

MORRIS FARM COMMUNITY ASSOCIATION INC.
TOWN HALL MEETING
Thursday, March 20, 2014
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

In Attendance:

Jeff Benson – President
Dana Alexy – Vice President
Victoria Swanson – Secretary
Dave Jones – Director at Large
Jonathan Catania - Treasurer

Others Present:

Carla Yates Picard, Electric Transmission Project Communications, Dominion Power
Chris Barrons, Project Manager, Dominion Power
Deborah Johnson, Dominion Power
Bob Bissen, Novec
Angie Thomas, Novec
Kelly Lang – Community Manager, Legum & Norman, Inc.
Charie Carter – Recording Secretary, Legum & Norman
40 homeowners were present

1. CALL TO ORDER:

Mr. Dave Jones called the Town Hall Meeting to order at 7:18 p.m.

2. OVERVIEW:

The Town Hall meeting was held in place of the monthly Board of Directors meeting. Dominion Power, Novec, and 40 Meadows at Morris Farm homeowners were in attendance to discuss the proposed plan of placing high voltage power lines through the Meadows at Morris Farm community. Prince William County has been approached by Dominion Power to purchase an easement that runs through the MMF community. As the project has been in review and discussion for over a year, the MMF residents were unaware of the proposed project due to notices being sent to the incorrect management company. The Meadows at Morris Farm homeowners were granted a two week extension of the easement sale, so that they may also have a chance to discuss and express their opinions and concerns for the proposed project. Ms. Carla Picard, of Dominion Power, stated the proposed project has also been reviewed by a Community Advisory Group composed of 16 members of Prince William County and Fauquier County, and will be presented to the State Corporation Commissions.

Ms. Picard provided a background of the need for the proposed work; due to there being a single transmission line running from Gainesville to Wheeler and as residential growth increases, the line is vulnerable and at risk in the case of fault or an emergency outage .As there are not enough low vault lines to provide coverage in the case of an emergency or fault, a prolonged outage would be inevitable. A comparison of all routes

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was provided to those present and is also attached to the meeting minutes. Ms. Carla Picard, of Dominion Power, provided a detailed overview of the proposal

3. PROPOSED OPTIONS:

Option A:

The first option, **Option A**, proposes taking existing lines and interconnecting them between Dominion's Warrenton Substation in Fauquier County and NOVEC's Wheeler Substation in Prince William County. After studies and reviews of Option A, it was decided it will be submitted to the State Corporation Commission (SCC), but not recommended by Dominion Power, due to different obstacles and constraints, i.e. Proximity to residences, acres of forested land, wetlands, and historical assets. Option A contained 5 routes and a underground variation, but all were ruled out. Option A Underground, at an estimated \$170 million dollars, is roughly double the cost of viable overhead routes provided in Options B & C.

Option B is to remove and rebuild the existing facilities using the single lines from Gainesville to Wheeler and from Remington to Warrenton. The proposed plan is to dismantle the existing structures and rebuild the line to carry not one, but two circuits with larger towers. Ms. Picard stated even though there is an existing right-away provided, the construction could cause a large impact with the personal dwellings it runs very near. Ms. Picard also noted, Option B may be short term due to the capacity needed and increase of population growth. There is a significant chance Option C1 may still be needed in the future. The single line that runs from Gainesville to Loudoun would also need to be upgraded from 115 kV to 230 kV, providing Wheeler a new source of power, although Wheeler would still on Gainesville for over 100 megawatts. Option B would cost an estimated \$90 million dollars.

Option C provides a different electrical configuration and would utilize another distribution station planned by Novec. This would tie Wheeler to Vint Hill, freeing Gainesville, and be served by Loudoun.

C1: Option C1 provides a northern route from existing Wheeler substation, and uses part of the existing right-away from Wheeler sub to Lake Manassas. A wreck and rebuild would be completed along this 2 mile section, providing a double circuit and rebuilding the existing lines just between Wheeler sub and Lake Manassas. The rest of the existing line would stay as it is today. The configuration of the new structures on new right-of-way between Lake Manassas and Vint Hill station would provide the option for an additional line for future capacity. Dominion Power does not have the right of eminent domain over city, town, county or state properties and must obtain permission from Prince William County, one of the landowners along the C1 route variations.

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C1.2: This route would be a variation to C1, taking a Southern route. This route would also use some of the existing right-of-way, but would have a more severe impact on a larger number of property owners.

C2: Leaves Wheeler traveling south to connect into Vint Hill Station. This route would need all new right-of-way for the lines to be built and would cross through more parcels and be at a closer proximity to residential areas. Dominion feels the SCC will be hard pressed to select an option that impacts more residents and forested lands.

4. OPEN FORUM:

A request from the community to push the margin of the line further west, away from Meadows at Morris Farm, and into the open fielded area was made. As Dominion Powers routing expert was not present at the meeting, they could not provide an answer as to why the field is not a proposed option, but are to speak to their routing expert and provide an answer to the community.

A homeowner requested the lines be moved underground. As this option has been reviewed and was provided in Option A, the problem arose of maintenance and being able to access the high voltage lines in the case of an emergency. As the incidents would decrease underground, in the case of an emergency and if the lines were to malfunction, it would increase the time significantly for repairs to be made.

Ms. Dana Alexy stated her concerns for health and safety issues that the lines could cause. Mr. Chris Barrons stated there have been many studies done and no conclusive proof of any health related danger from the power lines. The EMF (Electric Motive Force) is included in the application to the State Corporation Commissions and is also provided for public knowledge.

A homeowner stated this will depreciate the house value for the community.

A homeowner inquired about notices for the upcoming hearings with the SSC and what assurance do the owners of MMF have, noting the process has gone on for over a year and the MMF residents were notified the Monday before the meeting of the proposed project. Ms. Picard stated legal notification will be sent along with ads placed in the papers. The notices in the past were sent to the landowner on file and being delivered to the incorrect management company. Ms. Picard will get all contact information for the MMF Board of Directors and also provides an email distribution list.

A homeowner asked if the lines in Option C will be over-heading the soccer fields. Ms. Picard stated the lines will be over-heading the soccer fields as this is part of the proposed route.

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Mr. Jonathan Catania inquired about the cost and the impact it will have on their personal monthly bills. Mr. Barron stated it is a minimal increase to each bill, a few dollars per bill.

A homeowner inquired about the size of the pole lines and if they will be able to sustain the demand of future growth. Ms. Picard stated the value of the C1 Option is to prevent future wreck and rebuild by building the structures for double circuits. One circuit is only needed as of now, but a second circuit could be added in the future. The pole sizes will be near 110ft tall.

Mr. Dave Jones asked for brief explanation of the changes that will be made for the Gainesville to Wheeler portion; as mentioned the kilo-volts will rise from 115 to 200, but what does that entail? Ms. Picard stated the current poles will come down and larger poles will be put in place, approximately 20ft. taller. These poles will also have the option for additional arm, which will be able to withstand further population growth in the future.

5. REVIEW OF APPLICATION PROCESS:

As the easement purchase has not been finalized and is on a two week hold; Dominion Power will proceed with the submittal of their proposed project, noting Dominion Power does not need to own the easement in order to submit the application. Dominion Power must prove a need for the proposed project to the SSC. Once a need is provided, the approval process will begin. During this time comments may be submitted, public hearings will be held, a formal evidentiary hearing will be held where Dominion will provide their case and a judge will review. Once the review is complete; the judge will submit his recommendation to the SSC, who will then make a final order. The process is estimated to be a year's time, but there is no deadline. The community is able to be involved throughout the process with comments, and recommendations to the SSC.

After an overview and an open forum, Ms. Picard provided three (3) photos of existing views throughout the property and simulated views of the same photos.

ADJOURNMENT:

With no further questions or discussion, Mr. Dave Jones adjourned the Town Hall Meeting.

Respectfully Submitted
Charie Carter, Recording Secretary (L&N)