

The Electrical Substation Mitigation Improvements (ESMI) Committee of the City of Seabrook met for Meeting No. 1 on Wednesday, December 7, 2022 at 6:00 p.m. at the Public Works Training Facility, 1100 Red Bluff Road, Seabrook, Texas, to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

JACKIE RASCO	COUNCIL PLACE NO. 1
BUDDY HAMMANN	MAYOR PRO TEM
	COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6
ADAM SHANNAHAN	CHAIR
ANGELA BARRON	VICE CHAIR
JOSE BARRON Ex. Abs.	MEMBER
SANDY HARRISON	MEMBER
ROBERT PASKEY Ex. Abs.	MEMBER
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
ROBIN LENIO	CITY SECRETARY

Gayle Cook, City Manager, called the meeting to order at 6:06 p.m.

PRESENTATIONS

1.1 Presentation of Project Update by CenterPoint Energy. *CenterPoint Energy Representative*

Carlton Porter, CenterPoint Energy Service Area Manager, presented proposed mitigation improvements for the CenterPoint Substation that is to be constructed in the Red Oaks Acres Subdivision, as shown in Attachment A.

2. PUBLIC COMMENTS

Steve Franz, 2506 Loganberry Circle, asked the Committee where the oil would go if the transformer leaked. He wanted to make sure that the oil would not flow through the neighborhood or end up in Taylor Lake. There is drainage along the railroad track and that would be a better route for handling an oil leak, if it happens.

Dan Reynolds, 2521 Loganberry Circle, stated that he lives in the dome house that will be right next to the substation. It makes no sense to construct a wall around the whole thing. What is the point of saving trees, if they are not visible to the neighborhood? Seems like a big waste of land.

46 **3. NEW BUSINESS**

47
48 **3.1** Consider and take all appropriate action on election of a Chair and Vice Chair of the Electrical
49 Substation Mitigation Improvements (ESMI) Committee. *ESMI Committee Members*

50
51 *Motion was made by Member Angela Barron and seconded by Member Harrison to nominate*
52 *Adam Shannahan as Chair of the ESMI Committee.*

53
54 **MOTION CARRIED BY UNANIMOUS CONSENT**

55
56 *Motion was made by Member Harrison and seconded by Member Shannahan to nominate Angela*
57 *Barron as Vice Chair of the ESMI Committee.*

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59 **MOTION CARRIED BY A 5-0 VOTE, WITH MEMBER BARRON ABSTAINING**

60
61 **3.2** Discuss, consider, and if appropriate, take all appropriate action concerning duties and
62 objectives for the ESMI Committee as outlined by Resolution 2022-32, passed and approved by
63 the Seabrook City Council on November 15, 2022. *Gayle Cook, City Manager*

64
65 Ms. Cook explained that because the City has exhausted all legally authorized efforts to
66 stop the construction of the substation in the Red Oaks Subdivision, Resolution 2022-32 was
67 adopted by the City Council. The resolution establishes the Electrical Substation Mitigation
68 Improvements Committee, which will only focus on mitigation improvements that can be installed
69 by CenterPoint during the construction of the substation.

70
71 **3.3** Discuss, consider, and take all appropriate action on mitigation recommendation(s) for report
72 to Seabrook City Council. *ESMI Committee*

73
74 Adam Shannahan, Chair, clarified that the updated Resolution for the ESMI Committee,
75 approved by City Council on December 6, changed the committee membership from seven to eight
76 members with three Councilmembers assigned to the Committee.

77
78 Committee members had questions for Mr. Porter regarding mitigation designs shown in
79 his presentation, specifically:

80
81 **Where will the communications tower be located?** The communications tower will be located
82 to the right of the yard, by the southern fence. It is being position in order to communicate with
83 another substation, as part of a protection scheme, to restore power as quickly as possible, should
84 there be a need to communicate between substations.

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88 ***THIS SPACE INTENTIONALLY LEFT BLANK***
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90

91 **How tall will the communications tower be after construction?** At this time, the height of the
92 tower is unknown. There is still much work to be done by the CenterPoint engineers. The design
93 of this substation site is still being worked through. In early January, CenterPoint surveyors will
94 be on site for looking at the design and the vegetation. The project is in early stages and ongoing
95 with an anticipated completion date of June 1, 2024. In addition, a federal law that prohibits
96 CenterPoint from releasing specific information about the equipment in order to protect critical
97 infrastructure binds CenterPoint. CenterPoint is prohibited from sharing anything about size or
98 type of equipment that will be installed in the yard.
99

100 **Will the proposed wall surrounding the yard on the visible sides of the yard run along the**
101 **contour of Loganberry Circle?** The plan as it is today is to build the decorative wall around
102 following the curvature of Loganberry Circle. CenterPoint is willing to do a decorative option to
103 accommodate the community, to help with noise pollution, when it is not necessary, and to help
104 with visual blight from rail cars. A wall of this size, 14 feet, would not only help those properties
105 right on Loganberry Circle, but also those deeper in the subdivision. If a decorative wall were not
106 built, then a fence would be constructed.
107

108 **Is a wall or other structure higher than 14ft tall being considered for light mitigation from**
109 **Geon?** There was some discussion about something taller early on, but once something taller than
110 14 foot is built, there are structural requirements that are difficult to maintain. For the long term,
111 14 feet is as tall as CenterPoint is willing to build. Initially there was a 10ft option and a 14ft
112 option.
113

114 **What is the windstorm rating of the proposed decorative wall?** The decorative wall is rated
115 for the highest wind speed of 150 mph; however, if a higher rating is needed, that can be designed.
116

117 **Of what materials will the decorative wall be made?** The decorative wall will be made of 6-
118 inch thick concrete panels of 5000 psi. It will be a white ashlar (brick type designed) fence that
119 looks pleasing to the eye. At this time, it is unknown if the panels can be painted or stained.
120 CenterPoint typically does not like to paint these types of walls because of the maintenance that is
121 required. CenterPoint can look at coming to an agreement with the community to paint or stain
122 and then have the community maintain the wall. Other options for the aesthetic is waves and tree
123 branches, which can be considered as this project moves forward.
124

125 **How will drainage work?** Drainage from the yard will go primarily to the City's existing drainage
126 ditch. The water from the yard will drain to the detention pond and then from the pond to the swell
127 (a very shallow ditch of natural dirt), which will be constructed in the dead land in the middle
128 between the yard and the pond. From the elevation of the yard pad, there is not enough fall to
129 construct underground, so above ground drainage will be required. We will have to do an above
130 ground drainage. A swell looks like what drivers see on the side of the road, but much more
131 shallow. It will not be necessary to remove all of the trees along the swell. The surveyors will
132 look at what needs to be removed. If trees will be removed along the swell, there is a possibility
133 that CenterPoint could plant new trees, pursuant to advice from CenterPoint's Forestry Division.
134 The newly planted trees will not be the same size or the same species. New plantings will be more
135 like 25 or 30-gallon trees. The drainage does not go directly from the yard to the ditch because

the swell and the pond act, as a restrictor so that large amounts of water draining at once, during a major storm for example, will need to flow into the City's system at the same rate as required for a 100-year event. The City will review the CenterPoint design to make sure it meets the City's discharge rate, per the City's ordinances.

Will there be lighting around the pond? No

What lighting will be installed in the yard? The CenterPoint designers will do their best to utilize lighting that primarily points down. Residents will see light at the yard because the yard must be lit for security purposes.

What is the best way to communicate with CenterPoint if committee members have questions between meetings? Because of the requirements under the Open Meetings Act, the committee needs to go through the Chair to place an item on the agenda. The Chair can communicate with the City Manager, who will then communicate with CenterPoint and vice versa.

How will CenterPoint mitigate the impact of lowered property values? This is a question that CenterPoint will need to answer at the next meeting.

Would it be possible to build a berm in the back of the yard, in the transmission corridor, for light and noise mitigation? A berm in that location would not be possible because CenterPoint cannot build inside the transmission corridor and all of the trees would have to be removed to build in that location.

The visual presentation is not completely accurate, and will be changing as the project design changes. Can CenterPoint update the visual to accurately reflect changes? Yes.

Will residents be able to see anything over / above the decorative wall? Residents will see some things above the 14ft decorative wall, including, but not limited to, breakers connected to that control house, the tapping off mechanism for the high voltage lines between Geon and the yard. Right now, the subdivision is served off the Bay way substation that is way up on Port Road at Bay Area Blvd. The feed from Bay Area Blvd will be disconnected, which reduces the amount of line exposure for liability. The 14-foot decorative wall is not to hide all of the equipment.

What will be the overall noise output? The only thing that will be of particular concern with regard to noise is the transformers, and vegetation near the yard of any significant height for noise mitigation will not be installed because CenterPoint does not want anything blowing or falling into the yard that could cause problems, including power outages. Whatever is planted along any portion of the wall would have to be something that the forestry division would determine that the root system would not push up against the concrete.

Why will CenterPoint construct two fences around the yard? The yard must have a security fence and CenterPoint is willing to construct the decorative wall for the community.

Why can't the yard be constructed further back, away from the houses? Because of the transmission corridor. In addition, CenterPoint is trying to leave as many trees as possible.

Is there a plan to construct special equipment designed to be used in urban areas? This question will need to be answered at the next meeting.

Is there planned access to the yard off Loganberry Circle? There is a small gate that is being planned for access off Loganberry Circle, but it has been asked if there is a way that a secondary gate can be placed on the north side of the yard and accessed from the transmission corridor.

Will the transformers be constructed with something less flammable than mineral oil? Mineral Oil is the industry standard and that is why transformers are built with buffers and they are not built right up against the fence or up against someone's house.

Mr. Porter repeated the list of items that he will be taking back to the engineering, surveying, and design teams for additional answers and information before the next ESMI Committee meeting:

- Height of the communications tower
- Staining or painting the decorative wall, possibly by a third party
- Style options for the decorative wall
- Planting tree to replace those removed during construction of the swell
- Mosquito mitigation
- Types of lighting to be installed
- Lighting angles for projections
- Intensity of lighting
- Mitigation for loss of property values
- Options for a low profile substation
- Equipment seen above the decorative wall
- Additional mitigation for noise, including planting of vegetation
- Equipment designed for urban areas
- Less flammable transformer material
- Secondary gate moved from Loganberry Circle to the north wall
- Better schematic
- Mitigation for detention outfall and contaminants, for any kind of spill
- Future use of the property

3.4 Discuss and take all appropriate action to establish an agenda for the next meeting and all future meetings. *Robin Lenio, City Secretary*

Committee Members agreed that the next meeting will be held on Wednesday, January 11, at 6:00pm at the Public Works Training Facility, 1100 Red Bluff Road, Seabrook. Future agendas will contain discussion and action items concerning mitigation efforts by CenterPoint and the final report by the ESMI Committee to the City Council.

224 Upon motion duly made and seconded, Chair Shannahan adjourned the meeting at 7:40pm.

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226 Approved this 11th day of January, 2023.

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228
229 *Adam Shannahan*

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231 _____
232 Adam Shannahan
233 Chair

234 *Robin Lenio*

235 _____
236 Robin Lenio, TRMC
237 City Secretary