULD A 345 KV ELECTRIC TRANSMISSION LINE IMPACT
2 YOUR PROPERTY AND ITS OPERATIONS?

3
4 ANSWER:

5 The centerline of this 345KV transmission line would be approximately 225 feet from
6 our bedroom window. The negative impact to our home and our peace of mind is
7 immeasurable. We fear future health issues not only for ourselves, but also for those who
8 follow us. The future development and operation of our twenty (20) acres, including our
9 home, would be destroyed by this 345KV transmission line.

10
11
12 QUESTION: WOULD YOU HAVE TO REGULARLY DRIVE UNDER THE
13 TRANSMISSION LINE IF INSTALLED ON YOUR PROPERTY.

14
15 ANSWER:

16 Yes, anytime we walk or drive in an easterly direction.
17

18
19 QUESTION: DESCRIBE THE AESTHETIC IMPACT TO YOUR PROPERTY IF
20 ETT/SHARYLAND INSTALLS A 345KV TRANSMISSION LINE ON YOUR
21 PROPERTY.

22
23 ANSWER:

24 It would ruin the aesthetic value of our residence. The proposed transmission line would
25 be approximately 225 feet from our bedroom window.
26

27
28 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO
29 YOU HAVE ANY CONCERNS ABOUT ETT/SHARYLAND HAVING ACCESS TO
30 YOUR PROPERTY?

31
32 ANSWER:

33 Yes, we have the general concerns of landowners who are required to give third parties
34 access to their property. We hope that ETT/Sharyland will respect our property rights.
35

36
37 QUESTION: IF THE TRANSMISSION LINE IS BUILT ON YOUR PROPERTY, DO
38 YOU HAVE ANY OTHER CONCERNS?

39
40 ANSWER:

41 We are extremely concerned about the devaluation to our property as a result of this
42 proposed transmission line. It would destroy all commercial and multi-family
43 development value.
44
45

1 QUESTION: IS THERE ANYTHING ELSE YOU WOULD LIKE THE
2 ADMINISTRATIVE LAW JUDGE AND THE PUBLIC UTILITY COMMISSION TO
3 CONSIDER IN THIS PROCEEDING?
4

5 ANSWER:

6 As mentioned in PART II, there are two subdivisions (Exhibit 3), one mobile
7 home/recreational vehicle community (Exhibit 4) and one school (Exhibit 5 – top picture)
8 that share a common property boundary line on land proposed for Link 166 and whose
9 boundaries fall within the 500 feet of the centerline of the proposed transmission line.
10 There is a second elementary school property (Exhibit 5 – bottom picture) that is within
11 the 500 feet centerline measurement.

12 Ridge Heights Subdivision (Exhibit 3 – top picture), entrance located on the south side of
13 Sam Houston, has fifty-three (53) homes in it. Another subdivision (Exhibit 3 – bottom
14 picture) just to the west, entrance located on the north side of Sam Houston, has forty-
15 four (44) homes in it. San Juan Gardens (Exhibit 4), a mobile home/recreational vehicle
16 community, entrance on the south side of Business Highway 83, can accommodate 200
17 mobile homes/RVs. Clover Elementary School (Exhibit 5 – top picture) is located on
18 Carroll Road, with the entrance on the south side of Carroll. Alfred Sorensen Elementary
19 School (Exhibit 5 – bottom picture) is located on Sam Houston, with the entrance being
20 on the south side of the road.
21

22 These subdivisions with ninety-seven (97) homes, 200 mobile home/RV sites and two
23 schools, are all within a one mile distance running south from Carroll Road to the south
24 end of the Ridge Heights Subdivision. That is a high concentration of habitable
25 structures for such a short distance. There are other scattered habitable structures
26 (including our residence) along that one mile strip.
27

28 We attended the pre-hearing conference in August. The importance of community values
29 was emphasized. To us, community values encompasses use of the land that is
30 aesthetically pleasing, economically viable, environmentally-conscious and safe/hazard-
31 free. The proposed Link 166 for Routes 20, 21, 22, 23 and 24 negates all of those
32 community values. For those reasons, the density of habitable structures within a one
33 mile distance, and the economic impact on our property, as well as that of the City of San
34 Juan, we oppose the selection of Link 166 and Routes 20, 21, 22, 23, and 24 that would
35 use Link 166.
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1 **IV. CONCLUSION AND RECOMMENDATIONS**

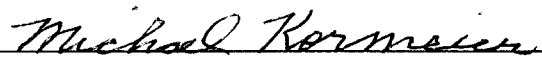
2
3 QUESTION: HOW WOULD YOU SUMMARIZE YOUR POSITION IN THIS
4 PROCEEDING?

5
6 ANSWER: We oppose ETT/SHARYLAND's proposed Routes 20, 21, 22 23, and 24
7 using Link 166. We support Routes that can follow existing transmission lines, drainage
8 ditches, and canals and do not impact such a large number of habitable structures.
9

10
11 QUESTION: DOES THIS CONCLUDE YOUR TESTIMONY?

12
13 ANSWER: Yes.

Respectfully Submitted,


Michael Kormeier


Marilyn Kormeier

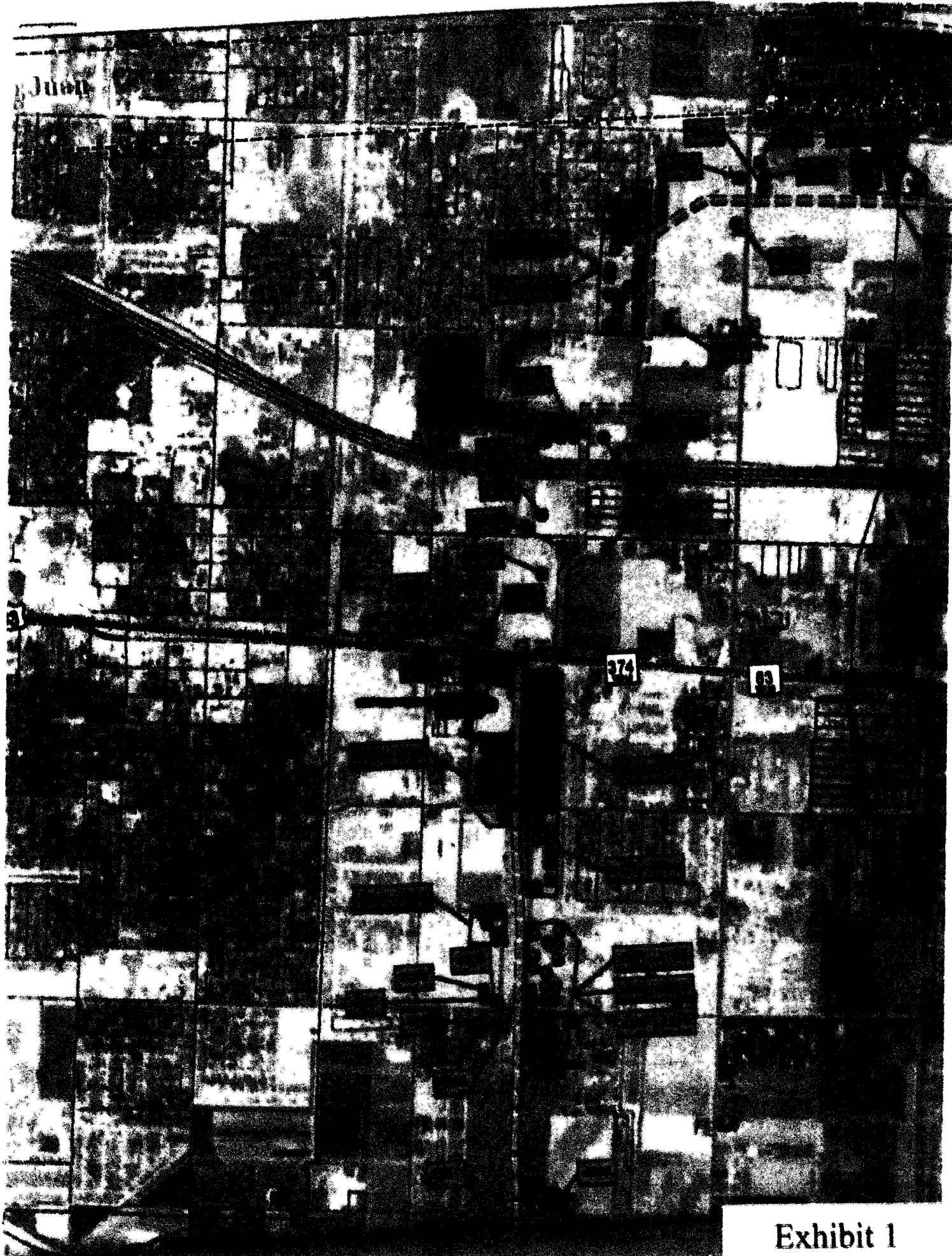
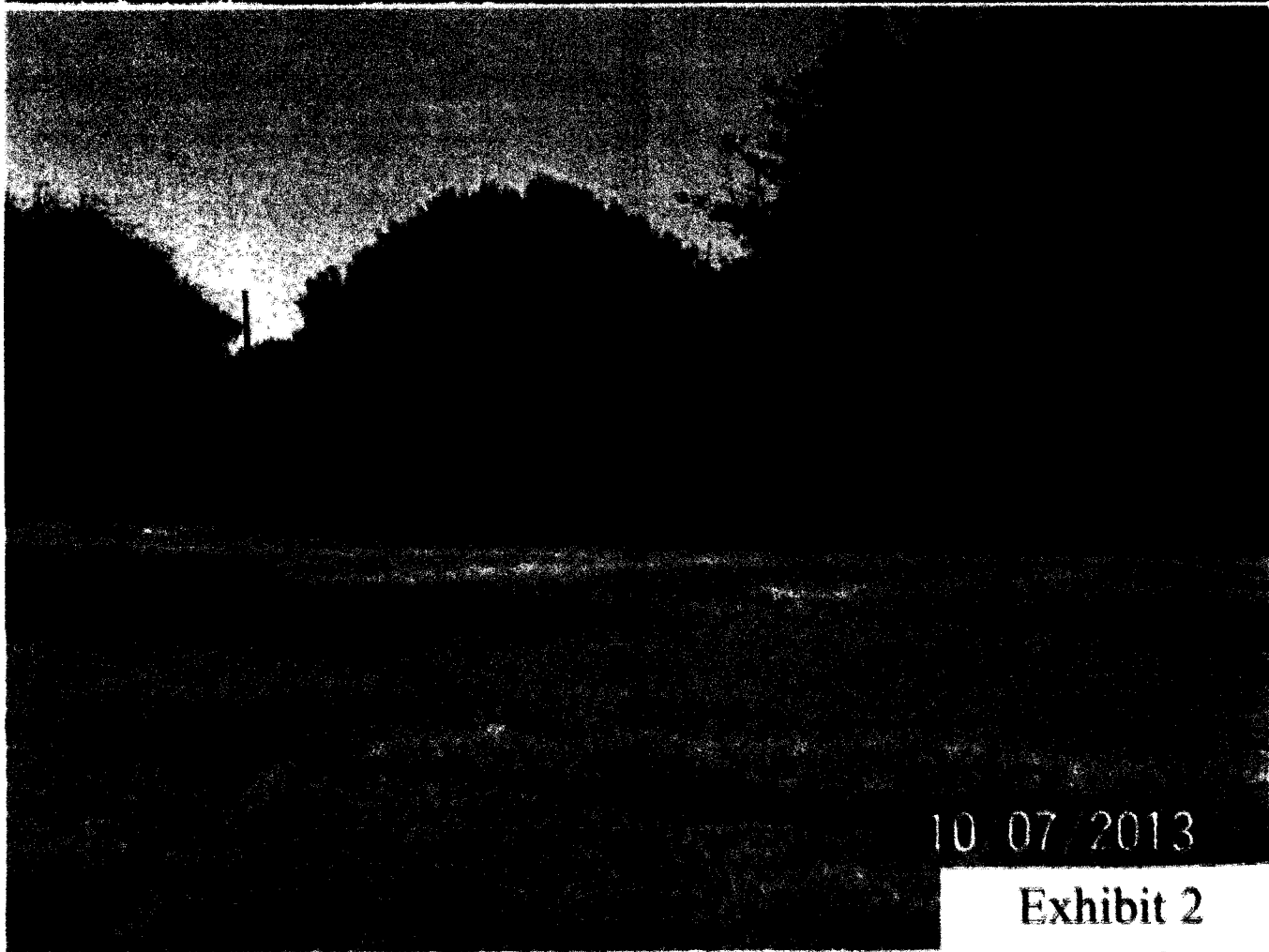


Exhibit 1



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Exhibit 2

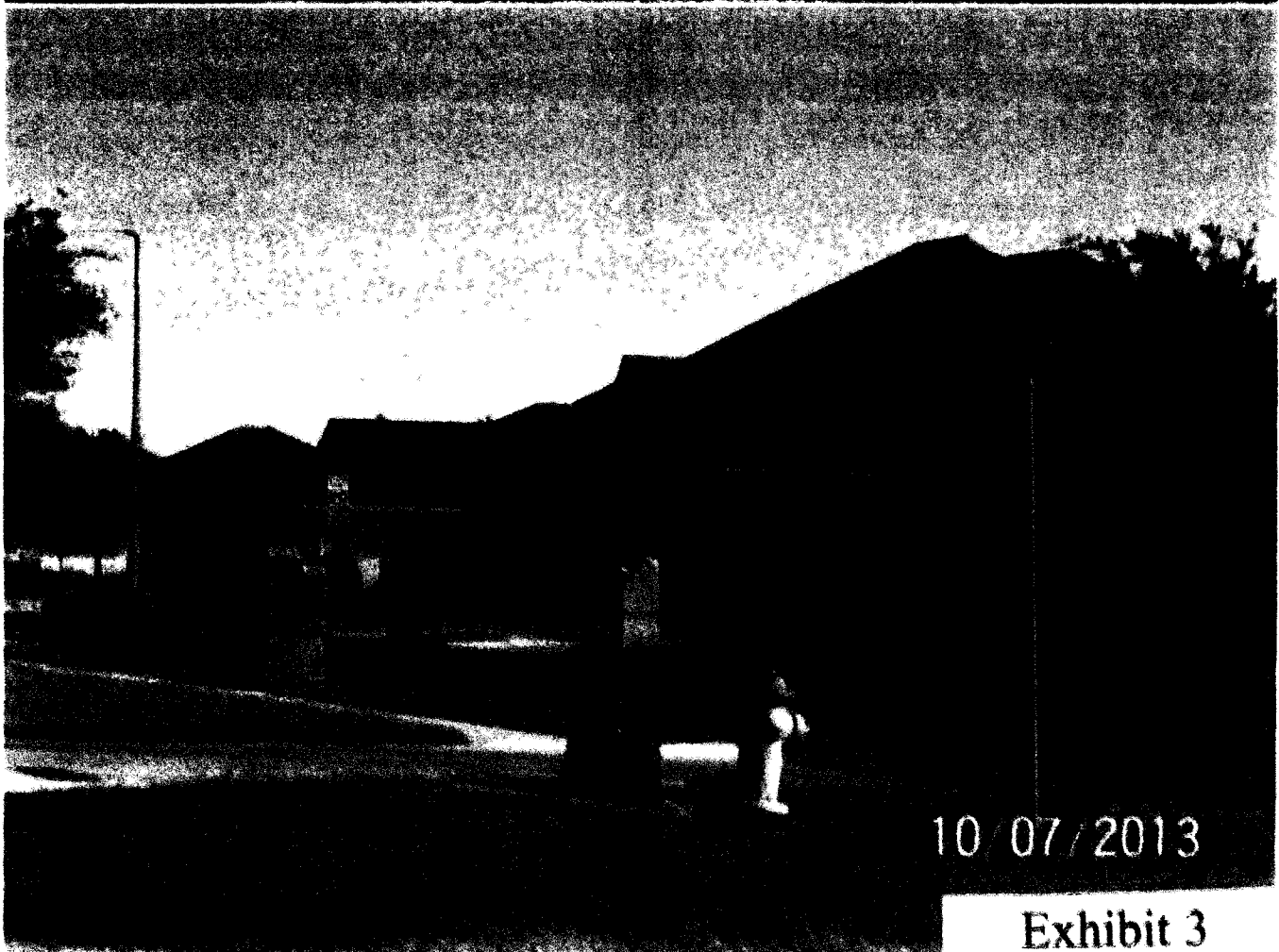


Exhibit 3



10/07/2013

