



## **Filing Receipt**

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**Control Number - 57115**

**Item Number - 216**

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

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

**MW COALITION’S WITNESS LIST AND EXHIBIT LIST**

TO THE HONORABLE ADMINISTRATIVE LAW JUDGES:

COMES NOW, Andrew T. Moody, Joe M. Moody, Jr., Joe M. Moody, III, Leah Good, JTR Farms, LLC, James Russell Wilson, CCS Ranch Properties, LLC, Robert Hoffman, individually and on behalf of Hoffman Growers, LLC, and Tyler and Megan Nicholson (collectively, “MW Coalition”) and, pursuant to SOAH Order No. 2, files this Witness List and Exhibit List for the hearing on the merits scheduled to begin December 9, 2024, and would show the following:

**I. WITNESS LIST**

MW Coalition does not designate any witness for cross-examination, but reserves the right to cross-examine any witness called by any other party and any party that conducts cross-examination of our witnesses. MW Coalition will present each of its members as witnesses; however, unless any member of MW Coalition is named as a witness for cross-examination by another party and/or ordered to attend the hearing by the ALJs, all other parties have waived cross-examination of all members of MW Coalition and they should not be required to attend the hearing.

**II. EXHIBIT LIST**

MW Coalition submits the following exhibit list:

<b>Exhibit No.</b>	<b>Document</b>	<b>OFR</b>	<b>OBJ</b>	<b>W/DRAW</b>	<b>ADMIT</b>
MW Exhibit 1	Direct Testimony of Andrew T. Moody, individually, and on behalf of Joe M. Moody, Jr., Joe M. Moody, III, and Leah Good				
MW Exhibit 2	Direct Testimony of Jim Ross on behalf of JTR Farms, LLC				
MW Exhibit 3	Direct Testimony of James Russell Wilson				
MW Exhibit 4	Direct Testimony of Brandon Salinas on behalf of CCS Ranch Properties, LLC				
MW Exhibit 5	Direct Testimony of Robert Hoffman, individually, and on behalf of Hoffman Growers, LLC				
MW Exhibit 6	Direct Testimony of Tyler Nicholson, individually, and on behalf of Megan Nicholson				

MW Coalition reserves the right to introduce additional documents as exhibits in rebuttal or in response to the cross-examination or redirect of other parties, if necessary.

Respectfully Submitted,

**MORGAN WILLIAMSON LLP**

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By: 

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Christian Stewart

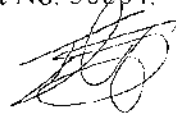
Texas Bar No. 24013569

[cstewart@mw-law.com](mailto:cstewart@mw-law.com)

**ATTORNEYS FOR MW COALITION**

**CERTIFICATE OF SERVICE**

I certify a copy of this document is being filed in the Public Utility Commission's Interchange System and served on all parties of record as required by orders in this docket, the Commission's rules, and the Commission's First and Second Orders Suspending Rules issued on March 16, 2020 and July 16, 2020, in Project No. 50664.



---

J. Tyler Topper

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

**JOINT APPLICATION OF THE CITY  
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FOR THE PROPOSED HOWARD  
ROAD-TO-SAN MIGUEL 345-KV  
TRANSMISSION LINE IN BEXAR AND  
ATASCOSA COUNTIES**

**DIRECT TESTIMONY OF ANDREW MOODY, INDIVIDUALLY, AND ON BEHALF**  
**OF JOE M. MOODY, JR., JOE M. MOODY, III, AND LEAH GOOD**

Andrew Moody, individually, and on behalf of Joe M. Moody, Jr., Joe M. Moody, III, and Leah Good (“Intervenor”), files the attached Direct Testimony. Intervenor agrees and stipulates that this Direct Testimony can be treated by all parties as if the answers were filed under oath.

Respectfully Submitted,

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By

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**ATTORNEYS FOR INTERVENOR**

Direct Testimony of Andrew Moody, individually, and on behalf of Joe M. Moody, Jr.,  
Joe M. Moody, III, and Leah Good  
Docket 57115

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

**JOINT APPLICATION OF THE CITY  
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TRANSMISSION LINE IN BEXAR AND  
ATASCOSA COUNTIES**

## DIRECT TESTIMONY

of

**ANDREW MOODY, INDIVIDUALLY, AND ON BEHALF OF JOE M. MOODY, JR.,  
JOE M. MOODY, III, AND LEAH GOOD**

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1 **I. INTRODUCTION**

2 **Q. Please state your name and address.**

3 A. My name is Andrew Moody. My address is 12060 N State Highway 16, Poteet, Texas  
4 78065.

5 **Q. On whose behalf are you testifying?**

6 A. I am testifying on my own behalf, and on behalf of my family members who have also  
7 intervened in this proceeding, Joe M. Moody, Jr., Joe M. Moody, III, and Leah Good  
8 (collectively, the “Moody Family”).

9 **Q. Can you describe your interest in SOAH Docket No. 473-25-02531 and PUC Docket**  
10 **No. 57115.**

11 A. My family and I intervened in this proceeding as potentially affected landowners. The  
12 Moody Family owns properties in Atascosa County, which will be impacted by the  
13 transmission line proposed to be built by the City of San Antonio, acting by and through  
14 the City Public Service Board (“CPS Energy”) and South Texas Electric Cooperative, Inc.  
15 (“STEC”) in this docket.

16 **Q. Have you ever participated or testified in another proceeding before the Public Utility**  
17 **Commission of Texas (“PUC”)?**

18 A. No.

19 **Q. Please describe your background, profession and/or experience.**

20 A. I received a Bachelor’s degree in Theology in 2001, and a Master’s degree in Divinity in  
21 2005. I am a pastor and also run a small website business.

22 **Q. Briefly describe your ownership history in the affected property.**

23 A. The Moody Family purchased an approximate 53-acre tract of land in April 2021 to create  
24 a multi-generational home for Joe Jr. and Susan Moody and their children, grandchildren,  
25 and great grandchildren. In December 2022, a portion of the property was divided into  
26 four tracts, each consisting of approximately 2-3 acres, which became the homesteads for  
27 the children of Joe Jr. and Susan Moody and their families. The children include myself,  
28 Joe M. Moody, III, and Leah Good. Joe Jr. and Susan own the remaining approximate  
29 42.98 acres of the original tract.  
30

1 **II. PURPOSE OF TESTIMONY**

2 **Q. What is the purpose of your testimony?**

3 A. The purpose of my testimony is to: (i) describe the Moody Family properties; (ii) describe  
4 the expected impact of the proposed transmission line on the Moody Family's properties;  
5 (iii) voice my opposition against certain links and routes; and (iv) provide information on  
6 the route that we prefer.

7 **Q. Is the information contained in your testimony true and correct to the best of your**  
8 **knowledge and belief?**

9 A. Yes, it is.

10 **III. DESCRIPTION OF THE PROPERTY AND IMPACT**

11 **OF THE TRANSMISSION LINE ON THE PROPERTY**

12 **Q. Please describe your property.**

13 A. The Moody Family owns approximately 53 acres of contiguous land off of State Highway  
14 16 in Atascosa County, which will be directly impacted by the proposed transmission line,  
15 if any route utilizing Link 49 is approved by the PUC. The properties have been identified  
16 by CPS Energy and STEC as Tracts A1096 (owned by Joe M. Jr. and Susan Moody,  
17 Trustees), A1126 (owned by Joe M. Moody, III), A1127 and A1128 (owned by Andrew T.  
18 Moody), and A1290 (owned by Leah M. and Kevin Good), and are depicted on Exhibit  
19 "A" attached to my testimony. The properties are collectively referred to herein as the  
20 "Moody Family Property."

21 **Q. Are there any habitable structures or other improvements on the Moody Family**  
22 **Property?**

23 A. Yes. The Moody Family Property is home to 23 members of the family. Joe Jr. and Susan  
24 have completed building their home on the property, as well as Leah and Kevin Good, and  
25 the property is their homestead. Additionally, there is one more traditional home  
26 (barndominium) and detached garage, four mobile homes, one RV, three trailer homes, and  
27 one tiny home on the property. Eventually there will be four homesteads on the property,  
28 as each of the property owners are able to build. Joe III has already been meeting with a  
29 builder and getting plans together to build their home. A current aerial image I created  
30 with my drone shows the structures on the Moody Family Property and is attached to my



1 testimony as Exhibit "B." We have further improved the property by installing a new 550-  
2 foot-deep water well that is capable to supply irrigation for future agricultural needs,  
3 creating roads with base, completing extensive landscaping and tree work, running power  
4 to all of the homes and other structures (two finished out shipping containers serving as a  
5 shop and a work lounge, and a finished shed that functions as a laundry room and well  
6 house), running water to all the homes, installing four septic systems, and installing hunting  
7 blinds and feeders.

8 **Q. Please describe the Moody Family Property's terrain and any ecological features.**

9 A. The terrain is relatively flat with a slight slope from the Highway 16 frontage at the high  
10 point sloping to the back (East) side of the property. There is a large portion in the back  
11 of the property that is untouched native brush. The county biologist was impressed with  
12 this section and encouraged us to leave it untouched. We have great diversity of wildlife  
13 on the property, including deer, fox, hogs, rabbits, raccoons, various kinds of birds, various  
14 snakes, bees, and other various insects. The property is a breeding area for a deer herd.

15 **Q. Please describe the Moody Family Property's current uses and operations.**

16 A. I office at home on the property for my work as a pastor and my website business. Joe III  
17 works primarily from home on the property in the mortgage business, as does Leah Good  
18 in the IT support business. Leah has started keeping bees on the property, and we plan to  
19 add more livestock and gardening in the future.

20 **Q. Are there any existing transmission lines that cross the Moody Family Property?**

21 A. No.

22 **Q. If the transmission line is built on the Moody Family Property, do you have any**  
23 **concerns about the possibility of CPS Energy and STEC having access to the**  
24 **Property?**

25 A. Yes, I have the general concerns of landowners who are required to give third parties access  
26 to their property, especially so close to my home and my family's homes. I hope that CPS  
27 Energy and STEC will respect our property if we are required to give them access.

1 **Q. If the transmission line is built on the Moody Family Property, do you have any other**  
2 **concerns?**

3 A. I am seriously concerned with the potential devaluation of the Moody Family Properties as  
4 a result of this proposed line. I am further concerned with the use of Proposed Link 49  
5 because it would cut through the middle of Joe III's family's future homestead (Tract  
6 A1126), potentially forcing them to relocate due to the close proximity of the line, and  
7 Leah and Kevin Good's property (Tract A1290) potentially becoming undesirable as a  
8 homestead (and which already has three homes on it) due to the proximity. I am also  
9 concerned about the health and safety issues potentially associated with transmission lines  
10 because so many family members, including small children, live and work on the property.  
11 Additionally, I am concerned about the negative impact the line would have on the  
12 aesthetics since the line and towers would be visible from all areas of the property. Please  
13 note that I am not an expert on property valuation or medical issues; my comments merely  
14 reflect my personal concerns.

15 **Q. Is there anything else you would like to be made known about the Moody Family**  
16 **Property?**

17 A. The various members of the Moody Family have significantly improved portions of the  
18 Property since the time the utility companies and their consultants performed their property  
19 evaluations for their Environmental Assessment and related documents. As a result, it  
20 appears from the filings that the utility companies and their consultants are unaware of the  
21 substantial work that has been performed on the property and the ongoing and planned  
22 improvement on the property. For example, there are now several more habitable structures  
23 within proximity to the proposed Link 49, as depicted on Exhibit "B" to my testimony. I  
24 assume the current cost estimates and environmental assessments for Link 49 may no  
25 longer be accurate because they do not take into account the significant recent  
26 improvements to the Moody Family Property.

1 **IV. CONCLUSIONS AND RECOMMENDATIONS**

2 **Q. Please summarize your position in this proceeding regarding CPS Energy and**  
3 **STEC's proposed alternative routes.**

4 A. I am very opposed to the use of Links 38, 48 and 49, and any route utilizing the same (e.g.,  
5 Routes B, D, E, F, G, H, J and AH). I specifically support Route U, or any other routes  
6 that do not utilize Links 38, 48 and 49. Compared to Route U, the routes utilizing Links  
7 38, 48 or 49 range from \$22,878,000 to \$97,183,000 more expensive, impact between 83  
8 and 120 more habitable structures, and contain less percentage of route parallel and  
9 adjacent to existing transmission line right of way, other existing right of way, and apparent  
10 property lines or other natural or cultural features.

11 **Q. In particular, why do you support Route U?**

12 A. Based on my review of CPS Energy and STEC's proposed routes, Route U: (1) would  
13 avoid the Moody Family Property; (2) has a relatively short overall length at 49.15 miles;  
14 (3) has a relatively low estimated cost compared to the other proposed route options; (4)  
15 has a relatively low number of habitable structures within 500 feet of the centerline at 50  
16 (40 is the lowest and 179 is the highest); and (5) has a high percentage of the route parallel  
17 and adjacent to existing transmission line right of way, other existing right of way, and  
18 apparent property lines or other natural or cultural features at 56% of its length.

19 **Q. Does this conclude your testimony?**

20 A. Yes, that concludes my testimony, subject to subsequent correction.  
21

1 **CERTIFICATE OF SERVICE**

2 I certify a copy of this document is being filed in the Public Utility Commission's  
3 Interchange System and served on all parties of record as required by orders in this docket, the  
4 Commission's rules, and the Commission's First and Second Orders Suspending Rules issued on  
5 March 16, 2020 and July 16, 2020, in Project No. 50664.

6 

7 \_\_\_\_\_  
8 Tyler Topper  
9

[illegible]



EXHIBIT "B"



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

**JOINT APPLICATION OF THE CITY  
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AMEND THEIR CERTIFICATES OF  
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FOR THE PROPOSED HOWARD  
ROAD-TO-SAN MIGUEL 345-KV  
TRANSMISSION LINE IN BEXAR AND  
ATASCOSA COUNTIES**

**DIRECT TESTIMONY OF JIM ROSS ON BEHALF OF JTR FARMS, LLC**

Jim Ross, on behalf of JTR Farms, LLC (“Intervenor”), files the attached Direct Testimony. Intervenor agrees and stipulates that this Direct Testimony can be treated by all parties as if the answers were filed under oath.

Respectfully Submitted,

**MORGAN WILLIAMSON LLP**  
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**ATTORNEYS FOR INTERVENOR**

**SOAH DOCKET NO. 473-25-02531**  
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## DIRECT TESTIMONY

of

**JIM ROSS**  
**ON BEHALF OF JTR FARMS, LLC**

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1 **I. INTRODUCTION**

2 **Q. Please state your name and address.**

3 A. My name is Doyle James ("Jim") Ross, Jr. I am one of the owners of JTR Farms, LLC.  
4 My address is 702 Putter Court, College Station, Texas 77845.

5 **Q. On whose behalf are you testifying?**

6 A. I am testifying on behalf of JTR Farms, LLC ("the LLC").

7 **Q. Can you describe your interest in SOAH Docket No. 473-25-02531 and PUC Docket**  
8 **No. 57115.**

9 A. I intervened in this proceeding as potentially affected landowner. The LLC owns property  
10 in Atascosa County, which will be impacted by the transmission line proposed to be built  
11 by the City of San Antonio, acting by and through the City Public Service Board ("CPS  
12 Energy") and South Texas Electric Cooperative, Inc. ("STEC") in this docket.

13 **Q. Have you ever participated or testified in another proceeding before the Public Utility**  
14 **Commission of Texas ("PUC")?**

15 A. No.

16 **Q. Please describe your background, profession and/or experience.**

17 A. I received a Bachelor's degree in 1987. I am an insurance agent and business owner. My  
18 businesses include JTR Farms, LLC, Audience Media Group, and Jim Ross State Farm  
19 Insurance.

20 **Q. Briefly describe your ownership history in the affected property.**

21 A. The LLC purchased the property in June 2021 due to its natural beauty, with the intent to  
22 establish and grow an agritourism business. The scenic appeal was critical to our business  
23 concept, as well as the development of estate lots.

24 **II. PURPOSE OF TESTIMONY**

25 **Q. What is the purpose of your testimony?**

26 A. The purpose of my testimony is to: (i) describe the LLC's property; (ii) describe the  
27 expected impact of the proposed transmission line on the LLC's property; (iii) voice my  
28 opposition against certain links and routes; and (iv) provide information on the route that I  
29 prefer.

1 **Q. Is the information contained in your testimony true and correct to the best of your**  
2 **knowledge and belief?**

3 A. Yes, it is.  
4

5 **III. DESCRIPTION OF THE PROPERTY AND IMPACT**  
6 **OF THE TRANSMISSION LINE ON THE PROPERTY**

7 **Q. Please describe your property.**

8 A. The LLC owns an approximate 98-acre tract in Atascosa County, known as “Rockberry  
9 Ranch,” which will be directly impacted by the proposed transmission line, if any route  
10 utilizing Link 38 is approved by the PUC. Rockberry Ranch been identified by CPS  
11 Energy and STEC as Tract A1204, and is depicted on Exhibit “A” attached to my  
12 testimony.

13 **Q. Please describe the Property’s current uses and operations.**

14 A. The property hosts Rockberry Ranch, a highly-rated (4.7-star Google reviews rating - 248  
15 reviews) seasonal agritourism destination that attracts over 40,000 visitors annually in both  
16 the spring and fall. Visitors enjoy picking strawberries, blackberries, and flowers, while  
17 creating family memories through photography and interaction with farm attractions.  
18 Approximately 30 acres along Price Road are dedicated to Rockberry Ranch Estates, a  
19 residential development of scenic 2.5-acre homesites overlooking our flower fields and  
20 orchard. We plan to market and sell Rockberry Ranch Estates starting in 2025. Rockberry  
21 Ranch Estates development plan is attached as Exhibit “B,” and photos of Rockberry  
22 Ranch’s scenic features and visitor activities are attached as Exhibit “C” to my testimony.

23 **Q. Are there any habitable structures or other improvements on the Property?**

24 A. Yes. There is a historic home, referred to as the “Rock House,” which was built in the  
25 1920s and is now fully restored as a historic and scenic feature to the Property. There is  
26 also a ranch house, occupied by our farm managers, one barn referred to as the “Rock  
27 Barn,” four pole barns, and two animal barns. The LLC has invested over \$1,300,000 to  
28 purchase the Property and an additional \$700,000 in improvements over the past three  
29 years. The improvements include: four water wells to support agricultural operations;  
30 remodeling of the ranch house, the Rock House, and the Rock Barn and employee break

1 room; development of a 3-acre blackberry orchard and 3-acre strawberry field, and addition  
2 of a lavender farm and flower fields; construction of a pole barn pavilion and shade sail  
3 seating area at the flower farm; addition of equipment barn and small animal barn; road  
4 installation to support visitor traffic; fencing, electric and plumbing upgrades; five custom  
5 wooden playscapes; expansive petting zoo areas; giant sand pit and barn games; wagon  
6 train rides, bee train rides, trike course, duck races, and garden areas; and construction of  
7 displays, murals, and art installations.

8 **Q. Please describe the Property's terrain and any ecological features.**

9 A. The terrain is flat, with one pond situated near the center of the property. We have  
10 undertaken extensive efforts to improve soil quality to support agricultural production on  
11 the Property. The Property supports a variety of pollinators, including honeybees, as well  
12 as butterflies, doves, and turkeys.

13 **Q. Are there any threatened or endangered species present on the Property?**

14 A. Yes, the Property is recognized as part of the Monarch butterfly migration route.

15 **Q. Are there any existing transmission lines that cross the Property?**

16 A. No.

17 **Q. If the transmission line is built on the Property, do you have any concerns about the  
18 possibility of CPS Energy and STEC having access to the Property?**

19 A. Yes, I have the general concerns of landowners who are required to give third parties access  
20 to their property. I hope that CPS Energy and STEC will respect the LLC's property if we  
21 are required to give them access.

22 **Q. If the transmission line is built on the Property, do you have any other concerns?**

23 A. I am seriously concerned with the potential devaluation of the LLC's property, both to the  
24 land value and the business value. The scenic beauty of our Property is essential to the  
25 success of our agritourism business and the experience we offer. Proposed Segment 38  
26 would ruin the aesthetic appeal, making it very difficult, if not impossible, to continue  
27 operations. Additionally, the Rockberry Ranch Estates lots could be rendered unsellable  
28 due to the negative visual impact of the transmission lines, and at least 6 lots would require  
29 residents to drive under the transmission line. The line would be prominently visible and  
30 disrupt the visual flow of our flower fields, berry orchards, and adventure areas.

Additionally, I am concerned about the health and safety issues potentially associated with transmission line, especially with so many visitors to the Property. Please note that I am not an expert on property valuation or medical issues; my comments merely reflect my personal concerns.

#### IV. CONCLUSIONS AND RECOMMENDATIONS

**Q. Please summarize your position in this proceeding regarding CPS Energy and STEC's proposed alternative routes.**

A. I am very opposed to the use of Links 38, 48 and 49, and any route utilizing the same (e.g., Routes B, D, E, F, G, H, J and AH). I specifically support Route U, or any other routes that do not utilize Links 38, 48 and 49. Compared to Route U, the routes utilizing Links 38, 48 or 49 range from \$22,878,000 to \$97,183,000 more expensive, impact between 83 and 120 more habitable structures, and contain less percentage of route parallel and adjacent to existing transmission line right of way, other existing right of way, and apparent property lines or other natural or cultural features.

**Q. In particular, why do you support Route U?**

A. Based on my review of CPS Energy and STEC's proposed routes, Route U: (1) would avoid the LLC's Property; (2) has a relatively short overall length at 49.15 miles; (3) has a relatively low estimated cost compared to the other proposed route options; (4) has a relatively low number of habitable structures within 500 feet of the centerline at 50 (40 is the lowest and 179 is the highest); and (5) has a high percentage of the route parallel and adjacent to existing transmission line right of way, other existing right of way, and apparent property lines or other natural or cultural features at 56% of its length.

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

A. Yes, that concludes my testimony, subject to subsequent correction.

1 **CERTIFICATE OF SERVICE**

2 I certify a copy of this document is being filed in the Public Utility Commission's  
3 Interchange System and served on all parties of record as required by orders in this docket, the  
4 Commission's rules, and the Commission's First and Second Orders Suspending Rules issued on  
5 March 16, 2020 and July 16, 2020, in Project No. 50664.


6   
7 \_\_\_\_\_  
8 Tyler Topper  
9

EXHIBIT "A"

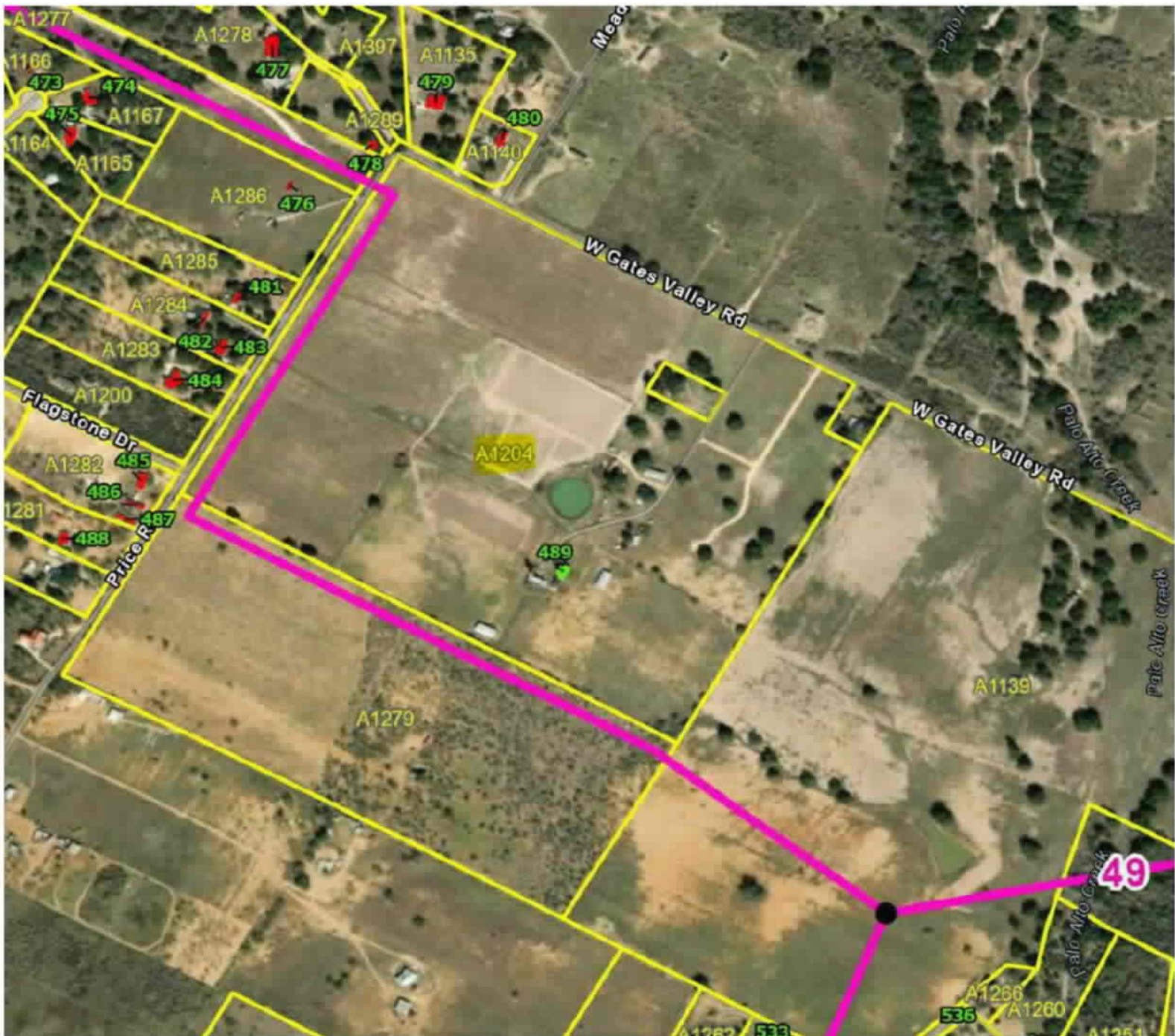




EXHIBIT "B"



Rockberry Ranch Estates subdivision map showing planned layout of the 30-acre development with 2.5-acre homesites. The approximate location of Proposed Segment 38 is shown in red.

EXHIBIT "C"





**SOAH DOCKET NO. 473-25-02531**  
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OF SAN ANTONIO, ACTING BY AND  
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ATASCOSA COUNTIES**

## DIRECT TESTIMONY OF JAMES RUSSELL WILSON

James Russell Wilson (“Intervenor”) files the attached Direct Testimony. Intervenor agrees and stipulates that this Direct Testimony can be treated by all parties as if the answers were filed under oath.

Respectfully Submitted,

**MORGAN WILLIAMSON LLP**  
701 South Taylor, Suite 440  
Amarillo, Texas 79101  
Telephone: (806) 358-8116  
Facsimile: (806) 350-7642

By

Tyler Topper  
State Bar No. 24059263  
ttopper@mw-law.com  
Christian Stewart  
Texas Bar No. 24013569  
cstewart@mw-law.com

**ATTORNEYS FOR INTERVENOR**

**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**

## DIRECT TESTIMONY

of

**JAMES RUSSELL WILSON**

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## I. INTRODUCTION

2 **Q. Please state your name and address.**

3 A. My name is James Russell Wilson. My address is 1410 Tank Hollow Road, Poteet, Texas  
4 78065.

5 **Q. On whose behalf are you testifying?**

6 A. I am testifying on my own behalf.

7 **Q. Can you describe your interest in SOAH Docket No. 473-25-02531 and PUC Docket**  
8 **No. 57115.**

9 A. I intervened in this proceeding as potentially affected landowner. I own property in  
10 Atascosa County, which will be impacted by the transmission line proposed to be built by  
11 the City of San Antonio, acting by and through the City Public Service Board ("CPS  
12 Energy") and South Texas Electric Cooperative, Inc. ("STEC") in this docket.

13 **Q. Have you ever participated or testified in another proceeding before the Public Utility**  
14 **Commission of Texas ("PUC")?**

15 A. No.

16 **Q. Please describe your background, profession and/or experience.**

17 A. I have been in construction management for forty-five years.

18 **Q. Briefly describe your ownership history in the affected property.**

19 A. I purchased the property from Hoffman Growers, LLC in 2018 for use as ranching and hay  
20 operations for retirement income.

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## II. PURPOSE OF TESTIMONY

22 **Q. What is the purpose of your testimony?**

23 A. The purpose of my testimony is to: (i) describe my property; (ii) describe the expected  
24 impact of the proposed transmission line on my property; (iii) voice my opposition against  
25 certain links and routes; and (iv) provide information on the route that I prefer.

26 **Q. Is the information contained in your testimony true and correct to the best of your**  
27 **knowledge and belief?**

28 A. Yes, it is.  
29

**III. DESCRIPTION OF THE PROPERTY AND IMPACT  
OF THE TRANSMISSION LINE ON THE PROPERTY**

**Q. Please describe your property.**

A. I own an approximate 90-acre tract in Atascosa County, which will be impacted by the proposed transmission line, if any route utilizing Link 48 is approved by the PUC. The Property has been identified by CPS Energy and STEC as Tract A1351, and is depicted on Exhibit "A" attached to my testimony.

**Q. Are there any habitable structures or other improvements on the Property?**

A. There is a house on the Property, where I reside, as well as a barn, a workshop, chicken coops and Conex boxes. I have improved the Property by rehabilitating an irrigation well and the associated distribution line, fencing hay pastures, installing watering system for cattle, fencing for rotational grazing, adding cattle working pens, and I have made significant improvements to the forage grasses for hay production.

**Q. Please describe the Property's terrain and any ecological features.**

A. The terrain is slightly rolling with a wet-weather creek. Wildlife such as turkey, deer, hogs, coyotes, mountain lion, dove, quail, raccoons, opossum and skunks inhabit the Property.

**Q. Please describe the Property's current uses and operations.**

A. The Property is my homestead and is used for cattle ranching and hay production. I plan to eventually have a dove hunting operation as well.

**Q. Are there any existing transmission lines that cross the Property?**

A. No.

**Q. If the transmission line is built on or near the Property, do you have any concerns about the possibility of CPS Energy and STEC having access to the Property?**

A. Yes, I have the general concerns of landowners who are required to give third parties access to their property, especially so close to my home. I hope that CPS Energy and STEC will respect my property if I am required to give them access.

**Q. If the transmission line is built on or near the Property, do you have any other concerns?**

A. I am seriously concerned with the potential devaluation of my property as a result of this proposed line. I plan to pass this property along to my grandchildren and great

1 grandchildren, and the line could impact their ownership for decades to come.  
2 Additionally, I am concerned about the negative impact the line would have on the  
3 aesthetics of the property, since the line and towers would be visible from all areas of the  
4 property. I sited the house on the property for the most striking sunset view, which the line  
5 would obstruct. Lastly, I am concerned about the health and safety issues potentially  
6 associated with transmission lines. Please note that I am not an expert on property  
7 valuation or medical issues; my comments merely reflect my personal concerns.

#### 8 IV. CONCLUSIONS AND RECOMMENDATIONS

9 **Q. Please summarize your position in this proceeding regarding CPS Energy and**  
10 **STEC's proposed alternative routes.**

11 A. I am very opposed to the use of Links 38, 48 and 49, and any route utilizing the same (e.g.,  
12 Routes B, D, E, F, G, H, J and AH). I specifically support Route U, or any other routes  
13 that do not utilize Links 38, 48 and 49. Compared to Route U, the routes utilizing Links  
14 38, 48 or 49 range from \$22,878,000 to \$97,183,000 more expensive, impact between 83  
15 and 120 more habitable structures, and contain less percentage of route parallel and  
16 adjacent to existing transmission line right of way, other existing right of way, and apparent  
17 property lines or other natural or cultural features.

18 **Q. In particular, why do you support Route U?**

19 A. Based on my review of CPS Energy and STEC's proposed routes, Route U: (1) would  
20 avoid the LLC's Property; (2) has a relatively short overall length at 49.15 miles; (3) has a  
21 relatively low estimated cost compared to the other proposed route options; (4) has a  
22 relatively low number of habitable structures within 500 feet of the centerline at 50 (40 is  
23 the lowest and 179 is the highest); and (5) has a high percentage of the route parallel and  
24 adjacent to existing transmission line right of way, other existing right of way, and apparent  
25 property lines or other natural or cultural features at 56% of its length.

26 **Q. Does this conclude your testimony?**

27 A. Yes, that concludes my testimony, subject to subsequent correction.  
28

1 **CERTIFICATE OF SERVICE**

2 I certify a copy of this document is being filed in the Public Utility Commission's  
3 Interchange System and served on all parties of record as required by orders in this docket, the  
4 Commission's rules, and the Commission's First and Second Orders Suspending Rules issued on  
5 March 16, 2020 and July 16, 2020, in Project No. 50664.

6 

7 \_\_\_\_\_  
8 Tyler Topper  
9

EXHIBIT "A"



**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**

**DIRECT TESTIMONY OF BRANDON SALINAS ON BEHALF OF CCS RANCH**  
**PROPERTIES, LLC**

Brandon Salinas, on behalf of CCS Ranch Properties, LLC (“Intervenor”), files the attached Direct Testimony. Intervenor agrees and stipulates that this Direct Testimony can be treated by all parties as if the answers were filed under oath.

Respectfully Submitted,

**MORGAN WILLIAMSON LLP**  
701 South Taylor, Suite 440  
Amarillo, Texas 79101  
Telephone: (806) 358-8116  
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By:

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Texas Bar No. 24013569  
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**ATTORNEYS FOR INTERVENOR**



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

**JOINT APPLICATION OF THE CITY  
OF SAN ANTONIO, ACTING BY AND  
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TRANSMISSION LINE IN BEXAR AND  
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## DIRECT TESTIMONY

of

**BRANDON SALINAS**  
**ON BEHALF OF CCS RANCH PROPERTIES, LLC**

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1 **I. INTRODUCTION**

2 **Q. Please state your name and address.**

3 A. My name is Brandon Salinas. I am one of the owners of CCS Ranch Properties, LLC,  
4 along with my wife, Monica Salinas. Our address is 30311 Leroy Scheel, Bulverde, Texas  
5 78163.

6 **Q. On whose behalf are you testifying?**

7 A. I am testifying on behalf of CCS Ranch Properties, LLC ("the LLC").

8 **Q. Can you describe your interest in SOAH Docket No. 473-25-02531 and PUC Docket**  
9 **No. 57115.**

10 A. I intervened in this proceeding as potentially affected landowner. The LLC owns property  
11 in Atascosa County, which will be impacted by the transmission line proposed to be built  
12 by the City of San Antonio, acting by and through the City Public Service Board ("CPS  
13 Energy") and South Texas Electric Cooperative, Inc. ("STEC") in this docket.

14 **Q. Have you ever participated or testified in another proceeding before the Public Utility**  
15 **Commission of Texas ("PUC")?**

16 A. No.

17 **Q. Please describe your background, profession and/or experience.**

18 A. I am a San Antonio native who attended Central Catholic High School and then played  
19 collegiate sports at Texas Lutheran University in Seguin, Texas for one year. I have been  
20 in the construction and real estate business for 22 years. My wife and I started a concrete  
21 company in San Antonio at the age of 21. We started the company as the only employees  
22 and now have multiple businesses with over 300 employees and \$225,000,000 yearly  
23 revenue.

24 **Q. Briefly describe your ownership history in the affected property.**

25 A. The LLC purchased the property in May, 2024. We were unaware of this transmission  
26 project when we purchased the property, and we were told the first notice went out to  
27 landowners in April, 2024. The property was purchased to turn into a commercial hunting  
28 ranch and retreat.

29 **II. PURPOSE OF TESTIMONY**

30 **Q. What is the purpose of your testimony?**

1 A. The purpose of my testimony is to: (i) describe the LLC's property; (ii) describe the  
2 expected impact of the proposed transmission line on the LLC's property; (iii) voice my  
3 opposition against certain links and routes; and (iv) provide information on the route that I  
4 prefer.

5 **Q. Is the information contained in your testimony true and correct to the best of your**  
6 **knowledge and belief?**

7 A. Yes, it is.

8 **III. DESCRIPTION OF THE PROPERTY AND IMPACT**  
9 **OF THE TRANSMISSION LINE ON THE PROPERTY**

10 **Q. Please describe your property.**

11 A. The LLC owns approximately 420 contiguous acres of land in Atascosa County, located at  
12 3448 County Road 304, Jourdanton, Texas 78026, which will be directly impacted by the  
13 proposed transmission line, if any route utilizing Link 48 is approved by the PUC. The  
14 properties have been identified by CPS Energy and STEC as Tracts A0075, A0082 and  
15 A0083, and are depicted on Exhibit "A" attached to my testimony.

16 **Q. Are there any habitable structures or other improvements on the Property?**

17 A. We are currently in Phase I of our developments plans for the property, which is projected  
18 to be complete by February 1, 2025. Phase I development includes:

- 19 • construction of a high fence for the game ranch, which started in June 2024;
- 20 • transported \$180,000 worth of white tail and exotic animals to the property;
- 21 • started construction and are in the framing stage of a \$2,300,000 hunting lodge
- 22 game facility for our guests;
- 23 • installing a new pivot in the pasture for dove hunting;
- 24 • reconstructed road system on the property;
- 25 • rebuilt the lakes and irrigation well for duck hunting;
- 26 • constructed a metal barn on a concrete foundation with a walk-in cooler and deer
- 27 processing facility;
- 28 • constructed a \$75,000 front entry; and
- 29 • installing a mobile home for our family to live on to watch over the property.

1 Additional improvements to the property include Carrizo Water Irrigation well, water lines,  
2 three hunting blinds with feed stations, one airstrip and one helicopter landing zone. My  
3 wife and I plan to make the property our homestead in the future.

4 **Q. Please describe the Property's terrain and any ecological features.**

5 A. The Property's terrain has rolling areas as well as flat areas with natural vegetation. There  
6 is a 4-acre lake and a 1.5-acre pond on the property. If the line is constructed on our  
7 property, our exotics, native pigs, and white tail deer could lose vegetation, which would  
8 force us to supplement their feed and cost us more money. Also, our flyover ducks and  
9 dove could become threatened and their flight patterns disrupted due to the transmission  
10 line being located over the lake and our planned pivots, which could cost us to lose an  
11 estimated \$300,000 - \$400,000 in duck and dove hunting packages and leases.

12 **Q. Please describe the Property's current uses and operations.**

13 A. The property is used for development and commercial hunting.

14 **Q. Are there any existing transmission lines that cross the Property?**

15 A. No.

16 **Q. If the transmission line is built on the Property, do you have any concerns about the  
17 possibility of CPS Energy and STEC having access to the Property?**

18 A. Yes, I have the general concerns of landowners who are required to give third parties access  
19 to their property. I hope that CPS Energy and STEC will respect the LLC's property if we  
20 are required to give them access.

21 **Q. If the transmission line is built on the Property, do you have any other concerns?**

22 A. I am seriously concerned with the potential devaluation of the LLC's commercial property  
23 and the negative impact to our hunting business as a result of this proposed line. Rather  
24 than following the property boundaries, proposed Segment 48 would cut through almost  
25 the middle of the ranch. Not only is there potential for financial damage to our business as  
26 a result of this line, but I believe there is a huge safety issue with contractors accessing the  
27 property while there are numerous hunters with numerous guns in numerous locations.  
28 That would require a coordinated stand down of hunting activities to allow the utility to  
29 perform maintenance. There is also a possibility that a gate would be accidentally left open  
30 or damaged and our expensive animals could escape. Additionally, I am concerned about  
31 the negative impact the line would have on the aesthetics of the property since the line and

towers would be visible from the hunting lodge. Please note that I am not an expert on property valuation; my comments merely reflect my personal concerns.

**Q. Is there anything else you would like to be made known about your Property?**

A. Since the LLC purchased the property *after* the utility companies and their consultants performed their property evaluations and open houses, it appears evident to me that the utility companies' project team is unaware of the substantial work that has recently been performed on the property, the ongoing construction on the property, and the future development work that will soon be performed on the property. Therefore, the current cost estimates and environmental assessments for Link 48 may no longer be accurate because they do not take into account a commercial hunting ranch on the Property.

#### **IV. CONCLUSIONS AND RECOMMENDATIONS**

**Q. Please summarize your position in this proceeding regarding CPS Energy and STEC's proposed alternative routes.**

A. I am very opposed to the use of Links 38, 48 and 49, and any route utilizing the same (e.g., Routes B, D, E, F, G, H, J and AH). I specifically support Route U, or any other routes that do not utilize Links 38, 48 and 49. Compared to Route U, the routes utilizing Links 38, 48 or 49 range from \$22,878,000 to \$97,183,000 more expensive, impact between 83 and 120 more habitable structures, and contain less percentage of route parallel and adjacent to existing transmission line right of way, other existing right of way, and apparent property lines or other natural or cultural features.

**Q. In particular, why do you support Route U?**

A. Based on my review of CPS Energy and STEC's proposed routes, Route U: (1) would avoid the LLC's Property; (2) has a relatively short overall length at 49.15 miles; (3) has a relatively low estimated cost compared to the other proposed route options; (4) has a relatively low number of habitable structures within 500 feet of the centerline at 50 (40 is the lowest and 179 is the highest); and (5) has a high percentage of the route parallel and adjacent to existing transmission line right of way, other existing right of way, and apparent property lines or other natural or cultural features at 56% of its length.

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

A. Yes, that concludes my testimony, subject to subsequent correction.

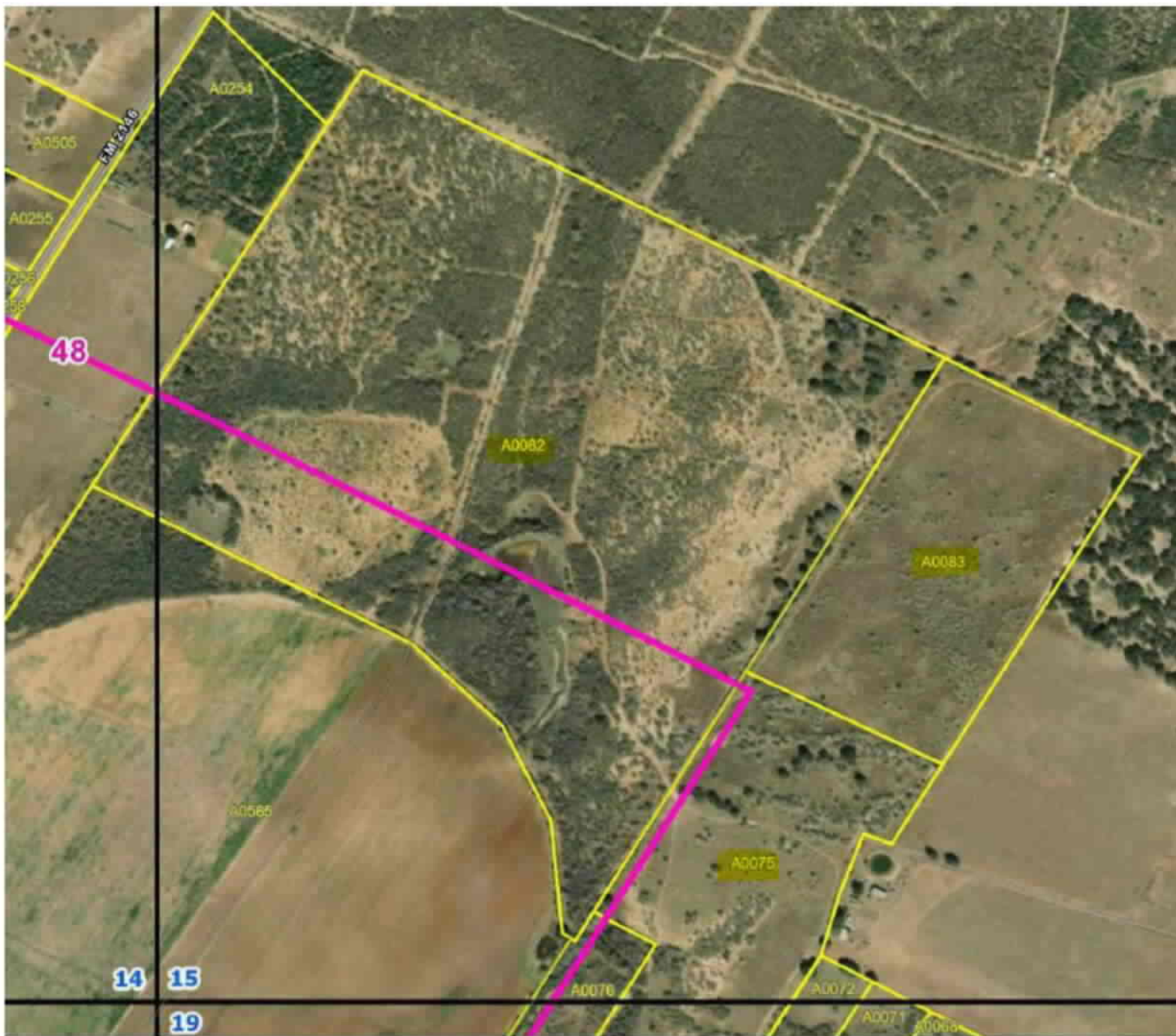
1 **CERTIFICATE OF SERVICE**

2 I certify a copy of this document is being filed in the Public Utility Commission's  
3 Interchange System and served on all parties of record as required by orders in this docket, the  
4 Commission's rules, and the Commission's First and Second Orders Suspending Rules issued on  
5 March 16, 2020 and July 16, 2020, in Project No. 50664.

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8 Tyler Topper  
9

EXHIBIT "A"









**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**

## 001

**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),  
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FOR THE PROPOSED HOWARD  
ROAD-TO-SAN MIGUEL 345-KV  
TRANSMISSION LINE IN BEXAR AND  
ATASCOSA COUNTIES**

## DIRECT TESTIMONY

of

**ROBERT HOFFMAN, INDIVIDUALLY  
AND ON BEHALF OF HOFFMAN GROWERS, LLC**

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1 **I. INTRODUCTION**

2 **Q. Please state your name and address.**

3 A. My name is Robert Hoffman. I am owner of Hoffman Growers, LLC and Hoffman Grass  
4 Farm & Nursery, Inc. My address is 75 Tank Hollow Road, Poteet, Texas 78065.

5 **Q. On whose behalf are you testifying?**

6 A. I am testifying on my own behalf, and on behalf of Hoffman Growers, LLC.

7 **Q. Can you describe your interest in SOAH Docket No. 473-25-02531 and PUC Docket**  
8 **No. 57115.**

9 A. I intervened in this proceeding as potentially affected landowner. I own property in  
10 Atascosa County, which will be impacted by the transmission line proposed to be built by  
11 the City of San Antonio, acting by and through the City Public Service Board ("CPS  
12 Energy") and South Texas Electric Cooperative, Inc. ("STEC") in this docket.

13 **Q. Have you ever participated or testified in another proceeding before the Public Utility**  
14 **Commission of Texas ("PUC")?**

15 A. No.

16 **Q. Please describe your background, profession and/or experience.**

17 A. I received a Bachelor of Science in Horticulture degree from Texas A&M University. I  
18 worked in landscaping for approximately 17 years, and have been operating a wholesale  
19 nursery for approximately 40 years.

20 **Q. Briefly describe your ownership history in the affected property.**

21 A. I purchased the property in 1996 to establish a wholesale plant nursery and tree farm.

22 **II. PURPOSE OF TESTIMONY**

23 **Q. What is the purpose of your testimony?**

24 A. The purpose of my testimony is to: (i) describe my property; (ii) describe the expected  
25 impact of the proposed transmission line on my property; (iii) voice my opposition against  
26 certain links and routes; and (iv) provide information on the route that I prefer.

27 **Q. Is the information contained in your testimony true and correct to the best of your**  
28 **knowledge and belief?**

29 A. Yes, it is.  
30

**III. DESCRIPTION OF THE PROPERTY AND IMPACT  
OF THE TRANSMISSION LINE ON THE PROPERTY**

**Q. Please describe your property.**

A. I own an approximate 74.22-acre tract and an approximate 26.08-acre tract in Atascosa County, which will be directly impacted by the proposed transmission line, if any route utilizing Link 48 is approved by the PUC. The properties have been identified by CPS Energy and STEC as Tracts A1057 (owned by Robert Hoffman and operated as Hoffman Grass Farm & Nursery, Inc.) and A1352 (owned by Hoffman Growers, LLC), and are depicted on Exhibit "A" attached to my testimony.

**Q. Are there any habitable structures or other improvements on the Property?**

A. There are greenhouses on Tract 1057, as well as underground and above-ground water systems for growing plants and trees, a water well and irrigation tanks. There is a bore under Tank Hollow Road from the Hoffman Growers Property (Tract 1352) to the northeast corner of Tract 1057 (where the proposed Link 48 is located) to connect a backup water source to the trees and nursery, and I have water lines running to each individual tree slot on the Property. Proposed Segment 48 would run directly through the northeast corner of Tract 1057, which could interfere with the water lines and cut-off the secondary water source jeopardizing millions of dollars of plant inventory. Additional improvements to Tract 1057 include electricity, roads, earthen tanks for recycling water, large shade cloth structures, and high fencing to help protect plants from hogs.

**Q. Please describe the Property's current uses and operations.**

A. Tract 1057 is used for a wholesale plant nursery and tree farm. I operate my business, Hoffman Grass Farm & Nursery, Inc. on the Property. Tract 1352 on the north side of Tank Hollow Road has a water well that is utilized as a backup water source for the nursery.

**Q. Are there any existing transmission lines that cross the Property?**

A. No.

**Q. If the transmission line is built on or near the Property, do you have any concerns about the possibility of CPS Energy and STEC having access to the Property?**

1 A. Yes, I have the general concerns of landowners who are required to give third parties access  
2 to their property. I hope that CPS Energy and STEC will respect my property if I am  
3 required to give them access.

4 **Q. If the transmission line is built on or near the Property, do you have any other**  
5 **concerns?**

6 A. I am concerned with the potential devaluation of my property as a result of this proposed  
7 line. I am also seriously concerned about the line interfering with the numerous irrigation  
8 lines and the underground bore connecting the secondary water source on the Property,  
9 both of which are critical to my business operations. Lastly, I am concerned about the  
10 health and safety issues potentially associated with transmission lines and exposing my  
11 workers and customers to adverse conditions. Please note that I am not an expert on  
12 property valuation or medical issues; my comments merely reflect my personal concerns.

#### 13 IV. CONCLUSIONS AND RECOMMENDATIONS

14 **Q. Please summarize your position in this proceeding regarding CPS Energy and**  
15 **STEC's proposed alternative routes.**

16 A. I am very opposed to the use of Links 38, 48 and 49, and any route utilizing the same (e.g.,  
17 Routes B, D, E, F, G, H, J and AH). I specifically support Route U, or any other routes  
18 that do not utilize Links 38, 48 and 49. Compared to Route U, the routes utilizing Links  
19 38, 48 or 49 range from \$22,878,000 to \$97,183,000 more expensive, impact between 83  
20 and 120 more habitable structures, and contain less percentage of route parallel and  
21 adjacent to existing transmission line right of way, other existing right of way, and apparent  
22 property lines or other natural or cultural features.

23 **Q. In particular, why do you support Route U?**

24 A. Based on my review of CPS Energy and STEC's proposed routes, Route U: (1) would  
25 avoid the LLC's Property; (2) has a relatively short overall length at 49.15 miles; (3) has a  
26 relatively low estimated cost compared to the other proposed route options; (4) has a  
27 relatively low number of habitable structures within 500 feet of the centerline at 50 (40 is  
28 the lowest and 179 is the highest); and (5) has a high percentage of the route parallel and  
29 adjacent to existing transmission line right of way, other existing right of way, and apparent  
30 property lines or other natural or cultural features at 56% of its length.

1 **Q. Does this conclude your testimony?**

2 A. Yes, that concludes my testimony, subject to subsequent correction.  
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4  
5

6 **CERTIFICATE OF SERVICE**

7 I certify a copy of this document is being filed in the Public Utility Commission's  
8 Interchange System and served on all parties of record as required by orders in this docket, the  
9 Commission's rules, and the Commission's First and Second Orders Suspending Rules issued on  
10 March 16, 2020 and July 16, 2020, in Project No. 50664.  
11

12   
13 \_\_\_\_\_

Tyler Topper

EXHIBIT "A"



**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  
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**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

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BEFORE THE STATE OFFICE  
  
  
  
  
OF  
  
  
  
  
  
  
ADMINISTRATIVE HEARINGS

## DIRECT TESTIMONY

of

**TYLER NICHOLSON, INDIVIDUALLY  
AND ON BEHALF OF MEGAN NICHOLSON**

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2 **I. INTRODUCTION**

3 **Q. Please state your name and address.**

4 A. My name is Tyler Nicholson. My address is 410 Boulder Ridge Drive, Del Rio, Texas  
5 78840.

6 **Q. On whose behalf are you testifying?**

7 A. I am testifying on my own behalf, and on behalf of my wife, Megan Nicholson, aka  
8 Megan Seaton.

9 **Q. Can you describe your interest in SOAH Docket No. 473-25-02531 and PUC Docket  
10 No. 57115.**

11 A. My wife and I intervened in this proceeding as potentially affected landowners. We own  
12 property in Atascosa County, which will be impacted by the transmission line proposed to  
13 be built by the City of San Antonio, acting by and through the City Public Service Board  
14 (“CPS Energy”) and South Texas Electric Cooperative, Inc. (“STEC”) in this docket.

15 **Q. Have you ever participated or testified in another proceeding before the Public Utility  
16 Commission of Texas (“PUC”)?**

17 A. No.

18 **Q. Please describe your background, profession and/or experience.**

19 A. I received a Bachelor of Science in Political Science from UTSA in 2013. I am a Major in  
20 the U.S. Air Force and a pilot. I have flown the EC130 and E3 Sentry and am currently a  
21 T1 instructor. I will soon fly as a pilot for United Airlines.

22 **Q. Briefly describe your ownership history in the affected property.**

23 A. My wife and I purchased the property in 2018 to be our family’s homestead once we are  
24 done in the military.

25 **II. PURPOSE OF TESTIMONY**

26 **Q. What is the purpose of your testimony?**

27 A. The purpose of my testimony is to: (i) describe my property; (ii) describe the expected  
28 impact of the proposed transmission line on my property; (iii) voice my opposition against  
29 certain links and routes; and (iv) provide information on the route that I prefer.

30 **Q. Is the information contained in your testimony true and correct to the best of your  
31 knowledge and belief?**

A. Yes, it is.

**III. DESCRIPTION OF THE PROPERTY AND IMPACT  
OF THE TRANSMISSION LINE ON THE PROPERTY**

**Q. Please describe your property.**

A. My wife and I own an approximate 25-acre tract in Atascosa County, which will be directly impacted by the proposed transmission line, if any route utilizing Link 48 is approved by the PUC. The Property has been identified by CPS Energy and STEC as Tract A0076, and is depicted on Exhibit "A" attached to my testimony.

**Q. Are there any habitable structures or other improvements on the Property?**

A. There are not currently any habitable structures on the Property, however, we cleared approximately 5 acres of heavily wooded area in the front of the Property to build our future home, which we plan to complete within the next five years. Proposed Segment 48 runs along the entire length of our Property and directly through our future homesite. Other improvements to the Property include two hunting blinds and a road.

**Q. Please describe the Property's terrain and any ecological features.**

A. The remaining 20 acres of the Property is forested and there is a natural pond on the back 5 acres. Wildlife such as white tail deer, coyotes, hogs, turkeys, rabbits, skunks, wildcats, and various birds inhabit the Property.

**Q. Please describe the Property's current uses and operations.**

A. The Property is currently used by our family for recreational activities including hunting and camping. A friend of our also runs their cattle on the Property.

**Q. Are there any existing transmission lines that cross the Property?**

A. No.

**Q. If the transmission line is built on the Property, do you have any concerns about the possibility of CPS Energy and STEC having access to the Property?**

A. Yes, I have the general concerns of landowners who are required to give third parties access to their property. I hope that CPS Energy and STEC will respect my property if I am required to give them access.

**Q. If the transmission line is built on the Property, do you have any other concerns?**

A. I am seriously concerned with the potential devaluation of my property as a result of this proposed line, because Segment 48 would take up the entire western side of the Property and could render roughly two-thirds of the Property useless for anything we currently use

1 and intend to use it for. I am also concerned about the health and safety issues potentially  
2 associated with transmission lines, especially since we hunt and camp on the Property as a  
3 family, including our two small children, and the line would be very close to our future  
4 home. Additionally, I am concerned about the aesthetic impacts the line would have on  
5 the Property. Please note that I am not an expert on property valuation or medical issues;  
6 my comments merely reflect my personal concerns.

#### 7 IV. CONCLUSIONS AND RECOMMENDATIONS

8 **Q. Please summarize your position in this proceeding regarding CPS Energy and**  
9 **STEC's proposed alternative routes.**

10 A. I am very opposed to the use of Links 38, 48 and 49, and any route utilizing the same (e.g.,  
11 Routes B, D, E, F, G, H, J and AH). I specifically support Route U, or any other routes  
12 that do not utilize Links 38, 48 and 49. Compared to Route U, the routes utilizing Links  
13 38, 48 or 49 range from \$22,878,000 to \$97,183,000 more expensive, impact between 83  
14 and 120 more habitable structures, and contain less percentage of route parallel and  
15 adjacent to existing transmission line right of way, other existing right of way, and apparent  
16 property lines or other natural or cultural features.

17 **Q. In particular, why do you support Route U?**

18 A. Based on my review of CPS Energy and STEC's proposed routes, Route U: (1) would  
19 avoid the LLC's Property; (2) has a relatively short overall length at 49.15 miles; (3) has a  
20 relatively low estimated cost compared to the other proposed route options; (4) has a  
21 relatively low number of habitable structures within 500 feet of the centerline at 50 (40 is  
22 the lowest and 179 is the highest); and (5) has a high percentage of the route parallel and  
23 adjacent to existing transmission line right of way, other existing right of way, and apparent  
24 property lines or other natural or cultural features at 56% of its length.

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

26 A. Yes, that concludes my testimony, subject to subsequent correction.  
27

1 **CERTIFICATE OF SERVICE**

2 I certify a copy of this document is being filed in the Public Utility Commission's  
3 Interchange System and served on all parties of record as required by orders in this docket, the  
4 Commission's rules, and the Commission's First and Second Orders Suspending Rules issued on  
5 March 16, 2020 and July 16, 2020, in Project No. 50664.


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7 \_\_\_\_\_  
8 Tyler Topper  
9

EXHIBIT "A"

