

Question and Answer Document Cheatham County Webinar

Do you intend to actually answer questions that are submitted, or is this just so you can check another box to claim you're "engaging" with the community?

- Yes. While there is no requirement to do so, TVA wanted to take this additional opportunity to answer questions about the project and the process. Due to the high volume of questions received, we were not able to answer every question in the time allotted for the webinar. We are sharing a document to the Cheatham County webpage with responses to those questions specific to this project in the coming weeks. We also invite you to visit tva.com to learn more about our operations and mission of service.

Is the transmission survey work part of the NEPA process, or separate?

- The ongoing transmission scoping is a part of the analysis that will be included in the draft EIS, which will be released for public comment and input. TVA continues to follow the NEPA process to ensure all relevant information, including the transmission analysis, as well as public comments, are considered.

Why has TVA continued survey work on properties it was denied access too, despite objections being filed in court by the landowners?

- TVA has not condemned permanent easements across the landowners' properties. TVA instead filed condemnation proceedings to obtain the right to enter their properties for the limited purpose of performing survey and siting activities for a proposed transmission line. TVA requested in each case that the Federal Court issue orders granting TVA the immediate right to perform the survey and siting activities, and the Federal Judge overseeing the cases issued orders granting TVA the right to do so. The landowners, all of whom are represented by counsel, retain the right to contest the amount of compensation owed for the temporary right to enter that was taken and the right to object to and challenge any future condemnation proceeding relating to the taking of permanent easements across their properties.

Regarding letters sent last month to impacted property owners: the letter asks whether the property is classified as a Homestead. Could you clarify the purpose of discerning this classification and its relevance to the project?

- TVA asks about the homestead designation because it matters to the easement process should the project move forward. A homestead designation indicates that someone resides on the property. In addition, in Tennessee, a spouse has rights to the couple's "homestead property" even if both names are not reflected on property records.

As a follow-up, this letter indicates that a route has been chosen. This is concerning, as it is our understanding that no final decisions on the transmission lines have been determined. Could you provide clarity on this statement? Which portion of the proposed project does this letter pertain to—Phase I, II, or III? How many landowners are included in this "chosen route," and where, specifically, is the route located? Was this "chosen route" communicated to impacted landowners? If so, please explain the mechanism(s) to which this was done.

- As previously mentioned, the announcement of the Phase 1 proposed route is associated with the NEPA process for the Cheatham Co. project. Announcing the proposed preferred route for Phase 1 allows us to work with the 18 impacted landowners on the location of the final route should the project be approved. Establishing the proposed route allows our survey teams to accurately perform their work within those areas as the potential impacts are part of the Environmental Impact Statement's analysis. On any proposed transmission project, landowners who are impacted by a preferred route receive a letter providing project-related information, contact information, and a map depicting how the preferred route affects their property. At that time, we will start contacting property owners to establish coordination moving forward and look into any requests or questions that they may have. Additional information can be found at www.tva.com/cheatham.

Would reconductoring the existing transmission lines increase their capacity, and if so, by how much? Has TVA explored reconductoring and other upgrades to existing transmission infrastructure before planning new transmission projects tied to the Lockertsville Road site? How does TVA justify building new transmission lines when existing infrastructure hasn't been maximized for efficiency?

- TVA would perform existing system improvements associated with the proposed project, such as reconductoring existing line assets.

Has the path for the power lines now changed and if so, what is that path? Someone from the pipeline mentioned that in Tennessee powerlines and pipelines cannot go the same route.

- TVA has performed transmission line routing independently for this proposed project. The Phase 1 proposed transmission line route that was announced in April 2024 has not changed, and field surveys are concluding soon. The pipeline owner will be responsible for the routing of the pipeline.

What was the purpose of the 30-day comment period of the Transmission open house? How many comments were submitted during this period. Where can I find the resulting scoping report or other materials summarizing public input on this project?

- The 30-day comment period is standard procedure on all proposed greenfield transmission projects. This allows landowners adequate time after the open house to formally submit their comments, which are documented and considered as a key factor in the routing analysis. Over 100 applicable comments were received. Information pertaining to the Transmission Siting aspect of this project will be included in the Environmental Impact Statement for the Cheatham Co. project.

What alternatives will TVA be assessing for the Cheatham EIS?

- The scoping report for the EIS was issued in November 2023 and can be found on TVA.com/nepa. Additional information related to the alternatives considered will be released in the draft EIS in late 2025.

How are you incorporating the natural gas plant's GHG emissions into your analysis? Does TVA utilize a social cost of carbon when deciding between different energy options?

- TVA anticipates that the NEPA EIS will include a greenhouse gas analysis as well as a social cost of carbon analysis. The various factors studied within the final EIS are considered in TVA's decision-making process.

How is potential noise and light pollution being studied and when will these studies be made available to the public?

- These considerations will be included in the EIS, which TVA anticipates will be released in late 2025 for public comment.

What does TVA do when grave sites or archaeological sites are found?

- If graves are found on TVA-owned property or property affected by construction activities, TVA follows all applicable laws and regulations. TVA designs and sites transmission lines to avoid physical disturbance to sensitive resources, including gravesites, where possible. When necessary, TVA works with local communities and state agencies to either protect or relocate gravesites.

How will the citizens of Cheatham County directly benefit from this proposal? Who will benefit the most and why?

- Adding electricity generation at the Cheatham County site would add voltage support and grid stability to Cheatham County and beyond. Therefore, citizens of Cheatham County, as well all citizens within TVA's seven-state territory, can benefit from this proposed project. In fact, TVA is evaluating potential generating sites throughout the seven states we serve. This will ensure that the TVA system will continue to provide high-quality, stable, affordable electricity to all of its customers.

Would an industrial area closer to the actual area it will support make more sense? Why was this site chosen? Why not use another site owned by TVA? Is the purpose of this project to serve Nashville's growth?

- The need for more generation is present across the Tennessee Valley Region, including in Cheatham County. This location allows TVA to add additional megawatts that benefit the entire TVA system. None of TVA's generating assets serve one specific area or community—they work together to serve all 10 million people. We understand that some people do not want these types of projects in their community, but they have been in other people's communities serving those outside their immediate area for decades. We recognize building generation in any community can be challenging. This fact is not lost on our team, and we take seriously the public engagement process as part of the NEPA.

The TVA-owned land is with an area designated for agricultural use. Why can TVA propose to build this plant within an agricultural area when no other industry would have been approved to locate on that parcel?

- As a federal agency, TVA is exempt from local and state zoning restrictions per the Supremacy Clause of the United States Constitution. TVA's facility would not be the first utility infrastructure to be located in the Agricultural District, with the Pleasant View Utility District (PVUD) Sycamore Creek Pump Station located adjacent to the TVA-owned property and the PVUD Water Treatment Facility located approximately 0.25 miles from the TVA-owned property.

You claim this plant is needed to address growth and supply issues in Cheatham County. Did anyone from CEMC approach TVA before you purchased the Lockertsville Road property to indicate they were struggling to meet demand?

- TVA is responsible for generating and transmitting electricity and determines when additional demand is needed to meet system needs. Local power companies purchase power from TVA and distribute it to end-users.

How much of the growing power demand is coming from AI and the tech industry in Tennessee vs residential?

- The TVA region has experienced strong growth that is occurring in both standard service load; residential and smaller commercial and industrial customer demand served by local power companies; and large commercial and industrial customers served by both local power companies and TVA. The growth we have seen in large commercial and industrial customers is primarily attributable to increased data center load. TVA is pursuing opportunities to add generation to the grid to meet the growing electricity demand of our residents and industries. At the same time, we are finding ways to work with large companies and industries so that our region continues to benefit from quality jobs and investments without compromising the affordable, reliable, and resilient electricity you count on.

How does TVA plan to monitor for methane leakage from pipelines that they have responsibility for as well as those they do not? Will your gas contracts contain penalties on suppliers for failure to meet leakage standards? What leakage rate does TVA propose using? Do gas pipelines negatively affect nearby neighborhoods? If so, what's the summary of the studies?

- TVA would be a customer of the pipeline and would not own or operate it should the project move forward. Questions regarding pipeline operations would need to be directed to the pipeline company's team. Please reach out to Katherine Hill at [Katherine Hill@kindermorgan.com](mailto:Katherine.Hill@kindermorgan.com)

Why does TVA continue to use the term "natural gas" instead of "methane"? Just because something is "natural" doesn't mean it's good. Isn't it misleading to avoid addressing the true environmental impacts of fracked methane gas?

- Natural gas is a common industry term and has been used to describe this energy source for over 200 years. Natural gas is primarily methane, but it also contains other components.

Where will the methane gas for this plant come from, and how much of it will be used for local power versus being exported out of Tennessee?

- Natural gas supply for the Cheatham County plant would be sourced from numerous locations and transported to the plant on a pipeline operated by Tennessee Gas Pipeline based on TVA's generation requirements to meet customer demand. Supply sourced for Cheatham County will be utilized at Cheatham County and not exported out of Tennessee.

How does TVA justify the environmental and community risks of methane gas expansion, especially when much of the resource may leave the region?

- Any environmental or community risks will be addressed in the Environmental Impact Statement.

Where will the road for access to the site be built? Will there be any transportation-related improvements needed to deliver equipment to the site? If so, what will those improvements look like?

- Three (3) potential routes to the site have been identified. Two (2) of those routes were deemed impractical due to bridge improvements and turning radius issues. The third route option was determined to be feasible. These results were shared with the Cheatham County Road Superintendent in April 2024. Existing transportation infrastructure (e.g. railroad lines, state and county roads, etc.) is already in place to transport all proposed equipment to the site. The potential routes were evaluated by an experienced third-party heavy haul contractor to ensure transportation of equipment to the site could be achieved without needing significant road improvements or impacts to the local residents.

What steps is TVA taking to fight forest fires potentially started by this plant?

- Should this project move forward, TVA will develop a comprehensive Emergency Response Plan—an ERP—tailored specifically for the Cheatham County site. In developing the ERP, TVA will work with local fire departments to establish protocols for responding to any potential incidents at the site.

Why is solar not planned for this site, rather than the gas plant?

- The reason for choosing or rejecting various project alternatives will be addressed in the Draft EIS. As a general matter, a solar facility would require approximately 9,000 acres of unforested and relatively flat land to generate (for example) the equivalent of 900 megawatts. The Cheatham Co. Project site is 286 acres.

How do you justify this project against our years of investment in Green Power Switch? If you are successful in building it, can I get a refund of my investment?

- First, thank you for participating in the Green Power Switch program. The fact that TVA is reviewing the possibility of adding a natural gas site to Cheatham County doesn't negate the benefits afforded by the Green Switch program or the contributions of those who want to support the production of additional renewable energy sources through their participation. In order to maintain grid reliability throughout the seven-state region TVA serves, it is important for TVA's power system to have a mix of generation that includes renewable resources and other types of generation, such as natural gas, which can be called upon when renewable resources (like solar) are unavailable. Participation in Green Power Switch is voluntary. If you no longer want to participate, please contact your local power company.

Has TVA determined a final design for the site?

- No. Designs are not finalized until after the completion of the NEPA process, which informs the technology used in the final design.

With TVA's renewed focus on nuclear energy, is there any consideration for using the Lockertsville Road site for a nuclear facility instead of or in addition to a methane gas plant in

the future? If this project is approved, what assurances are you willing to provide to ensure this project is never expanded and that nuclear energy will never be added to this site?

- Appropriate alternatives will be included in the draft Environmental Impact Statement, but at this time nuclear technology is not part of the scope of this proposed project.

Where is the cost-benefit analysis to justify the Lockertsville Road greenfield site versus expanding other existing sites?

- Site-specific information will be included in the draft Environmental Impact Statement (EIS).

How many homes are located within a 1-, 3-, and 5-mile radius of the proposed Lockertsville Road site?

- Potential impacts will be included in the draft Environmental Impact Statement (EIS).

Since the beginning of this process, I have requested a rooftop solar feasibility study. Has TVA conducted or considered conducting such a study, and if not, why?

- Appropriate alternatives will be included in the draft Environmental Impact Statement (EIS).

TVA has repeatedly said it won't build where a community doesn't want a project. Cheatham County has made it abundantly clear that this plant is not welcome. Why are you refusing to sell the Lockertsville Road property to the county as offered by our Mayor?

- The Cheatham County proposed site is being evaluated through the NEPA process. Until this process is complete, no decision will be made regarding the future of the property.

Do you perceive our community as lacking the knowledge or sophistication to understand the implications of this project? If not, why are you disregarding local voices and concerns?

- TVA has invited the community to engage throughout the NEPA process, including hosting two additional public events not required by NEPA, hosting an extended two-day open house related to transmission, and meeting with the public and local officials in Cheatham County on numerous occasions. All comments submitted during the official NEPA comment period are incorporated into the review process. The public has also been encouraged to share their thoughts directly with the TVA Board of Directors at their quarterly public listening session. Public engagement is critical to a thorough NEPA review and TVA encourages this engagement.

When were the existing high-voltage transmission lines in the Cheatham County area originally constructed?

- The main 161-kilovolt line traveling through Cheatham County was originally constructed in the 1940's.

What percentage of electricity is lost due to inefficiencies in these lines?

- TVA system losses range from 1.5 to 3 percent depending on the line loading.

When was the last time these lines were upgraded?

- Upgrades occurred on portions of the 161-kilovolt line in the 1990's.

Has this "chosen route" been communicated to the Cheatham County Mayor, Pleasant View Mayor and District 3 and District 4 County Commissioners?

- TVA's first priority is to notify and communicate with impacted landowners to ensure they understand the process and have an opportunity to ask questions. TVA has communicated with the mayor regularly throughout this process and will continue to do so. We welcome engagement with other elected officials in the community as well.