

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**Re: Application Of PPL Electric Utilities :
Corporation Filed Pursuant To 52 Pa. Code :
Chapter 57, Subchapter G, For Approval Of : Docket No. A-2012-_____**
**The Siting And Construction Of The :
Blooming Grove – Jackson and Peckville – :
Jackson 138/69 kV Transmission Line In :
Monroe County, Pennsylvania :**

PPL ELECTRIC UTILITIES CORPORATION

STATEMENT NO. 5

DIRECT TESTIMONY OF DIANE WILLIAMS

May 15, 2012

1 Q. Please state your full name and business address.

2 A. My name is Diane T. Williams. My business address is 39 Industrial Park Road, Lake
3 Ariel, Pennsylvania 18436.

4
5 Q. By whom are you employed and in what capacity?

6 A. I am employed by PPL Electric Utilities Corporation ("PPL Electric") as a Senior Real
7 Estate Specialist. In that position, I am responsible for supporting the Real Estate needs
8 of the various entities within PPL Electric.

9
10 Q. What is your educational background?

11 A. I received a Bachelors of Science in Forest Science from Pennsylvania State University
12 in 1977. In addition, I have 136 Continuing Education credits from the International
13 Right of Way Association (IRWA).

14
15 Q. Are you a member of any professional organizations?

16 A. Yes, I am a member of the IRWA.

17
18 Q. Please describe your professional background and employment history with PPL
19 Electric?

20 A. I have been employed by either PPL Electric or PPL Services Corporation in various
21 positions for the past 32 years. From 1980 until 2002 I was employed by PPL Electric as
22 a Line Clearance Inspector in Honesdale, Pennsylvania. From 2002 until 2009, I held the
23 position of Right of Way Agent with PPL Electric, in the Honesdale/Hamlin,
24 Pennsylvania territory. From 2009 until 2010, I was a Senior Real Estate Specialist for

1 PPL Services Corporation, located in Hamlin, Pennsylvania. I have been in my current
2 position with PPL Electric since 2010.

3
4 Q. What are your responsibilities in connection with the Blooming Grove – Jackson and
5 Peckville – Jackson 138/69 kV Transmission Line project?

6 A. It is my department’s responsibility to identify all property owners along the Preferred
7 Route. We review and determine the adequacy of easement rights in areas where we plan
8 to use existing rights-of-way, and identify any area where we will require new or
9 enhanced rights for the Preferred Route. For the area where we may need new or
10 enhanced rights-of-way, we attempt to negotiate with the property owners for the
11 appropriate land rights. For all property owners of land crossed by the Preferred Route,
12 we also deliver literature including, but not limited to, a brochure on Electric Magnetic
13 Fields (“EMFs”), compatible right-of-way uses, existing right-of-way documentation,
14 pictures of typical transmission line structures, and other information to help them fully
15 understand the Project. The Right-of-Way Agent will meet with property owners as
16 necessary to answer questions, address concerns, and/or to resolve issues. The Right-of-
17 Way Agent provides the property owner with information on how the Agent can be
18 contacted, to answer questions or to address issues or concerns, should any arise. The
19 Right-of-Way Agent is a direct link for the property owner to communicate with PPL
20 Electric.

21
22 Q. What are the subjects of your direct testimony in this proceeding?

1 A. First, I will explain the process we utilize to attempt to acquire rights-of-way and
2 easements for transmission lines. Second, I will explain PPL Electric's policy regarding
3 the landowner's use of the right-of-way area. Third, I will explain the status of our
4 attempts to acquire rights-of-way and easements for the Blooming Grove – Jackson and
5 Peckville – Jackson 138/69 kV Transmission Line (“the Project”). Last, I will identify
6 the portions of the Application that were prepared by me or under my supervision.

7
8 Q. Please explain the process PPL Electric uses to acquire rights-of-way and easements for
9 transmission lines.

10 A. Prior to attempting to contact landowners, or their representatives, we provide to the
11 owners, or their representatives, two notices which are required by the Pennsylvania
12 Public Utility Commission (“Commission”) in its regulations at 52 Pa. Code § 57.91.
13 The notices are provided in Attachment 13. One notice discloses to the owner
14 information concerning the name of the proposed Project, the number of circuits to be
15 initially installed and the kilovolts at which it will operate, and informs them of their
16 legal rights and PPL Electric's legal rights with regard to the Project. This notice
17 explains PPL Electric's power of eminent domain, that is, the power to condemn land
18 rights in order to construct facilities necessary for providing electric utility services to the
19 public. The other notice provides information related to right-of-way maintenance
20 practices for the proposed transmission line.

21
22 We also provide information which pertains to EMFs, a glossary of commonly used real
23 estate terms, a listing of the trees and shrubs which are a permitted within the easement

1 area by PPL Electric and a picture of a typical pole or structure which PPL Electric plans
2 to utilize for the transmission Project.

3
4 We wait at least fifteen days after the landowner receives the notices before making
5 contact. We then contact the property owner(s) via telephone to request a convenient
6 time to meet, so that we may explain the details of the Project, answer any questions the
7 property owner(s) may have, and make a monetary offer which PPL Electric believes
8 reflects the fair market value of the real estate interests which PPL Electric wishes to
9 acquire.

10
11 Q. How does PPL Electric determine the fair market value of a property?

12 A. PPL Electric determines fair market value for a property by following a set process.
13 First, recent, nearby land sale comparable data are gathered by an independent Real
14 Estate Appraiser or by the Senior Real Estate Specialist. This information is used as a
15 basis for determining the value of land on a per acre basis in the transmission line Project
16 area. These comparables values are reviewed and analyzed with special attention given
17 to the acreage amounts, type of land, zoning classification, and other price determining
18 factors such as topography, views, on-site utilities, etc. The current use and potential
19 future use of the parcel, along with the location of the proposed easement area on the
20 property, are also important factors in determining the amount of monetary compensation
21 for the right-of-way.

1 Q. Please explain PPL Electric's policy regarding the landowner's use of the right-of-way
2 area.

3 A. PPL Electric's encroachment policy clearly defines permitted and non-permitted uses of
4 its existing rights-of-way. In the most general terms, no building, structure, or explosive
5 material may occupy PPL Electric's rights-of-way. There are, however, numerous
6 compatible uses of these rights-of-way that do not interfere with the safe and reliable
7 operation and maintenance of our facilities. Uses such as farming and gardening, or other
8 passive uses, require no review or approvals by PPL Electric. Development of properties
9 where extensive grading and installation of parking, utilities, roadways and other
10 infrastructure are contemplated, require review and approval by PPL Electric. These
11 development changes are usually compatible, provided the design and work performed in
12 the area does not interfere with the safe and reliable operation and maintenance of our
13 facilities.

14
15 Q. Please explain the status of PPL Electric's attempts to acquire rights-of-way and
16 easements for the Project.

17 A. Since the majority of the Preferred Route makes use of existing PPL Electric rights-of-
18 way, enhanced rights are needed from the property owners. PPL Electric requires
19 enhanced rights-of-way from five property owners, as well as the Pennsylvania Game
20 Commission ("PGC"). PPL Electric has reached agreements with two of the five
21 property owners, and is in ongoing negotiations with the PGC. PPL Electric filed
22 applications for approval of the condemnations of rights-of-way and easements across the

1 three remaining properties with the Commission at the time the Company filed the Siting
2 Application. Negotiations continue with these property owners.

3

4 Q. Please describe the portions of the Siting Application that you are sponsoring.

5 A. I am sponsoring Attachment 13, which contains the public notices required by the
6 Commission in its regulations at 52 Pa. Code § 57.91. These notices were provided to
7 the property owners along the right-of-way.

8

9 Q. Does this complete your direct testimony?

10 A. Yes, it does