

138 kV Springwoods Project

Public Meeting

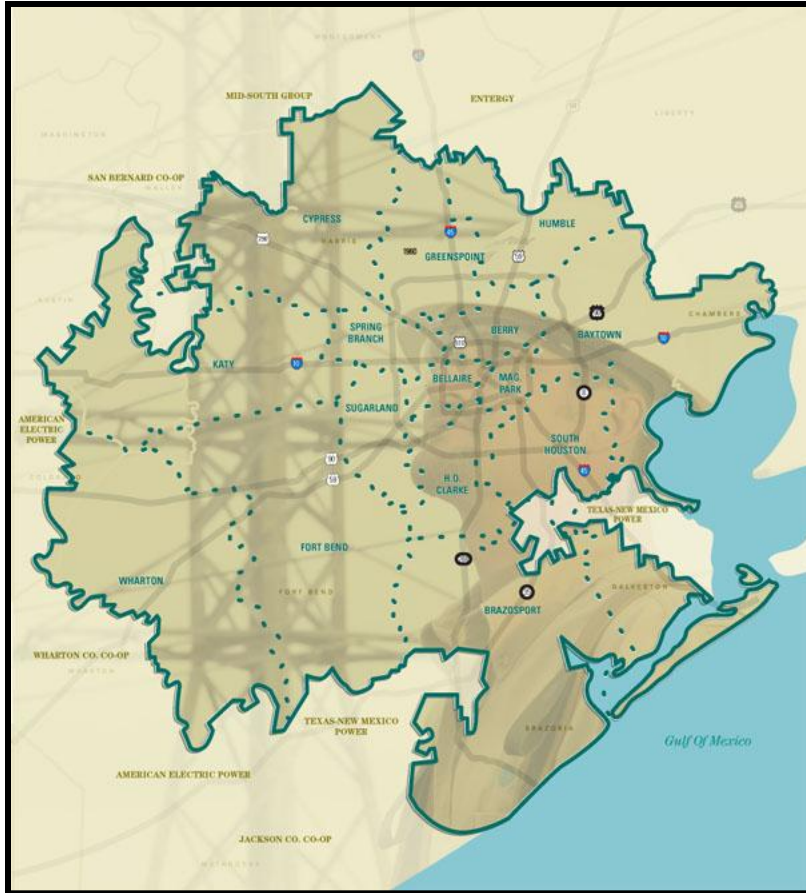
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CenterPoint Energy, Transmission Operations

September 6, 2011

Tonight's Presentation

- Facts about CenterPoint Energy
- Project Details
- CenterPoint Energy's Application to the Public Utility Commission (PUC)
- PUC's Transmission Line Certification Process
- Electric & Magnetic Fields
- Land Acquisition
- Types of Transmission Structures
- Project Schedule
- Resource Websites
- Q&A – submit written questions to designated CenterPoint Energy employees

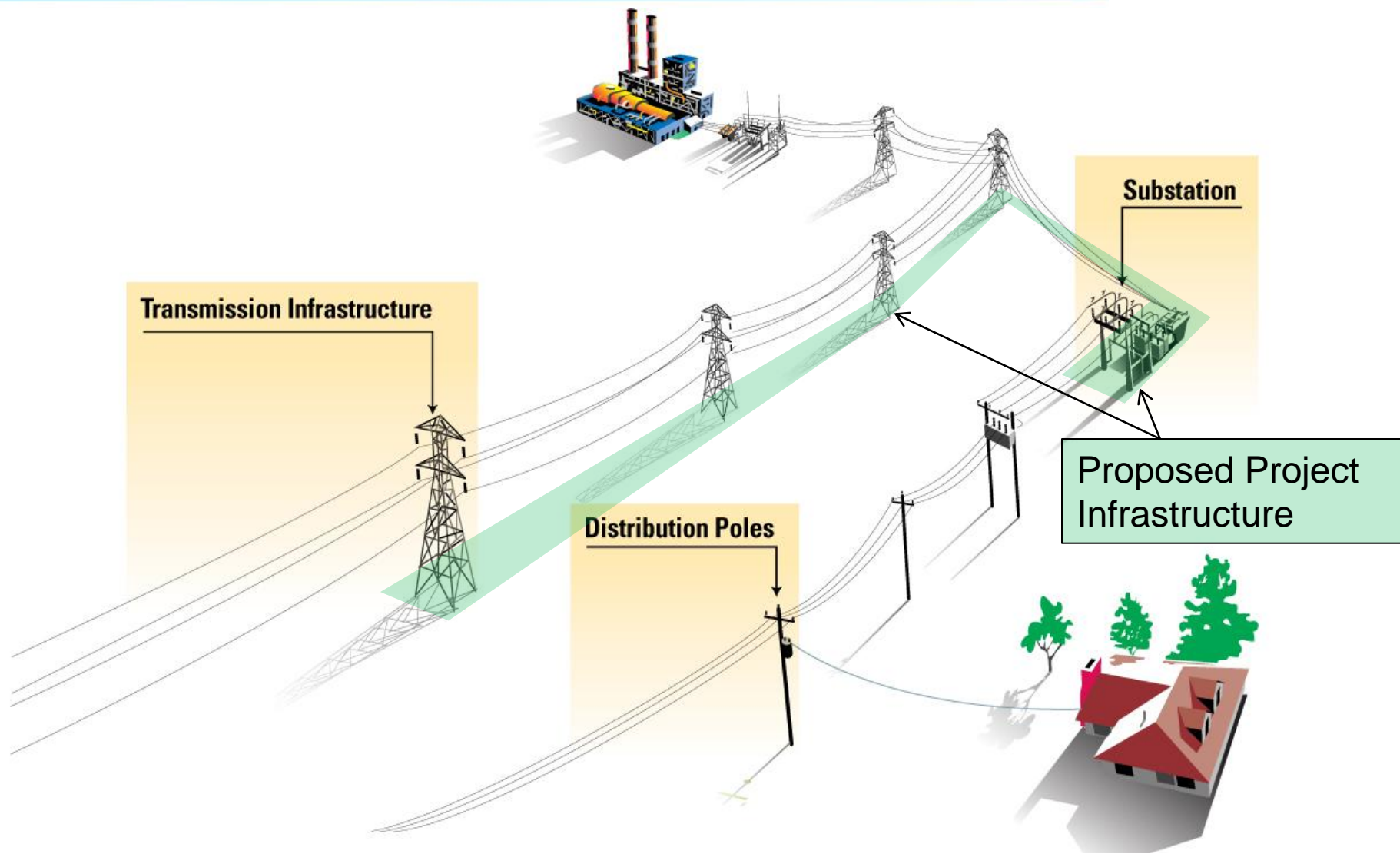
CenterPoint Energy Houston Electric – *An electric delivery company only*



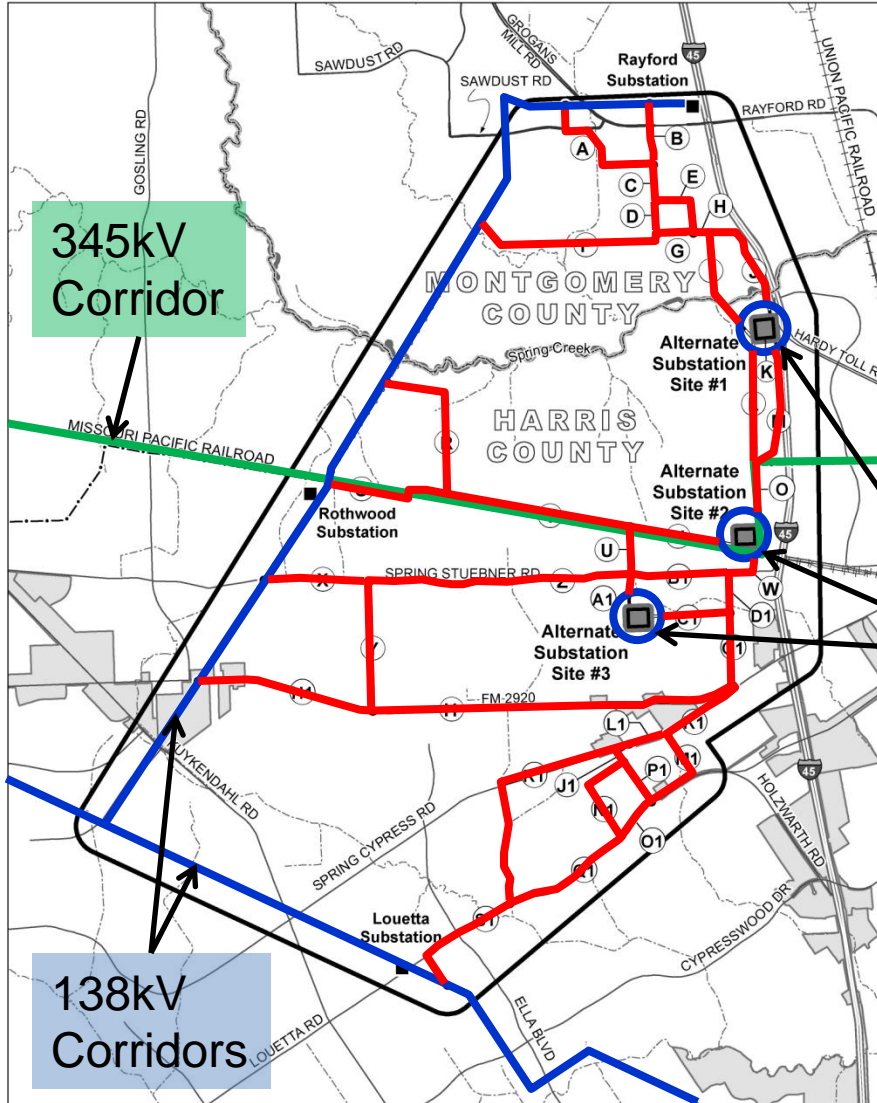
Company Facts

- Does not generate or sell electricity
- Owns and maintains electric delivery system – towers, poles, and wires
- 5,000 square-mile electric service territory
- Serves over 2 million electric customers
- Regulated by the Public Utility Commission of Texas

Electric Infrastructure



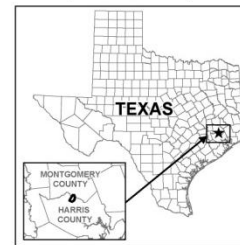
Proposed Project Preliminary Route Segment Map



- Need to establish a new route from a 138 kV transmission line corridor to a new substation site
- Cannot connect to 345kV
- Many alternatives are proposed
- Only one multi-segment transmission line route and one substation site will ultimately be constructed

Alternate 138kV Substation Sites

VICINITY MAP

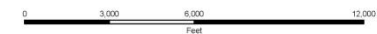


138 kV Springwoods Project Preliminary Transmission Line Segments and Alternate Substation Sites



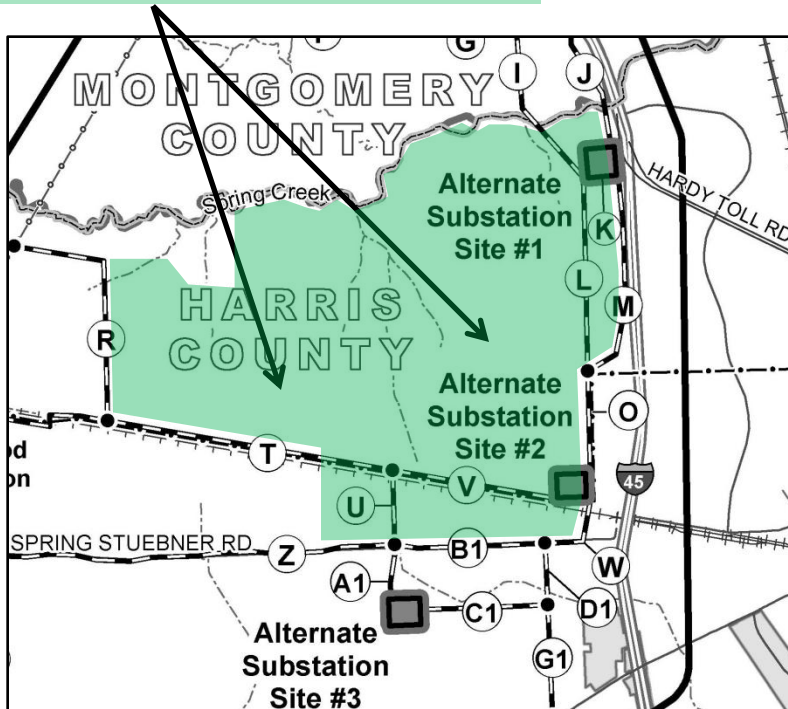
LEGEND

STUDY AREA BOUNDARY	COUNTY BOUNDARY
PRELIMINARY TRANSMISSION LINE SEGMENT	CITY BOUNDARY
ALTERNATE SUBSTATION SITE	INTERSTATE
EXISTING 138 kV TRANSMISSION LINE	MAJOR ROAD
EXISTING 345 kV TRANSMISSION LINE	RAILROAD
EXISTING SUBSTATION	STREAM



Why is the Project needed?

New Development Area



- The proposed 138 kV transmission line and substation will support existing customers, area growth, and a large master-planned residential and commercial development under construction west of I-45 and the Hardy Toll Road
- The new master-planned development includes 4,500 – 5,000 new homes along with more than 8 million square feet of commercial office space and 1.2 million square feet of retail space
- The 138 kV Springwoods Project will provide additional electrical system capacity to meet area growth and ensure reliable service in the area

- Seeking approval to construct a 138 kV double-circuit transmission line to one of the proposed alternate CenterPoint Energy Springwoods Substation sites
 - Located in northern Harris County and southern Montgomery Counties
 - Currently gathering information from public and governmental sources
 - Routing segment alternatives are currently being evaluated
 - Information gathered will be used to refine the routing alternatives
- CenterPoint Energy will file an Application for a Certificate of Convenience and Necessity (CCN) with the PUC in December 2011
 - The PUC will decide whether the application should be approved and the route that the transmission line will be constructed
 - The PUC can select any route proposed in the CCN application

- Identify study area boundary
- Gather initial environmental and land-use data from various agencies for the defined study area
- Identify alternative substation sites
- Identify preliminary transmission line routing segments
 - Provide diverse geographic alternatives
 - Follow compatible rights-of-way where possible
- Hold public meeting to gather input from landowners and other interested parties

Next Steps in Preparing a CCN Application

- Prepare a Routing Study and Environmental Assessment
 - Assess, tabulate, and consider factors for each preliminary transmission line segment from the following:
 - Information provided at the public meeting
 - Submitted questionnaires
 - Governmental and agency contacts
 - Field investigations
 - Gather additional environmental and land-use data for the defined study area
 - Add, modify or delete initial preliminary transmission line routes based on information
 - Identify a set of alternative routes proposed for construction in the CCN Application
- Prepare and Submit a CCN Application and Provide Notice

PUC Certification Process for Transmission Lines



- Process defined by the Public Utility Regulatory Act (PURA) and PUC Substantive and Procedural Rules
 - To start the process, a utility submits a CCN application to the PUC
 - Notice is sent to affected landowners, municipalities, and adjacent utilities
 - Intervention and comment period
- With Intervention – Administrative Hearing
 - Technical review session
 - Testimony filed by all parties
 - Administrative Law Judge presides
 - Proposed final order is issued
- **OR...No** Intervention – PUC Staff Review
 - Recommends approval as submitted or with modifications
- PUC Makes Decision
 - Within 12 months after CCN application is submitted
 - Approve / Approve with modifications / Deny

- Electric and magnetic fields, sometimes referred to as “EMF”, exist wherever there is a flow of electricity
- Sources of EMF include:
 - Wiring in houses, offices, and schools
 - Electrical appliances and equipment (such as hairdryers, refrigerators, and computers)
 - Power lines
- CenterPoint Energy mitigates EMF where practical
- Information about EMF can be found on the project website

- If the Project receives PUC approval, CenterPoint Energy will acquire an easement, including access roads and material yards, by mutual agreement with the landowner
- If a mutual agreement cannot be reached, CenterPoint Energy will begin a condemnation proceeding by filing a petition in court. This process is described in the Landowner's Bill of Rights published by the State of Texas
 - A judge will appoint three landowners from the resident county to serve as special commissioners
 - The special commissioners will decide the amount of compensation to be paid by CenterPoint Energy
- Once compensation has been paid to the landowner or registry of the court, CenterPoint Energy may take possession of the easement for construction of the line
- Either party can object to the value of the compensation and file an appeal with the court for a trial by judge or jury. The appeal does not change possession

What will the transmission line structures look like?

- Concrete poles are proposed
- Right-of-way width varies depending on the adjacent land use
 - 60' wide in undeveloped areas
 - 50' wide adjacent to transmission lines
 - 25' wide adjacent to roadways (aerial only)
- One alternate structure type will be evaluated
- The PUC will ultimately decide the types of structures to be used

Proposed Construction **New 60' Right-of-Way** ***Concrete Pole Construction***



Typical structure shown. Heights will vary with topology.

What will the transmission line structures look like?

Proposed Construction Construction Adjacent to Existing Right-of-Way Concrete Pole Construction New 50' Right-of-Way



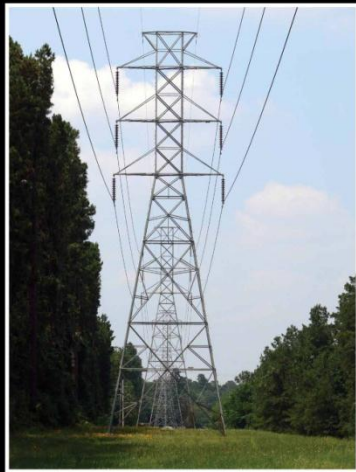
Proposed Construction Road Right-of-Way Concrete Pole Construction with Distribution Underbuild – New 25' Aerial Easement



Typical structures shown. Heights will vary with topology.

What do the alternate structures look like?

Alternate Construction **New 80' Right-of-Way** *Steel Tower Construction*



Alternate Construction **Construction Adjacent to Existing** **Right-of-Way** *Steel Tower Construction* **New 50' Right-of-Way**



Typical structures shown. Heights will vary with topology.

- Roadways cannot accommodate steel towers
- Steel towers can span longer distances, requiring fewer structures

138 kV Springwoods Project Schedule

TASK NAME	DURATION	START	FINISH	2011				2012				2013				2014			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

See revised schedule at
www.centerpointenergy.com/swproject

- Transmission line construction is accomplished in several distinct phases, including:
 - Right-of-way preparation (clearing, access, etc.)
 - Foundation installation
 - Structure installation
 - Wire installation
 - Right-of-way clean-up

Resource Websites



- www.centerpointenergy.com/swproject
- www.puc.state.tx.us

Thank You

**Our Panel is Ready to
Answer Your Questions**



**Please Hand Your
Completed Question Forms
to the Designated
CenterPoint Energy Employees**