

Blue Neighborhood Watch

Oct. 17, 2024

AGENDA

- Introduction and Welcome
 - Don Goerner
- Gas Plant Update
 - from Move the Gas Plant Steering Committee
 - Travis Brown & Michele Gangnes
- Remarks by Invited Elected Officials
- Questions and Comments

Sandow Lakes Energy Gas Plant Update

*from Move the Gas Plant
Steering Committee*



Blue Neighborhood Watch Meeting
October 17, 2024



Drawing of Proposed Plant

Source: Sandow Lakes Energy Press Release

Image: Sandow Lakes Energy Company, LLC

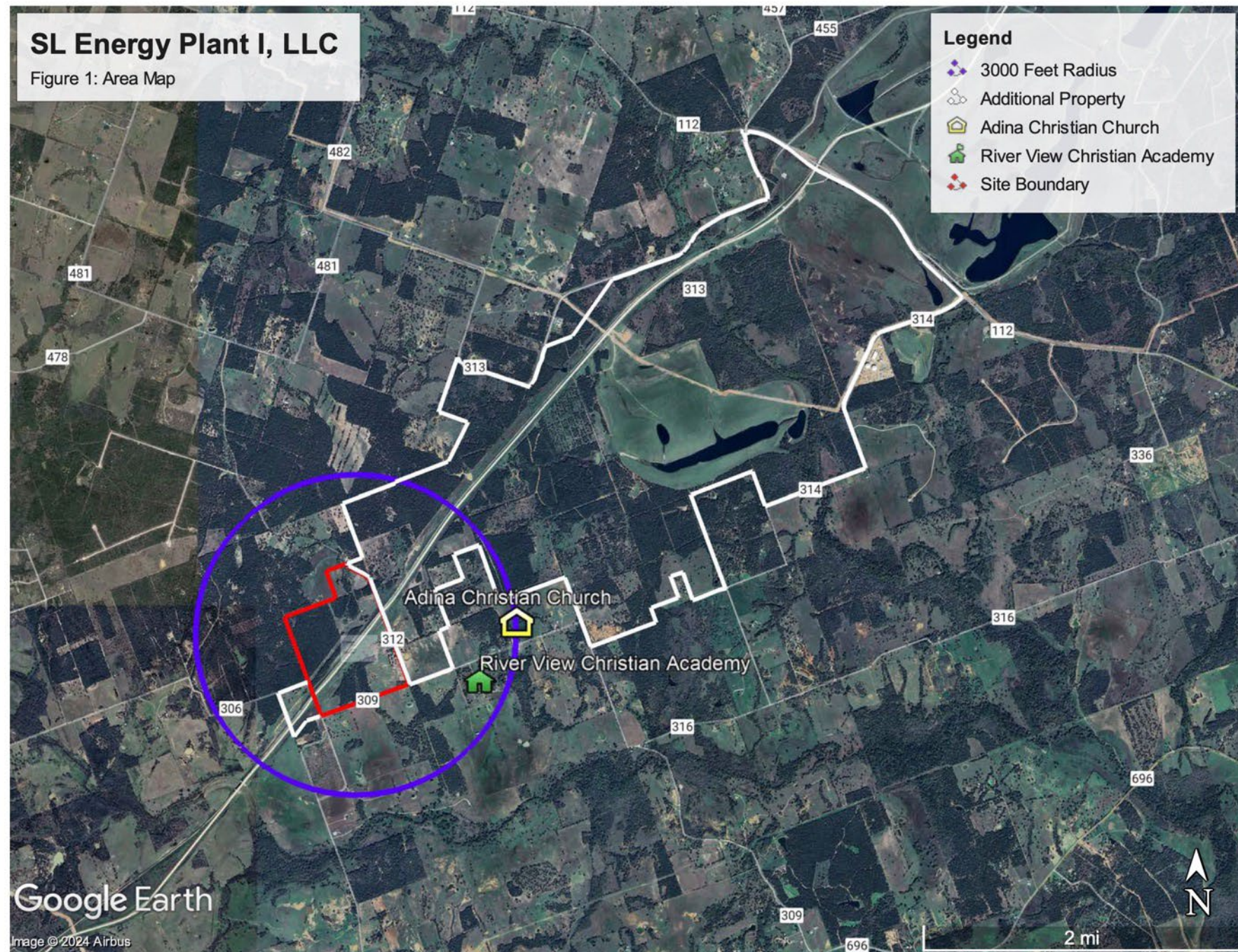
An aerial photograph of a natural gas power generation plant. Two tall, blue-painted metal smokestacks rise from the facility. The plant itself consists of several large, light-colored industrial buildings with blue roofs. In the foreground, there are two large, cylindrical storage tanks and a paved parking lot filled with various vehicles, including cars, trucks, and a forklift. The plant is situated in a flat, open area with green grass and a cloudy sky in the background.

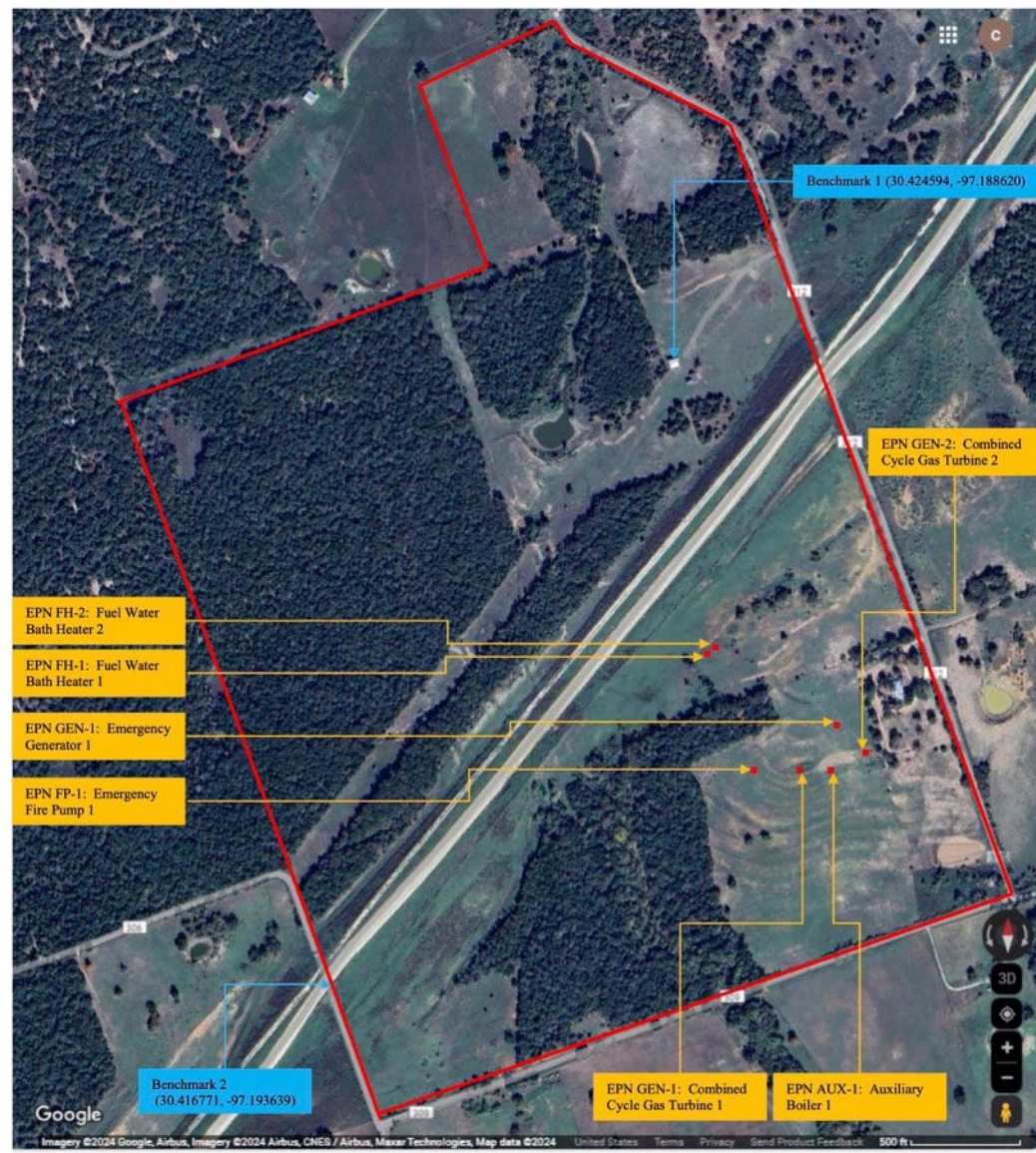
Natural Gas Power Generation Plant



SL Energy Plant I, LLC

Figure 1: Area Map





SL Energy Power Plant I, LLC
Figure 2 – Plot Plan

Drawn by: Chad Nerren
Date: 5/15/2024

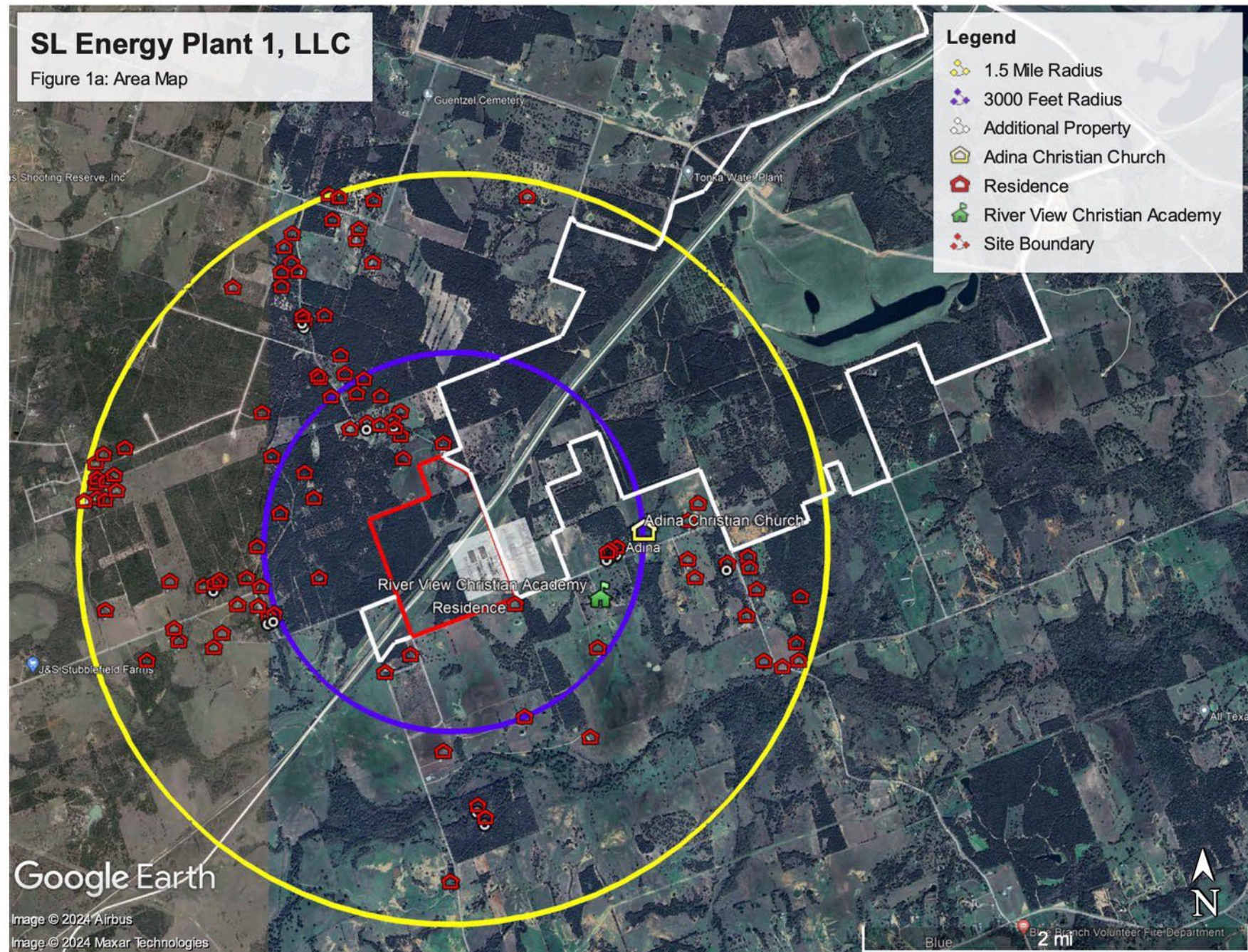
Property Boundary

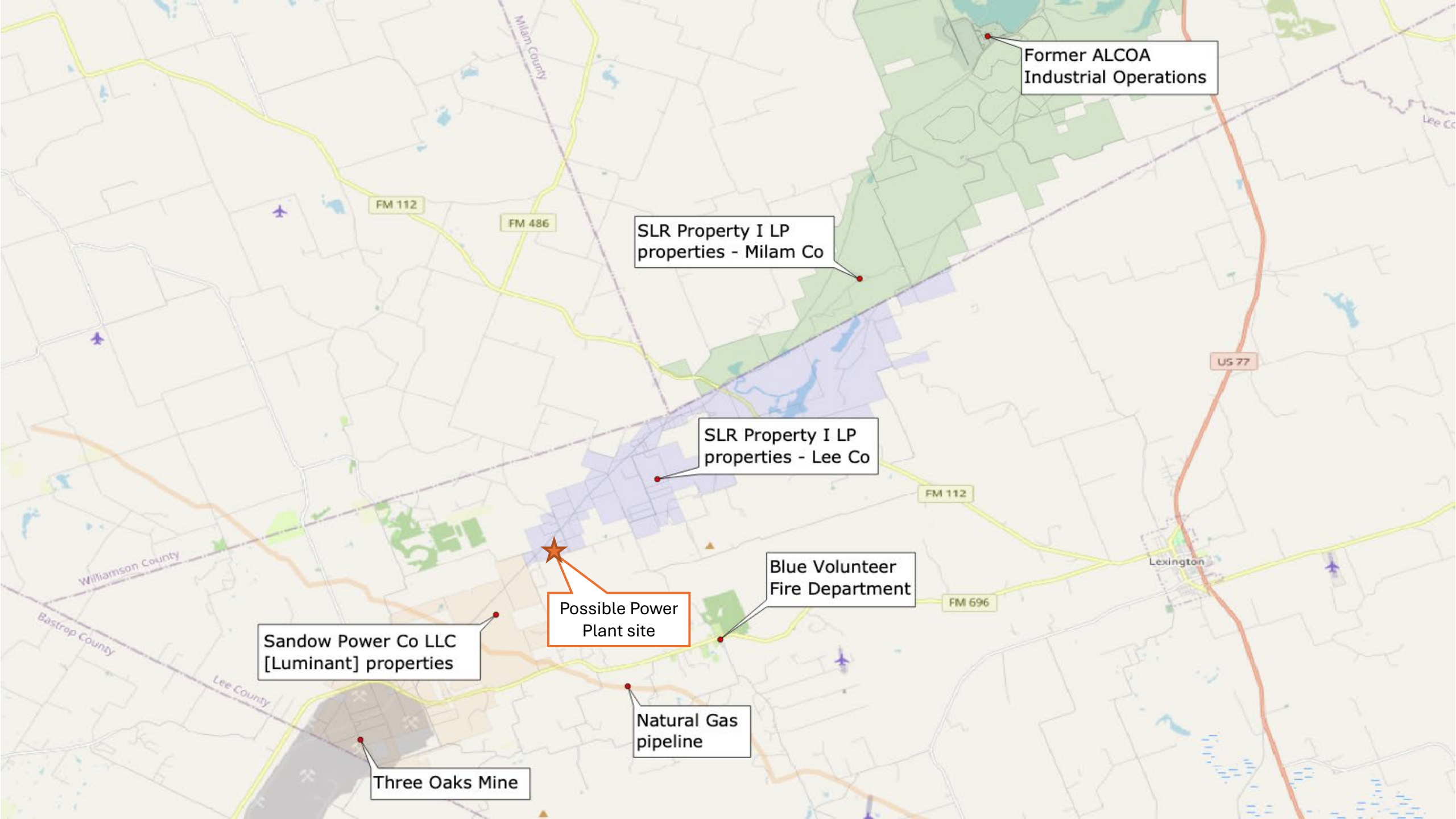
Site Address: 30.419441, 97.191243,
Lee County, TX

Site Name: SL Energy Power Plant
I

SL Energy Plant 1, LLC

Figure 1a: Area Map





Former ALCOA
Industrial Operations

SLR Property I LP
properties - Milam Co

SLR Property I LP
properties - Lee Co

Blue Volunteer
Fire Department

Possible Power
Plant site

Sandow Power Co LLC
[Luminant] properties

Three Oaks Mine

Natural Gas
pipeline

How Would the Gas Plant Impact Our Community?



Dramatically alter “rural” nature of the community



Air pollution harmful to human health



Increased traffic, noise and lights



Possible groundwater impacts



Decreased property values

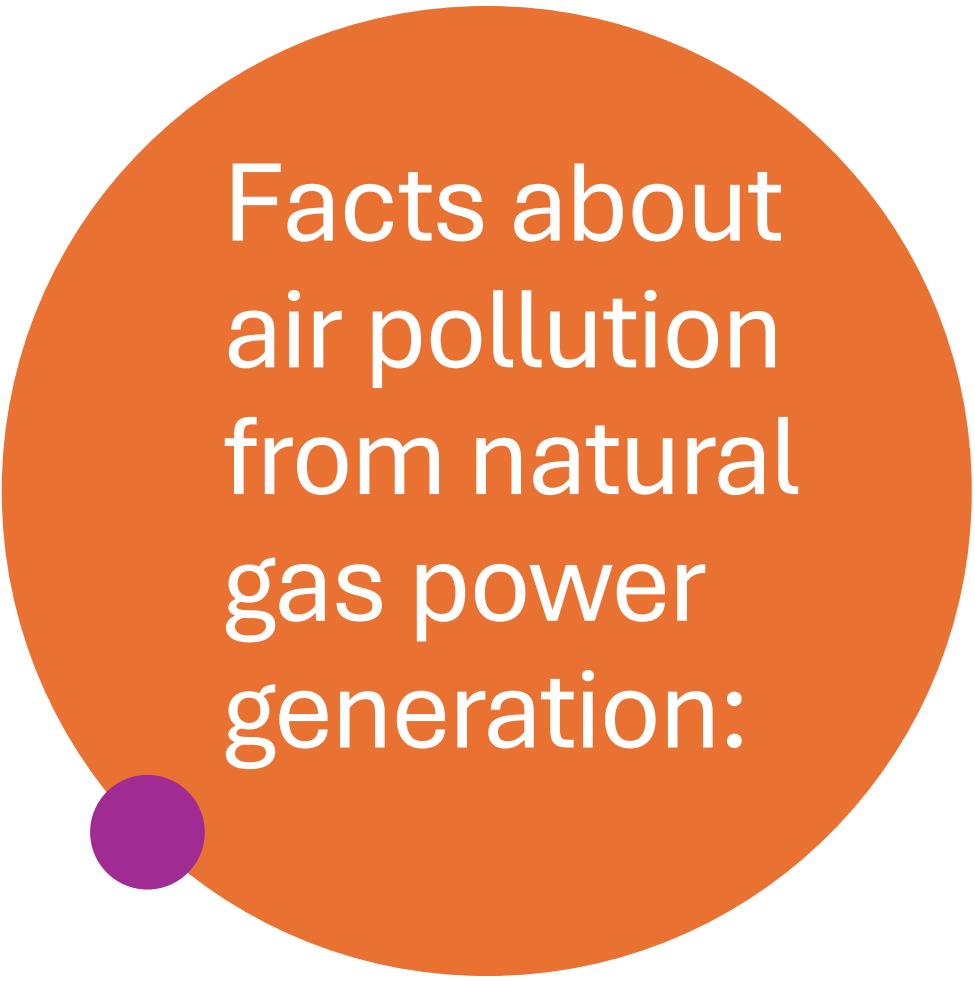
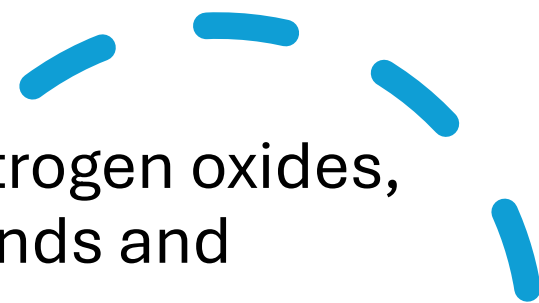
“There will be no visible emissions.”

-- Ned Ross, Sandow Lakes Energy Vice President,
speaking at Blue Neighborhood Watch meeting in July.



Some of the non-visible
pollutants
(in tons-per-year)
compiled by TCEQ
from SLE's
air permit application

- **NO_x** (ozone)
249.1323
- **PM** (particulate matter)
151.3952
- **SO₂** (sulfur dioxide)
49.3648
- **Volatile Organic Compounds**
87.9680
- **H₂SO₄** (sulfuric acid)
75.5716
- **CO₂** (carbon dioxide)
3,911,679.92
- **CO** (carbon monoxide)
161.3595



Facts about air pollution from natural gas power generation:

- Air emissions include nitrogen oxides, volatile organic compounds and particulate matter.
- These emissions can cause respiratory diseases, cardiovascular problems, lung cancer and premature death in nearby communities.
- They can also worsen asthma, especially in children and the elderly.

--Sources: *American Lung Association and Natural Library of Medicine*

Austin, Tx Air Quality

Air emissions from Sandow Lakes Energy's gas plant could impact the Austin area's ability to meet federal air pollution standards for ozone (nitrogen oxides) and particulate matter.

WHO IS BEHIND THE GAS POWER PLANT?

Xebec Realty, a Dallas-based
real estate development
company

CEO Randy Kendrick

www.xebecrealty.com

SLR Property I LP, a part of
Xebec, owns Sandow Lakes
Ranch

Tommy Hodges, COO Sandow
Lakes Ranch

**Sandow Lakes Energy
Company LLC**

(SL Energy Power Plant I, LLC)

Ned Ross, Vice President



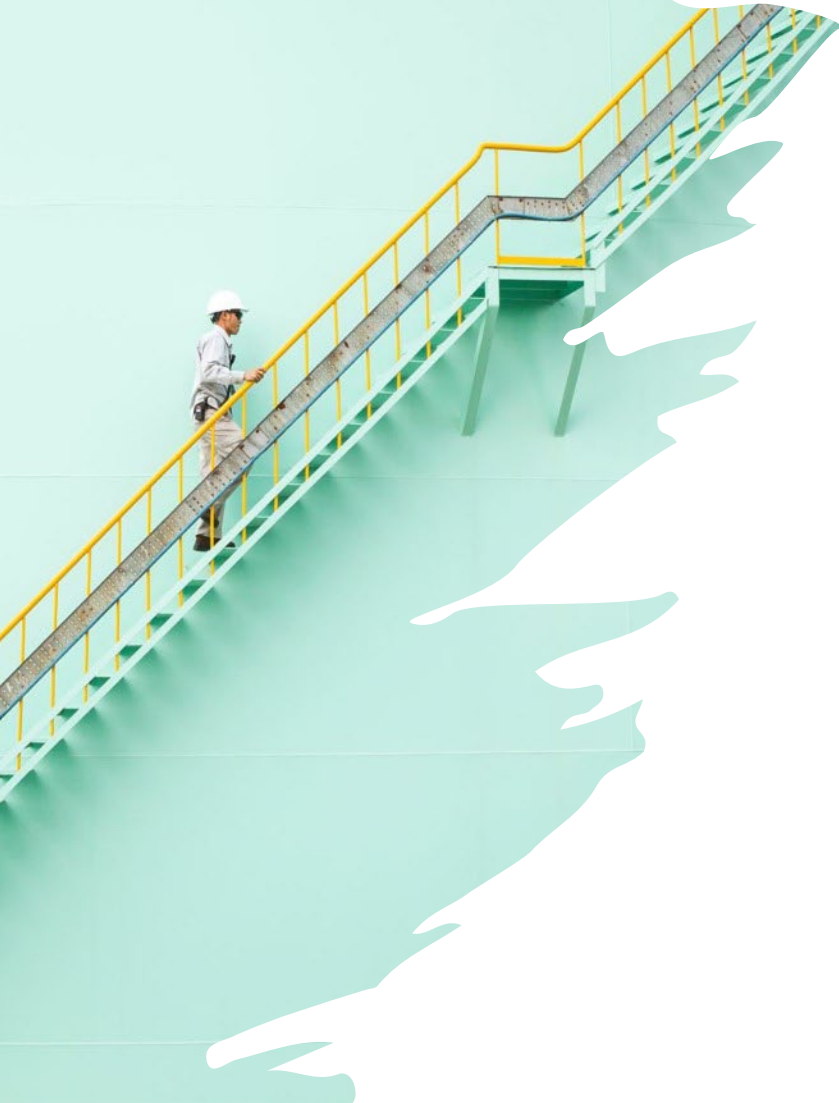
WHAT DOES **SLE** SAY?

“The state has already approved the gas plant.”

“There’s nothing you can do to stop it. So, you might as well go home!”

“If the gas plant doesn’t get built there, housing developments will come in.”

Steps We've Taken So Far to “Move the Gas Plant”



- 20-member Steering Committee to develop & carry out strategies
- Fundraising Committee & began fundraising
- “Move the Gas Plant” website & Facebook page
- Reached out to allies in Austin area & across the state.
- Hired an Austin environmental law firm to represent us.
- Law firm has requested the TCEQ require a “contested case hearing” over the air permit.
- At our request, Sen. Kolkhorst and Rep. Gerdes both asked the TCEQ to conduct a “public meeting,” in Lexington, over the SLE’s air permit application.
- Submitted a resolution to Lee County Commissioners Court for their consideration.

“Move the Gas Plant”

Steering Committee

- Travis Brown
- Jeri Matthys
- Michele Gangnes
- Hugh Brown
- Sheril Smith
- Georgia Canfield
- Don Goerner
- Serena Formby
- Ward Taylor
- Mariah Holton
- Lynn Cain
- Clark Johnson
- Rachel Cain Bailey
- David Goodwin
- Lisa Moore
- Sylvia Soto
- Cathy Campbell
- Ed Harvey
- Trish Siler
- Donna Westbrook

Resolution submitted by “Move the Gas Plant” Steering Committee to County Judge

A simple, reasonable, feasible
and defensible resolution:

- SLE’s gas plant should NOT be located in the Blue community.
- It should and could be located at the site of the old Alcoa smelter and coal plants.

LEE COUNTY, TEXAS

A RESOLUTION OF THE LEE COUNTY, TEXAS COMMISSIONER’S COURT
REGARDING THE LOCATION OF THE PROPOSED SANDOW LAKES
ENERGY NATURAL GAS POWER GENERATION PLANT.

WHEREAS, the Commissioner’s Court of Lee County strives to make sound decisions on issues that affect the quality of life for its constituents;

WHEREAS, Sandow Lakes Energy (SL Energy Power Plant I, LLC) proposes to build a 1,200-megawatt natural gas power generation plant;

WHEREAS, Sandow Lakes Energy proposes to build its power plant in the Blue community in north Lee County;

WHEREAS, the proposed site in Blue is on the far western end of the 33,000 acres of property owned by Sandow Lakes Energy’s affiliate, Sandow Lakes Ranch (SL Property I LP);

WHEREAS, the proposed site is an extremely rural area of Lee County and is very close to private farms, ranches, homes, and the Adina Christian Church and Cemetery;


WHEREAS, the allure of living in Lee County includes a slower pace of life, a stronger sense of community, and a close connection to the natural world for the people who live there;

WHEREAS, locating a large industrial facility such as the gas plant would dramatically disrupt and alter the rural nature of the surrounding Blue community;

WHEREAS, locating the gas plant in Blue likely would result in decreased values and marketability of properties; increased noise, lights and traffic; groundwater and surface water impacts; air pollution; and collateral burdens on county infrastructure;

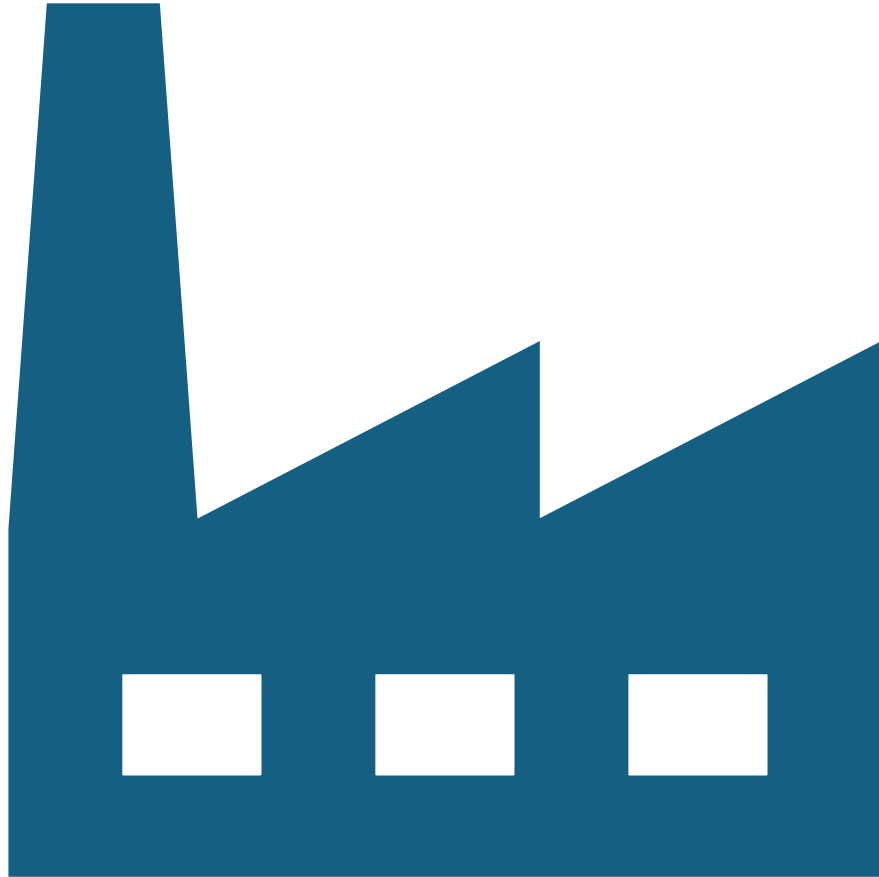
WHEREAS, Sandow Lakes Energy has a more suitable and feasible alternative location its plant, that being the site of the old Alcoa smelter and coal plants, some 15 miles away and where Sandow Lakes Ranch intends to locate other industry;

WHEREAS, the Alcoa industrial site is situated in the midst of the Sandow Lakes Ranch and is distant from any private farms, ranches and homes;

A photograph of the Lee County Courthouse, a large, ornate red brick building with a prominent clock tower. The building is surrounded by green trees and a lawn. The sky is clear and blue.

Lee County Judge
Frank Malinak,
Lexington Leader,
Sept. 26, 2024

“I will never trade pollution for money, but if our investigation confirms that this proposed natural gas plant is clean and without most of the accused pollution affects, but will be a benefit to our residents and our county with increased property tax revenue that could help lead to lowering of the property tax of our individual property owners, **we will consider that a win for everyone.**”

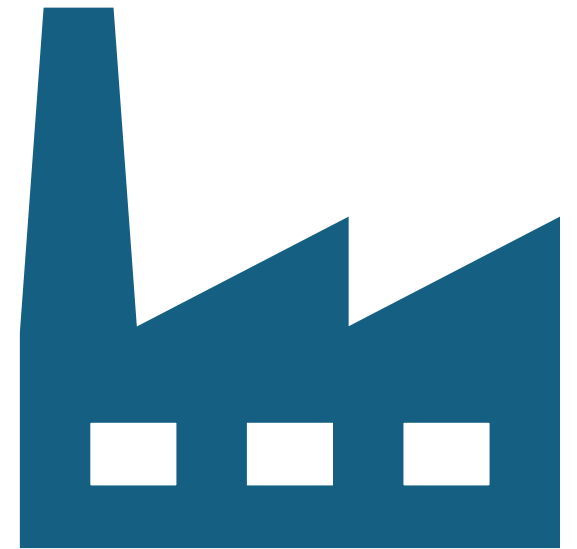


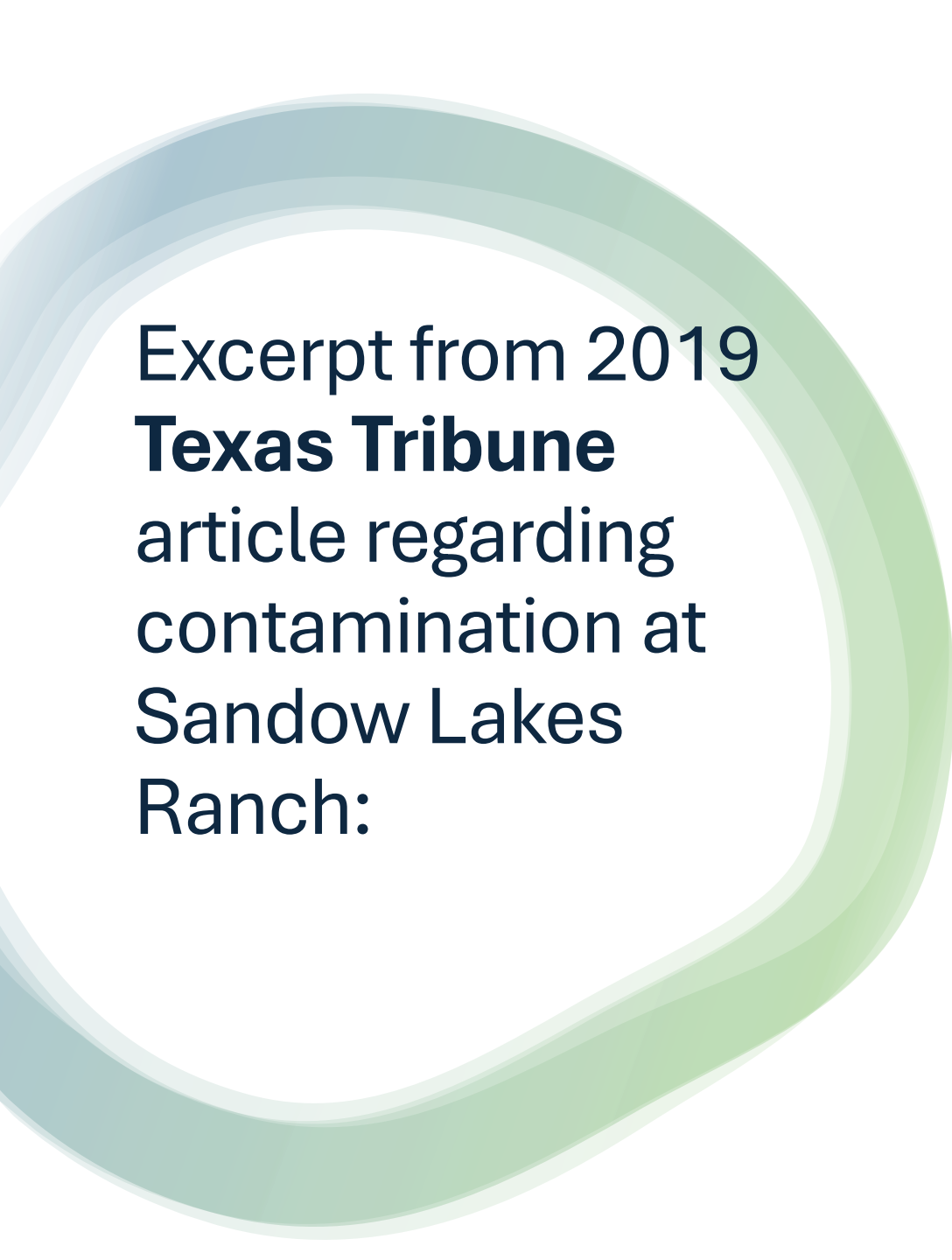
Why company says it can't move gas plant:

- Laying longer pipe to connect to fuel source would be costly.
- Gas plant “would not fit in” with plans for Sandow Lakes Ranch.
- Restrictive property covenant with Vistra (Luminant) prohibits gas plant from being built at Sandow Lakes Ranch.

History of Sandow Lakes Ranch Property

- For more than 60 years, home to one of world's largest aluminum smelters
- Alcoa's smelter was powered by two coal plants that operated with virtually zero pollution controls
- Coal plants were powered by lignite from surrounding Sandow strip-mine
- Lignite is a cheap grade of coal that contains high levels of mercury, cadmium and other heavy metals





Excerpt from 2019
Texas Tribune
article regarding
contamination at
Sandow Lakes
Ranch:

Sandow Lakes Ranch was
“*once part of a strip mine,
where each year the company
removed enough dirt and coal to
fill the Panama Canal and
**buried coal ash containing
toxic heavy metals under
hundreds of acres.** The
‘pristine lakes’ on the property
are man-made features that
once collected acidic mine
waste.*”

“There is ample contamination out there.”

-- Steve Young, hydrologist for Post Oak Savannah Groundwater Conservation District, during his June 11, 2024, presentation to the district board on groundwater contamination at Sandow Lakes Ranch.

Update on TCEQ Management of Waste Units Located on SLR Properties

Presentation by:
Steve Young, INTERA
Beronica LeeBrand, INTERA

Presentation to:



June 11, 2024
POSGCD Office
Milano, Texas





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Toxic heavy metals have leached into at least 10 water wells on Sandow Lakes Ranch property.



Heavy metals also found in coal ash dump sites on property.



Concentrations of arsenic, mercury, cobalt and lithium are well over federal limits for human consumption.

Water Management Units

#1) Sandow 4 Steam Electric Station (TRRP)

- Fuel release discovered 2011
- GW impacted with benzene & TPH

#2) Old Disposal Site No. 2 (IHW CAP)

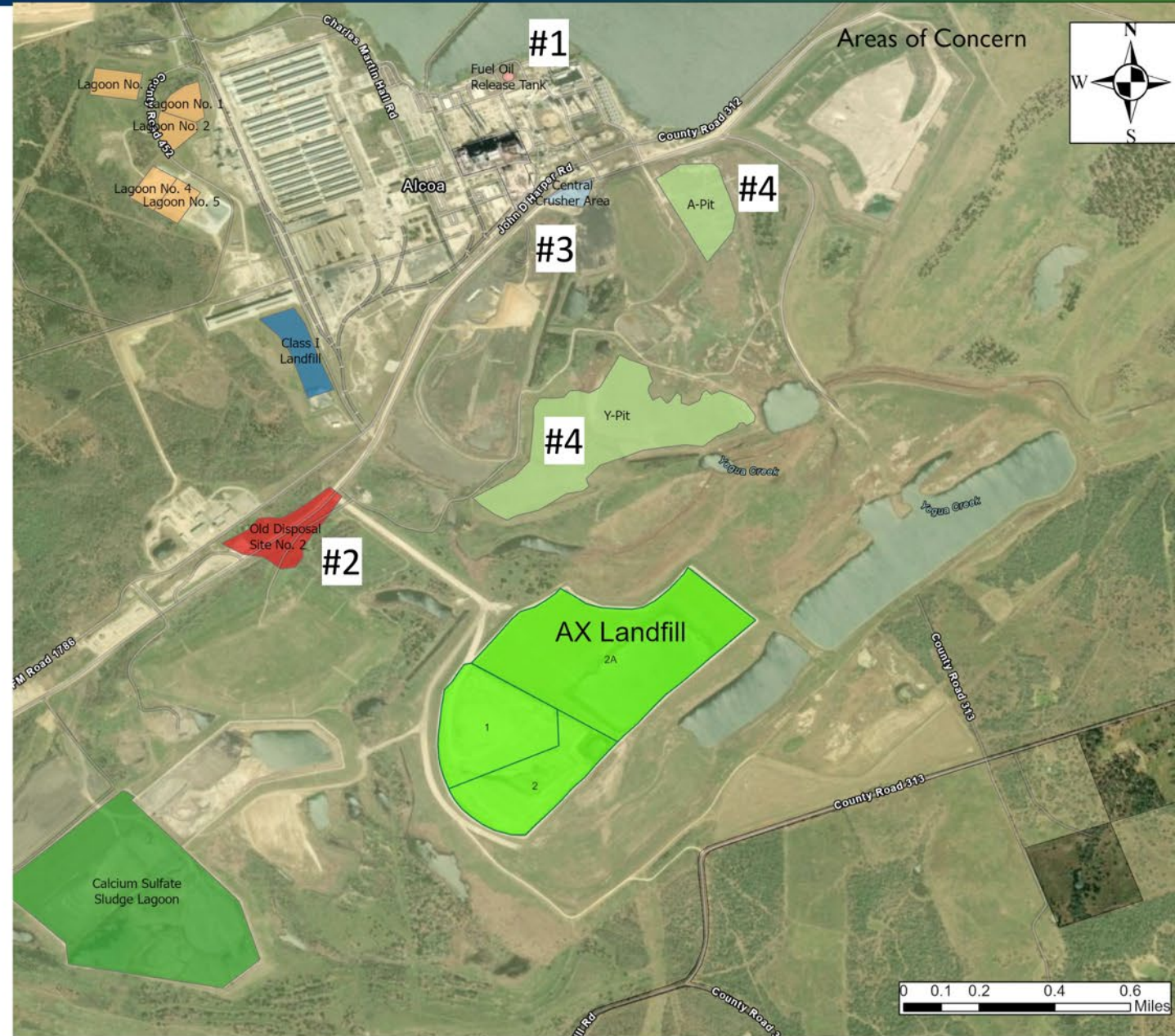
- Former mine pit filled with mine spoil and smelting process waste
- GW impacted by cyanide, fluoride, metals, sulfate, bicarbonate & carbonate

#3) Central Crusher Area (IHW CAP)

- Former mine pit filled with mine spoil and smelting process waste
- GW impacted by cyanide, fluoride, arsenic, barium, chromium, lead, mercury, selenium & sodium

#4) A-Y Pits (IHW CAP)

- A/Y-Pit for fly ash waste disposal & mine spoil
- Groundwater impacted by boron & selenium



Water Management Units

#5) Calcium Sulfate Lagoons (IHW CAP)

- Three surface impoundments for CCR byproduct and asbestos
- Groundwater impacted by fluoride, chloride, aluminum, calcium, selenium, silver & sulfate

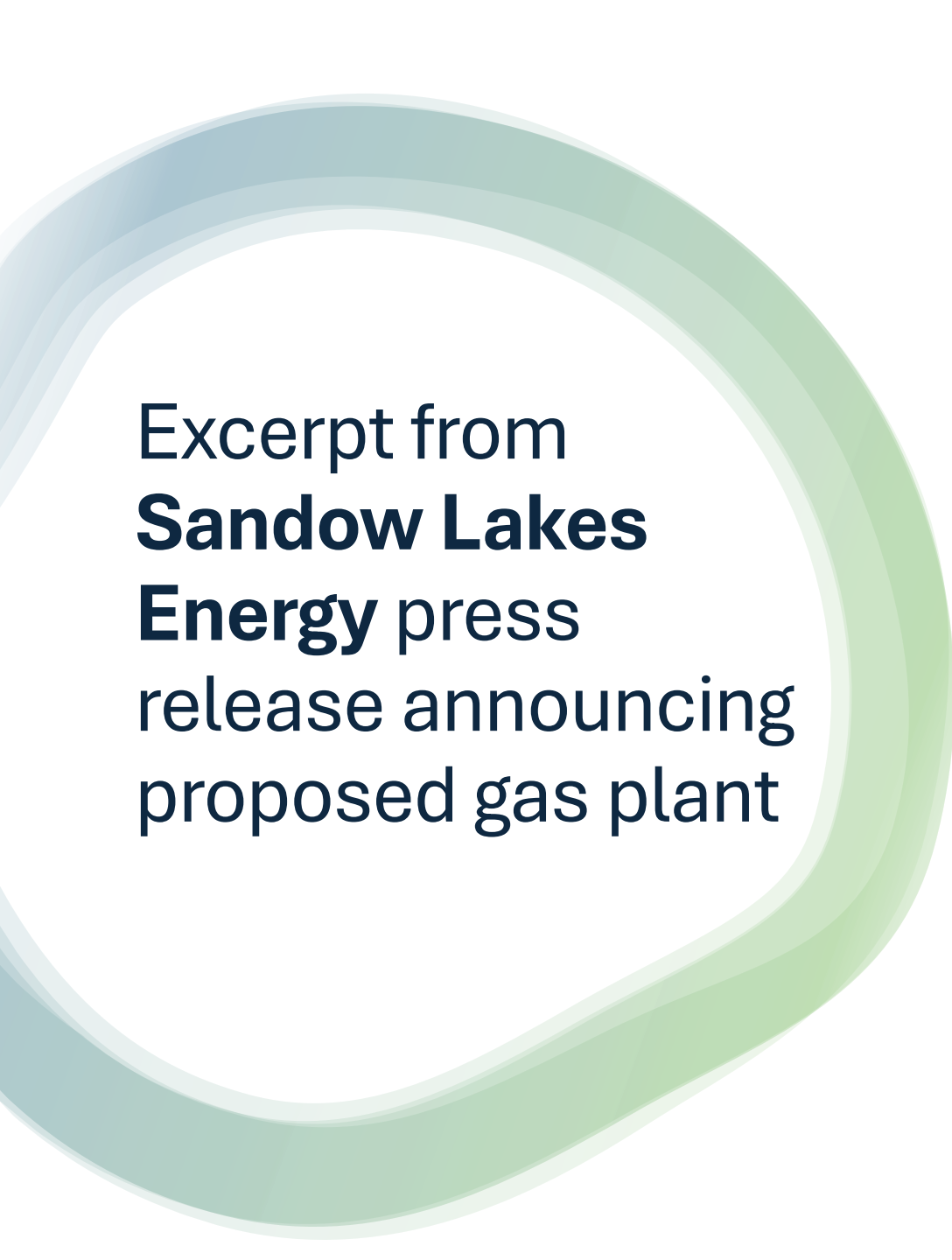
#6) Class I Landfill (IHW CAP)

- Former landfill
- Petroleum hydrocarbons, metals, cyanide, fluoride & PAHs

#7) AX Landfill (CCR)

- Active landfill for fly ash, bottom ash and other combustion by-products
- Arsenic, Chromium, Cobalt, Lithium, Radium & Sulfate





Excerpt from
**Sandow Lakes
Energy** press
release announcing
proposed gas plant

“The legacy coal facilities and industrial facilities are...being partially demolished and repurposed, paving the way for the more contemporary and progressive combined cycle power plant.”



Headlines from Media Coverage of Gas Plant Announcement

“A 1,200-megawatt natural gas plant is coming to the 31,000-acre site of a former aluminum smelter in Milam County”

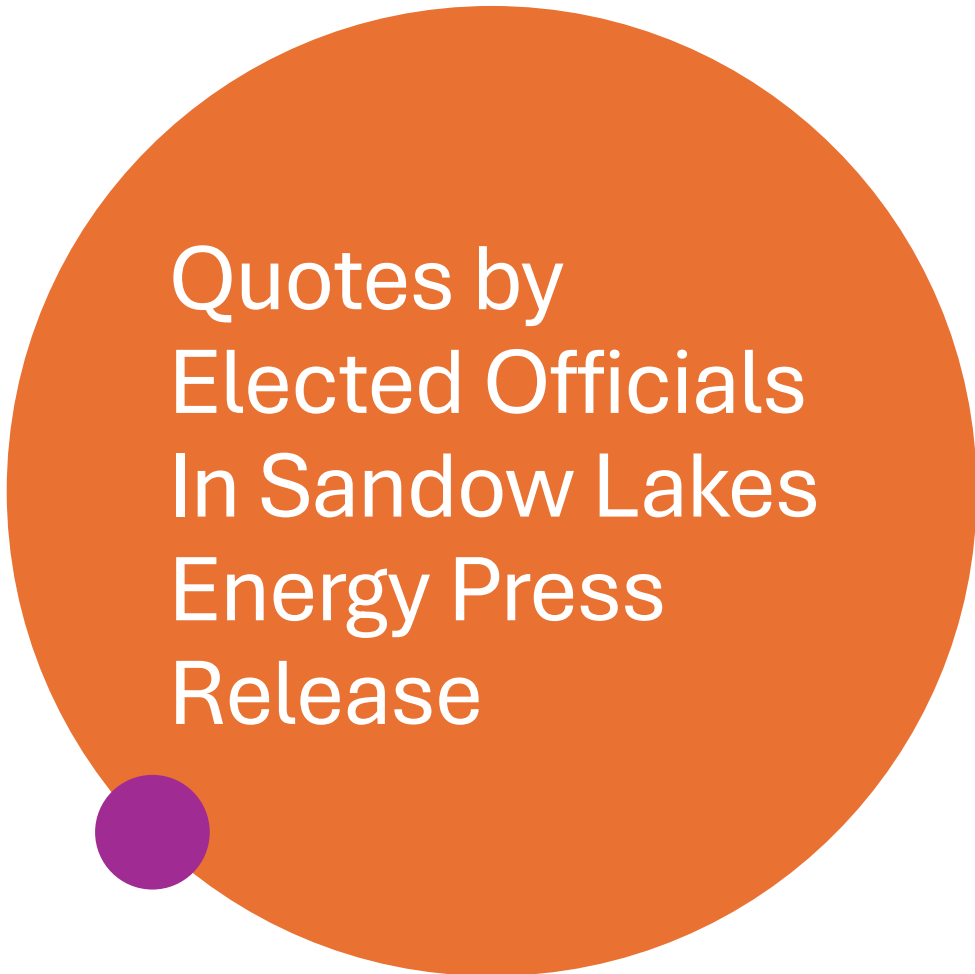
– Austin Business Journal.

“New power company to build natural gas plant near Rockdale.”

– Fox 7 News Austin

“Natural gas power plant planned in former Texas coal town home to bitcoin miners.”

– Houston Chronicle



Quotes by Elected Officials In Sandow Lakes Energy Press Release

“For the citizens of the region, losing Alcoa after 6 decades of manufacturing was a blow to the entire region. But with the advent of Sandow Lakes, the folks living here have renewed enthusiasm for the area, their families and for the future.”

-State Rep. Stan Gerdes

“...I’m pleased to host this new natural gas plant in Lee County. This is exciting news for the future of our region...”

-State Sen. Lois Kolkhorst

How You Can Help

- ✓ Stay informed!
- ✓ Visit www.movethegasplant.org & sign up for updates by filling out the “contact us” form.
- ✓ Donate Money!
- ✓ You can donate through Paypal by clicking on the “Donate” tab on the website above.
- ✓ Better yet, send a check payable to
Move the Gas Plant,
P.O. Box 286
Lexington, TX 78947





Make Your Voice Heard!

Call or email **Lee County Judge Frank Malinak**
and tell him you want the commissioners court to
pass the Move the Gas Plant resolution.

frank.malinak@co.lee.tx.us – (979) 542-3178





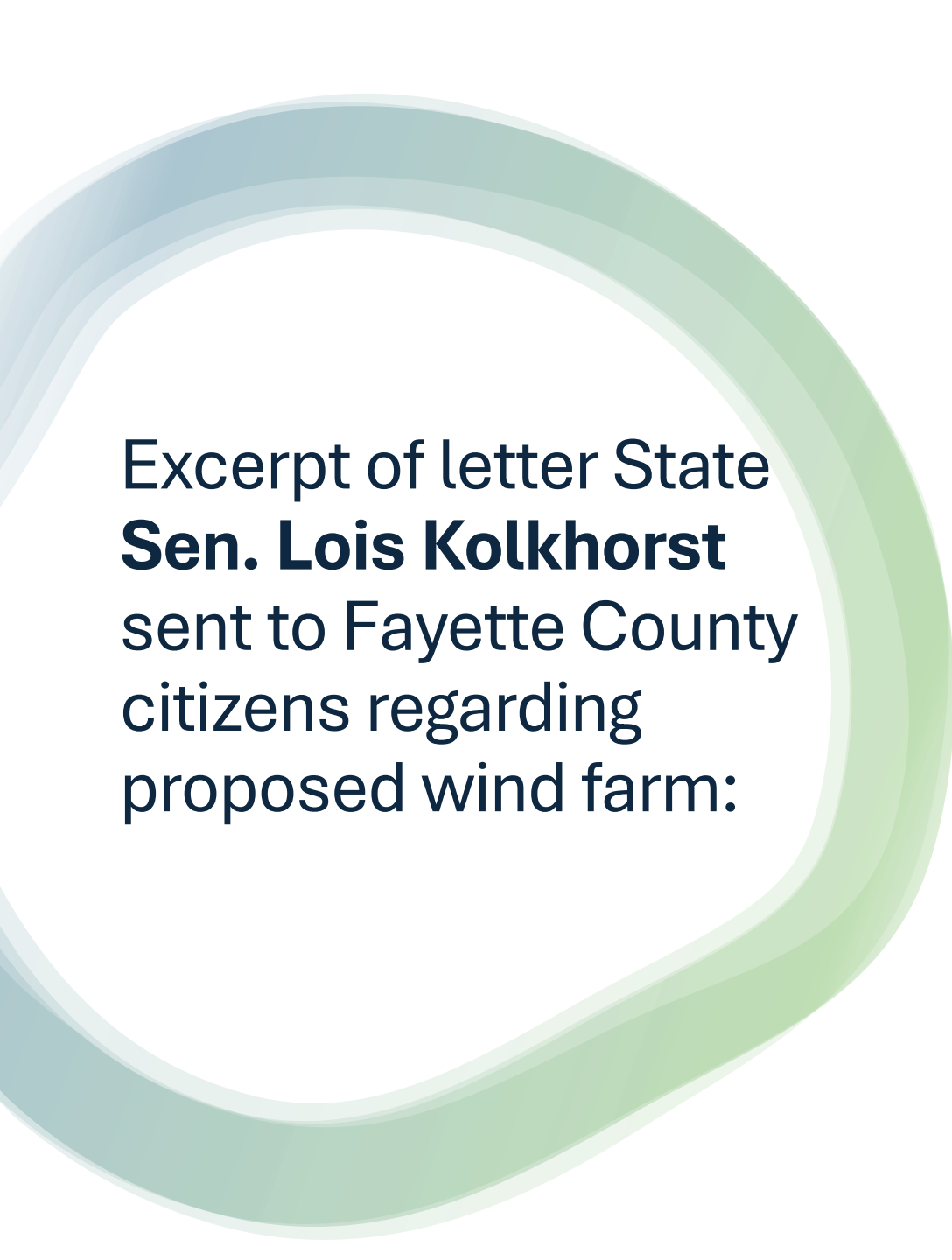
Make Your Voice Heard!

Call or email State **Sen. Lois Kolkhorst** and State **Rep. Stan Gerdes** and ask them to tell the TCEQ that the gas plant should NOT be built in our community. Instead, it should **move** to the old Alcoa site.

lois.kolkhorst@senate.texas.gov – (512) 463-0118

stan.gerdes@house.texas.gov – (512) 463-0682





Excerpt of letter State
Sen. Lois Kolkhorst
sent to Fayette County
citizens regarding
proposed wind farm:

“This wind farm will have long term impacts to some of the most beautiful lands in Fayette County and could have negative financial impact to surrounding landowners due to potential property devaluation.”

--Fayette County Record May 24, 2024



Question:
Where does this
gas plant belong?

Answer:
At the site of the old
Alcoa smelter and coal
plants in Milam County.

Not in rural Lee County!