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**SOAH DOCKET NO. 473-25-02531
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JOINT APPLICATION OF THE CITY	§	
OF SAN ANTONIO, ACTING BY	§	
AND THROUGH THE CITY PUBLIC	§	BEFORE THE
SERVICE BOARD (CPS ENERGY),	§	
AND SOUTH TEXAS ELECTRIC	§	
COOPERATIVE, INC. (STEC) TO	§	STATE OFFICE OF
AMEND THEIR CERTIFICATES OF	§	
CONVENIENCE AND NECESSITY	§	
FOR THE PROPOSED HOWARD	§	ADMINISTRATIVE HEARINGS
ROAD-TO-SAN MIGUEL 345-KV	§	
TRANSMISSION LINE IN BEXAR	§	
AND ATASCOSA COUNTIES	§	

DIRECT TESTIMONY OF MITCHELL E. MEYER

ON BEHALF OF

THE FARMACY LLC

1 **Q. Please introduce yourself and state your address.**

2 A. My name is Mitch Meyer. I operate in the San Antonio real estate market as Loopy, Ltd.
3 Loopy Ltd. has still bought, sold, developed, built, refurbished and demolished millions
4 of square feet of real estate. The company has a solid reputation in the San Antonio
5 and Corpus Christi real estate communities. I am also Manager of The Farmacy LLC,
6 which owns land in Atascosa County that may be affected by the proposed transmission
7 line. My address is 9 Penny Lane, San Antonio, Texas 78209.

8 **Q. What is your educational and professional background?**

9 A. I am a graduate of Texas A&M University and have been active in the San Antonio
10 and Corpus Christi real estate markets for many years. I started my career in real estate
11 in the days of the Resolution Trust Corporation when savings and loan companies were
12 being liquidated. Loopy Limited has been in business for twenty-five years.

13 **Q. Is The Farmacy LLC an intervenor in the PUC's case considering the joint application**
14 **of CPS Energy and STEC for the proposed Howard Road-to-San Miguel 345-kV**
15 **transmission line?**

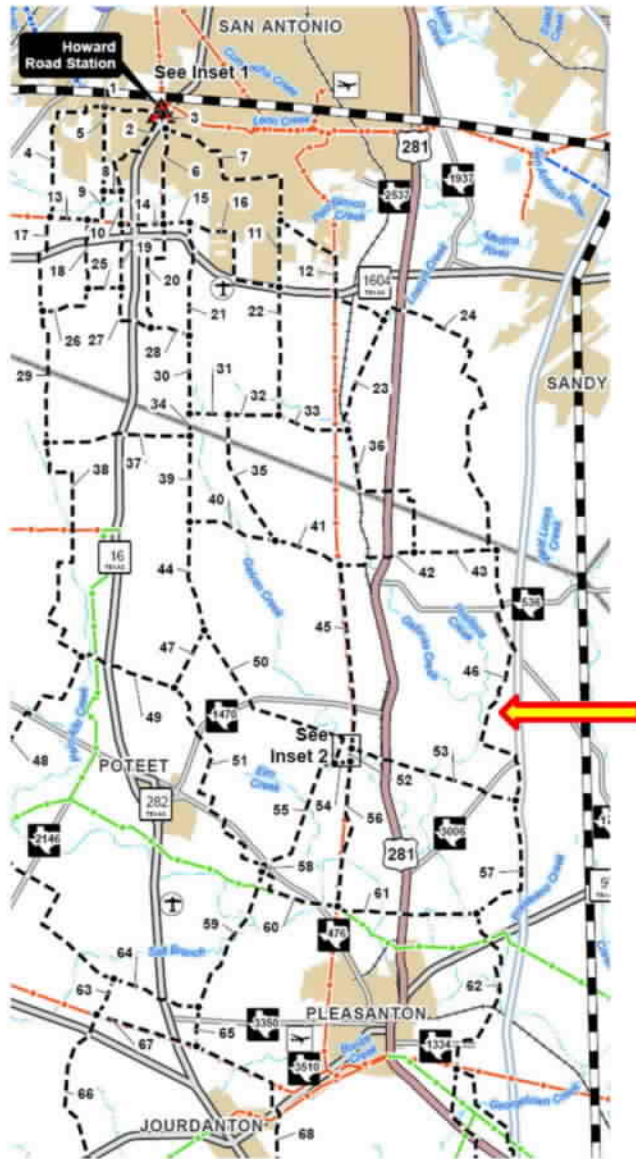
16 A. Yes. The Farmacy owns land that may be affected if the project is constructed
17 on Segment 46. As Manager of The Farmacy, I filed a request to intervene, but the form
18 did not include a place to indicate the intervention was for The Farmacy. My attorney filed
19 a notice of appearance for The Farmacy.

20 **Q. Are you familiar with the area near your ranch where CPS and STEC propose to build**
21 **a transmission line?**

22 A. Yes. I have owned The Farmacy ranch for four years. I am very familiar with the area.

23 **Q. How would you describe the area where your ranch is located?**

24 A. The Farmacy is in the far eastern part of the study area northeast of Pleasanton. The map
25 below shows the area south of San Antonio to Jourdanton and Pleasanton and the location
26 of Segment 46.



My wife and I have spent the last four years removing trash, clearing outbuildings, and disposing of mountains of junk from the previous owner. We've allowed clear-cut areas to restore themselves to a natural habitat. We have a one-acre constant-level tank that is biologically balanced, which is evidenced by the abundant wildlife that relies on our tank.

1 **Q. Please describe any portions of your ranch that the proposed transmission line may**
2 **affect.**

3 A. This proposed power line runs right through this sensitive tank area and the middle of
4 our property in general, dividing the front and the back part of the property.

5 **Q. What is your history in the area where CPS and STEC propose to build a transmission**
6 **line?**

7 A. I live there part time with my wife and we plan to retire there.

8 **Q. What is the history of The Farmacy Ranch?**

9 A. I don't know of any recent history but the sensitive area, where my tank is, is in a low spot
10 where two creeks used to come together centuries ago. It's very evident on a map. My kids
11 have found arrowheads, so for sure there was an ancient history of native Americans living
12 on the land.

13 **Q. Why did the ranch appeal to you?**

14 A. It's thirty minutes from our house in San Antonio and it doesn't have huge power lines
15 anywhere near it. When we were looking to purchase five years ago, we turned down any
16 property where a power line was visible.

17 **Q. What are the primary uses of the ranch?**

18 A. To enjoy wildlife and the natural beauty of the land. Right now, we have chickens but plan
19 to add goats or donkeys in the future.

20 **Q. Have you interacted with TPWD or any other organization to undertake any**
21 **conservation measures or perform stewardship activities to protect or to improve your**
22 **ranch?**

23 A. Not yet but we will someday.

24 **Q. Do you employ local workers and companies to work on the ranch?**

25 A. Yes.

1 **Q. Please summarize The Farmacy's interest in the case.**

2 A. Proposed Segment 46 would require easements from The Farmacy and negatively affect its
3 use of its ranch. The proposed routes that use Segment 46 are Routes AE and AG.
4 The Farmacy opposes any route that uses Segment 46 because of the negative impact on the
5 ranch.

6 **Q. The CPS Energy-STEC map identifies habitable structures within 500 feet of the**
7 **proposed transmission line. Are there habitable structures on your properties?**

8 A. Yes. We have a two-bedroom home and a barn with two bedrooms we use for family
9 and guests.

10 **Q. Are there features of your ranch the PUC should consider when routing this project?**

11 A. Yes. It's a balanced wildlife sanctuary that we've cultivated. This power line would run
12 right through the middle of it. I think it would also run right over the top of my neighbor's
13 house.

14 **Q. Please describe the wildlife present on your ranch.**

15 A. The list is extensive. The bird population alone is quite impressive. We've identified over
16 eighty bird types. Just the insect list is interesting. When was the last time you saw
17 a Walking Stick, a Praying Mantis, Lightning bugs, Bumble bees, Army ants? These rare
18 insects are vanishing, just like the Horny Toad and a power line through this area just speeds
19 up the process.

20 **Q. Have you reviewed any factors in the Application the Commission considers?**

21 A. In addition to my concerns about the effect on my property, my initial review focused on the
22 costs of the alternative routes and the number of habitable structures each route would
23 affect. There are many more logical routes for this line than the ones proposed on the east
24 that affect our property.

1 **Q. What did you conclude after your review?**

2 A. The routes that affect The Farmacy are among the more expensive routes and affect
3 the most habitable structures. Of the 34 alternative routes in the Application, 23 routes are
4 less expensive than Route AG, the lower cost of the two proposed routes that affect
5 The Farmacy. The estimated cost of Route AG is \$316,754,000. The estimated cost of route
6 AE, the other route that affects The Farmacy, is even more, \$333,447,000.

7 The two routes that affect The Farmacy have 158 and 179 habitable structures.
8 There are 29 of the other 32 routes that have fewer habitable structures than the
9 two proposed routes that would affect The Farmacy.

10 I recognize the Commission considers other factors, but based on cost and habitable
11 structure impacts, it appears several options are better than the routes that affect
12 The Farmacy.

13 **Q. How would a transmission line on Segment 46, its structures, and its right-of-way**
14 **corridor affect The Farmacy's use of its ranch?**

15 A. Powerline construction in those areas of the ranch would be easily visible from every area
16 of the ranch. We have only 100 acres so there would be no escaping the scar and view of
17 a power line this large. It would be a blight on the natural beauty of the ranch. In addition
18 to the forever effect of having an easement on the ranch, construction would damage
19 sensitive soils and plants. You cannot build something this massive and not consider
20 maintenance. This line is being proposed in a low area where ancient creeks used to come
21 together. Any chemical treatment of vegetation during maintenance would destroy
22 the watershed and all life around it. When there is line maintenance in the future, and there
23 will be, trucks will have difficulty getting to this location on our property in an emergency.
24 They would want to access non-easement land to get to their easement, creating even more
25 destruction. This is the absolute worst location to put a line for a lot of reasons, not just
26 this one. Would it affect the use of the ranch? Sure, we would stop using it and stop going
27 there.

1 **Q. Do you have other concerns about the CPS Energy-STEC's application?**

2 A. From an aesthetic and environmental point of view this line should go on, or next to,
3 existing easements where the damage to the aesthetic and the environment where the
4 damage already exists. Money isn't everything. The government can always print more
5 money or tax its citizens more. The environment and landscape cannot be reversed.
6 This should be the driving factor before any public body decides to raze, clear cut, plow,
7 damage or pollute any natural or native setting. Please think hard about this.

8 **Q. Why are you sharing these concerns with the administrative law judges and the**
9 **Commission?**

10 A. Why? Because I love nature and for nature to exist properly it needs a large ecosystem.
11 Bears don't live in fragmented woodlands. We have to stop shaving our planet and think
12 that there's no side effect. From the microbes in the soil, to the insects, to the critters,
13 to the birds, to the fish and reptiles and to the plants the animals; they all need a large
14 ecosystem to exist and flourish. Think of your body as an ecosystem, because it is. If you
15 don't stay hydrated, you may still look the same but your body will shut down. If you smoke,
16 drink too much, eat junk food, don't exercise, etc., you may not notice early on but later,
17 too late in some cases, you'll realize that you poisoned yourself. Same goes for the land.
18 Twenty years from now (for whoever's reading this) I hope that you can look back and say,
19 "Darn, I'm sure glad I read Mitch's testimony and I'm glad I made a decision to make
20 Atascosa County a better place for the future."

21 **Q. If the Commission determines this project is necessary, does The Farmacy support**
22 **any routes CPS Energy-STEC propose?**

23 A. Yes, we support or do not oppose routes that do not include Segment 46. But truthfully,
24 I'm sorry to see this industrial eyesore being built at all.

25 **Q. Does this conclude your direct testimony?**

26 A. No. Think about these two examples of conservation and respect for the land that now
27 define New York and San Antonio.

1
2 When Frederick Law Olmsted proposed saving (not destroying) 600 acres in downtown
3 New York the business community met him with vile contempt. They wanted to develop
4 that land, so they could get not “rich” but “richer.” He fought like a cornered racoon.
5 Today, New York’s Central Park is a site to behold and serves as New York’s crown.

6
7 When Robert Hugman, had the vision to take advantage of a dirty creek that ran through
8 the middle of San Antonio and create today what is now our Riverwalk, people thought
9 he was nuts. He fought, explained, met with tremendous resistance but eventually
10 prevailed in convincing leaders and decision makers, like yourself, to think about the bigger
11 picture. Without him the Riverwalk would be another concrete drainage ditch like you see
12 all over San Antonio. Today, the Riverwalk is a sight to behold and serves as San Antonio’s
13 crown.

14
15 Let’s keep what’s left of Atascosa County’s primitive landscape and ecosystem and make
16 it our crown. Wouldn’t you like to have a part in that history?

17
18 Who knows where power generation will be in fifty years? We may not even need
19 powerlines. Thank you for your time.

20
21 Signed, Planet Earth.