



Filing Receipt

Filing Date - 2024-11-12 02:19:10 PM

Control Number - 57115

Item Number - 163

**SOAH DOCKET NO. 473-25-02531
PUC DOCKET NO. 57115**

JOINT APPLICATION OF THE CITY	§	
OF SAN ANTONIO, ACTING BY AND	§	
THROUGH THE CITY PUBLIC	§	
SERVICE BOARD (CPS ENERGY),	§	BEFORE THE STATE OFFICE
AND SOUTH TEXAS ELECTRIC	§	
COOPERATIVE, INC. (STEC) TO	§	OF
AMEND THEIR CERTIFICATES OF	§	
CONVENIENCE AND NECESSITY	§	ADMINISTRATIVE HEARINGS
FOR THE PROPOSED HOWARD	§	
ROAD-TO-SAN MIGUEL 345-KV	§	
TRANSMISSION LINE IN BEXAR AND	§	
ATASCOSA COUNTIES	§	

DIRECT TESTIMONY

OF

BILL KAISER, JR. AND KARI KAISER VICKERS

BOTH INDIVIDUALLY AND AS TRUSTEES

MEMBERS OF THE SOUTHWEST LANDOWNERS GROUP

November 12, 2024

SOAH DOCKET NO. 473-25-02531
PUC DOCKET NO. 57115

JOINT APPLICATION OF THE CITY
OF SAN ANTONIO, ACTING BY AND
THROUGH THE CITY PUBLIC
SERVICE BOARD (CPS ENERGY),
AND SOUTH TEXAS ELECTRIC
COOPERATIVE, INC. (STEC) TO
AMEND THEIR CERTIFICATES OF
CONVENIENCE AND NECESSITY
FOR THE PROPOSED HOWARD
ROAD-TO-SAN MIGUEL 345-KV
TRANSMISSION LINE IN BEXAR AND
ATASCOSA COUNTIES

§
§
§
§
§
§
§
§
§
§
§
§
§

BEFORE THE STATE OFFICE

OF

ADMINISTRATIVE HEARINGS

AFFIDAVIT OF BILL KAISER, JR.

STATE OF TEXAS

§

COUNTY OF

Atascosa

§

Before me, the undersigned authority, on this day personally appeared the person known by me to be Bill Kaiser, Jr., who, after being sworn by me, stated as follows:

1. My name is Bill Kaiser, Jr. I am over eighteen years of age, am of sound mind and competent to make this Affidavit. I have personal knowledge of every statement contained in this Affidavit, and every statement contained herein is true and correct and based on my own personal knowledge.

2. I make this Affidavit in support of my testimony on behalf of the Southwest Landowners. Attached hereto and made a part hereof for all purposes is my Direct Testimony and Exhibits, which have been prepared in written form for introduction into evidence in SOAH Docket No. 473-25-02531 and Public Utility Commission of Texas Docket No. 57115.

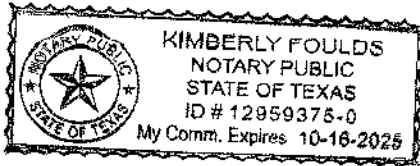
3. I hereby swear and affirm that my answers contained in the testimony are true and correct.

NAME

Bill Kaiser Jr.

SUBSCRIBED AND SWORN to before me on this the 11 of Nov., 2024 to certify
which witness my hand and seal of office.

NOTARY PUBLIC



Kimberly Foulds

**JOINT APPLICATION OF THE CITY
OF SAN ANTONIO, ACTING BY AND
THROUGH THE CITY PUBLIC
SERVICE BOARD (CPS ENERGY),
AND SOUTH TEXAS ELECTRIC
COOPERATIVE, INC. (STEC) TO
AMEND THEIR CERTIFICATES OF
CONVENIENCE AND NECESSITY
FOR THE PROPOSED HOWARD
ROAD-TO-SAN MIGUEL 345-KV
TRANSMISSION LINE IN BEXAR AND
ATASCOSA COUNTIES**

AFFIDAVIT OF KARI KAISER VICKERS

STATE OF TEXAS §
COUNTY OF Atascosa §

Before me, the undersigned authority, on this day personally appeared the person known by me to be **Kari Kaiser Vickers**, who, after being sworn by me, stated as follows:

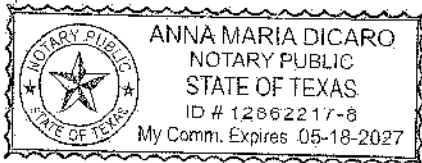
1. My name is Kari Kaiser Vickers. I am over eighteen years of age, am of sound mind and competent to make this Affidavit. I have personal knowledge of every statement contained in this Affidavit, and every statement contained herein is true and correct and based on my own personal knowledge.

2. I make this Affidavit in support of my testimony on behalf of the Southwest Landowners. Attached hereto and made a part hereof for all purposes is my Direct Testimony and Exhibits, which have been prepared in written form for introduction into evidence in SOAH Docket No. 473-25-02531 and Public Utility Commission of Texas Docket No. 57115.

3. I hereby swear and affirm that my answers contained in the testimony are true and correct.

NAME Hari Kaiser Hickens

SUBSCRIBED AND SWORN to before me on this the 11 of November, 2024 to certify which witness my hand and seal of office.



Anna Maria DiCaro
NOTARY PUBLIC

**SOAH DOCKET NO. 473-25-02531
PUC DOCKET NO. 57115**

JOINT APPLICATION OF THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE CITY PUBLIC SERVICE BOARD (CPS ENERGY), AND SOUTH TEXAS ELECTRIC COOPERATIVE, INC. (STEC) TO AMEND THEIR CERTIFICATES OF CONVENIENCE AND NECESSITY FOR THE PROPOSED HOWARD ROAD-TO-SAN MIGUEL 345-KV TRANSMISSION LINE IN BEXAR AND ATASCOSA COUNTIES	§ § § § § § § § § § § §	BEFORE THE STATE OFFICE OF ADMINISTRATIVE HEARINGS
--	--	---

TABLE OF CONTENTS

I.	SUMMARY AND POSITION ON PROPOSED TRANSMISSION LINE.....	1
II.	DETAIL ON HOW THE LINE WOULD IMPACT our PROPERTY	2
III.	CONCLUSION.....	22

1 **DIRECT TESTIMONY OF BILL KAISER, JR. AND KARI KAISER VICKERS**
2 **BOTH INDIVIDUALLY AND AS TRUSTEES**

3 **I. SUMMARY AND POSITION ON PROPOSED TRANSMISSION LINE**

4 **Q. PLEASE INTRODUCE YOURSELF.**

5 A. Our names are Bill Kaiser, Jr. and Kari Kaiser Vickers.

6 **Q. WHO ARE YOU TESTIFYING ON BEHALF OF?**

7 A. We are testifying on behalf of ourselves, both individually and in our capacities as trustees
8 of our family's land. We are also testifying on behalf of our families.

9 **Q. WHAT IS YOUR INTEREST IN THIS CASE?**

10 A. Our family has multiple properties in Atascosa County that could be impacted by the
11 proposed transmission line. They are listed below:

12 **Property Owned by Bill Kaiser Jr. (as trustee):**

- 13 • Tract # A1458; Property ID # 225144
14 ○ Impacted by Segments: 104, 105, 109
15

16 **Property Owned by Kari Kaiser Vickers (individually):**

- 17 • Tract # A0556; Property ID # 32948
18 ○ Impacted by Segment: 109
19

20 **Property Owned by Kari Kaiser Vickers (as trustee):**

- 21 • Tract # A1459; Property ID # 225145
22 ○ Impacted by Segments: 104, 105, 109
23

24 **Q. WHAT IS YOUR POSITION ON THIS TRANSMISSION LINE?**

25 A. We strongly oppose any route that would cross our family's properties, and believe the
26 Commission should not select a route that includes any of proposed Segments 104, 105,
27 and/or 109. We also oppose the Commission running the line across any of our neighbors
28 in the Southwest Landowners group. They are each filing testimony of their own, so we'll
29 let them speak for themselves.

1 **II. DETAIL ON HOW THE LINE WOULD IMPACT OUR PROPERTY**

2 **Q. CAN YOU DESCRIBE YOUR PROPERTIES IN MORE DETAIL?**

3 A. Yes. Our family's ranches are in southern Atascosa County near the San Miguel power
4 plant. Collectively, we own approximately 4,000 acres, and the property has been in our
5 family for over 100 years. Since that time, it has been a working cattle ranch. We also use
6 the ranch for hunting and recreation, and lease it for hunting as well. Our family is at the
7 ranch most days, and it is at the center of our lives.

8 **Q. CAN YOU SUMMARIZE HOW THE TRANSMISSION LINE WOULD IMPACT**
9 **YOUR PROPERTIES?**

10 A. Our property is already heavily burdened by power lines. We are crisscrossed by at least
11 *seven* STEC transmission lines, including an existing 345-kV line on monopoles that is in
12 the process of being expanded from a single to double circuit. There is also a large utility
13 relay station on the west side of our property near Highway 16. Building yet another power
14 line—and worse, a huge 345-kV line on lattice towers—would add insult to injury. Our
15 family understands that infrastructure has to go somewhere, but *enough is enough*. We
16 feel like we are already bearing more than our fair share of utility infrastructure, and it is
17 unfair to target our ranch for yet another power line when we already have so many. The
18 line should go somewhere else.

19 On top of the excessive burden of having so many power lines on our property, the
20 proposed transmission line would interfere with our family's ranching operations.
21 Building the line would require clearing miles of established trees and brush that provide
22 forage for our cattle. It will also make it much more difficult and dangerous for us to use
23 helicopters to gather our cattle and spray undesirable brush. The line will also interfere
24 with our enjoyment of the property for hunting and recreation. The lattice towers would
25 be visible from a large portion of the ranch, the houses on the ranch that my family often
26 uses, including a ranch house dating back to the 1950s. Putting the transmission line across
27 my family's properties will interfere with our use and enjoyment of them for ranching,
28 hunting, and recreation. Establishing the transmission right-of-way would require clear

1 cutting miles of established trees and brush. We are also in a Wildlife program with Texas
2 Parks and Wildlife that requires us to do deer surveys, which are most effectively done by
3 helicopter. The huge power lines would create a safety hazard, not only for the personnel
4 on the helicopter, but because the surveys are typically done in the winter when grass is
5 dormant and an accident could pose a fire hazard. Additionally, the huge and unsightly
6 transmission towers would be clearly visible from nearly anywhere on the properties and
7 would spoil the view and decrease the value of the properties.

8 **Q. ARE THERE ANY EXISTING TRANSMISSION LINES ON OR NEAR THE**
9 **PROPERTY?**

10 A. Yes. By our count there are *seven* existing STEC transmission lines on the property. I
11 have included pictures of those lines below. First, there are two old wooden pole
12 transmission lines that cut across our ranch from a utility relay station where those lines hit
13 Highway 16:

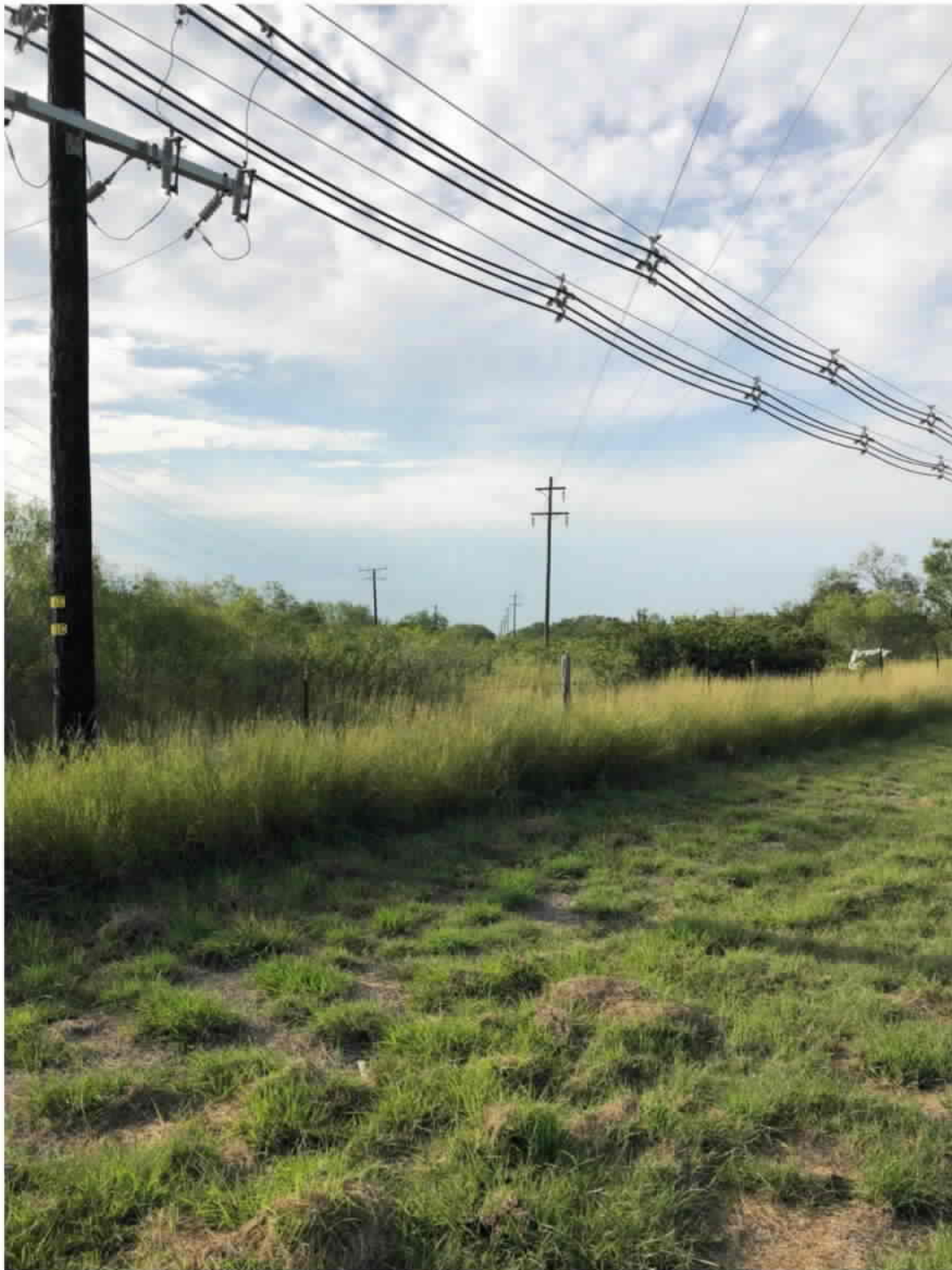


1

2

3

This transmission line runs diagonally from near the relay station at Highway 16 to the southeast:



1

2

3

This picture shows where the line in the last picture intersects with another transmission line that travels down our main entrance road:



1

2

Yet another intersection of STEC transmission lines:



- 1 The next two pictures show another transmission line that cuts through the heart of
2 our property. Note the San Miguel plant in the background of the second picture:



3



1

2

- 1 This picture shows where three transmission lines (including the line from the last
2 two pictures, in the center) cross each toward the southeast end of our property.



- 3
4

1 The next three pictures are of the existing 345-kV line toward the eastern end of
2 our property. STEC is currently expanding this line to add a second circuit—which
3 requires adding additional towers at every turn.





1



1

And finally, this line runs along our eastern fenceline:



2

1 **Q. IS THERE ANY OTHER UTILITY INFRASTRUCTURE ON YOUR PROPERTY?**

2 A. Yes. There is a large STEC relay station just off of Highway 16. Here is a picture of it:



3
4 There are also multiple distribution lines and a number of buried pipelines for oil, gas, and
5 water.

6 **Q. IF THERE IS ALREADY SO MUCH UTILITY INFRASTRUCTURE ON YOUR**
7 **PROPERTY, WHY ARE YOU CONTESTING THIS TRANSMISSION LINE?**

8 A. As we mentioned before, my family feels like *enough is enough*. Our property already
9 has more than its fair share of power lines and we shouldn't be saddled with another one
10 just because we've had power lines put on us before. We are already burdened with the
11 interference and annoyance of STEC personnel and contractors coming onto our land to

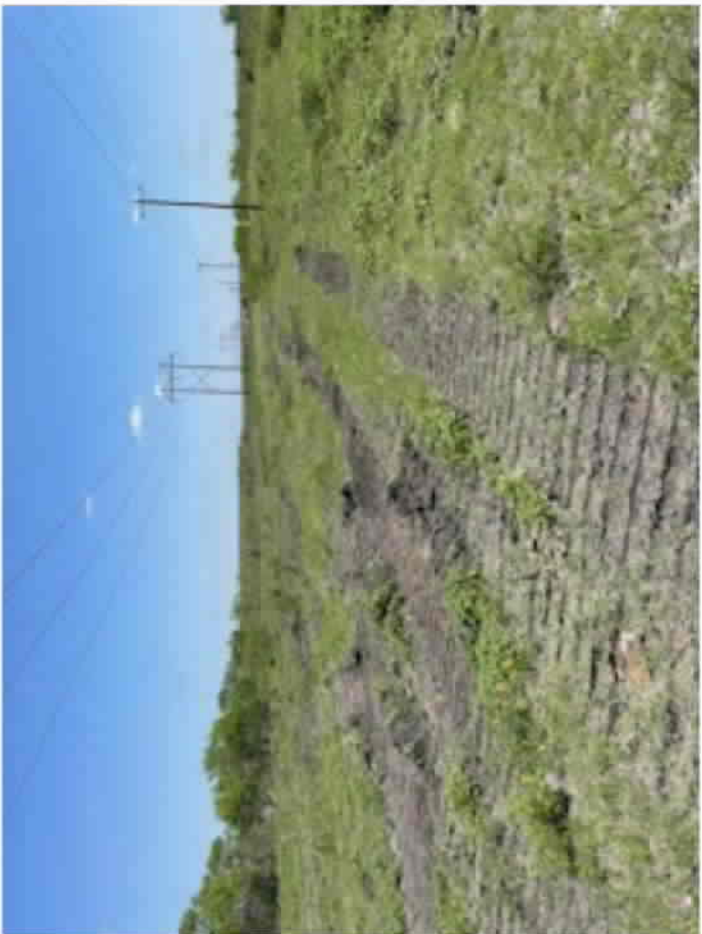
1 maintain the existing lines. Building and maintaining the new line would only make that
2 issue worse.

3 Also, the proposed power line is significantly worse than even the giant 345-kV
4 line that we already have. At least with that line we had a choice to put it on monopoles.
5 This one would use larger and more disruptive lattice towers. We find these unsightly and
6 do not want them on our property.

7 Finally, the line would interfere with our cattle operations by making it more
8 difficult for us to use helicopters to collect cattle and spray brush, both of which are
9 common practices on our ranch.

10 **Q. LET'S TAKE THOSE ONE AT A TIME. CAN YOU EXPLAIN WHY YOU**
11 **DISLIKE HAVING SO MANY POWER LINES ON YOUR PROPERTY?**

12 A. The pictures we provided above speak for themselves about the number of lines we already
13 have on the property and the aesthetic impact on the ranch of clearing so much space for
14 them. On top of that, the power lines mean that STEC personnel and contractors are often
15 on our property, which we find intrusive and disruptive. Also, while they are generally
16 well behaved, we have had instances of STEC contractors leaving the designated rights-
17 of-way and using heavy machinery in ways that damage our roads. We have included a
18 few examples below:



1



2



1

2

3

STEC personnel and contractors also sometimes leave gates improperly secured, as shown below:



4

1 Also, the presence of so many transmission lines means there are often construction
2 and maintenance activities going on. As we discussed above, STEC is currently expanding
3 the 345-kV line, which requires bringing in heavy machinery, storing materials, and
4 installing new structures.

5 Transmission line construction and maintenance can also create hazards for our
6 family. For example, Bill Kaiser, Jr. was once shocked when opening a metal gate that
7 was near a transmission line. When he raised that issue with STEC, he was told that the
8 gate had not been properly grounded. STEC fixed the gate, but that never should have
9 happened in the first place.

10 **Q. CAN YOU EXPLAIN HOW THE TRANSMISSION LINE WOULD INTERFERE**
11 **WITH YOUR CATTLE OPERATIONS?**

12 A. Yes. Our ranch is pretty rough country, and the ground is not always passable. “Atascosa”
13 actually means “boggy,” so when it rains in Atascosa County, you can’t always rely on a
14 truck to get around. My family often uses helicopters to gather our cattle out of thick brush.
15 This involves flying near ground level and using the sound and wind of the helicopter
16 blades to herd the cows out into areas where it is easier to collect them.

17 Transmission lines make it more hazardous to fly helicopters around the ranch.
18 They also create a space under them where cattle can “hide” from the helicopters, which
19 makes it much more difficult to collect them. This problem is especially bad in areas where
20 transmission lines parallel each other because that creates a larger space where we cannot
21 get the helicopters close enough to scare the cattle out. If STEC builds yet another,
22 extremely large transmission line, it will make it much more difficult for us to collect our
23 cattle.



1

2

3

4

5

As we mentioned above, we also sometimes hire contractors to spray undesirable brush using helicopters. That process will be made more difficult if STEC puts another large transmission line on our property. Below is a picture of some brush that our family had sprayed by helicopter.



Also, in the background of the picture above, you can see where three transmission lines meet which further illustrates the aesthetic impact of having so much utility infrastructure on our ranch.

Q. AS MEMBERS OF THE ATASCOSA COUNTY COMMUNITY, DO YOU HAVE AN OPINION ON WHERE IT WOULD MAKE SENSE FOR THE LINE TO GO?

A. Yes. While we're not experts, we think it makes the most sense for the transmission line to run along the eastern side of the study area in Atascosa County. Putting the line in that area will avoid the more populated areas of the county and generally keep the line out of view of towns and highways.

