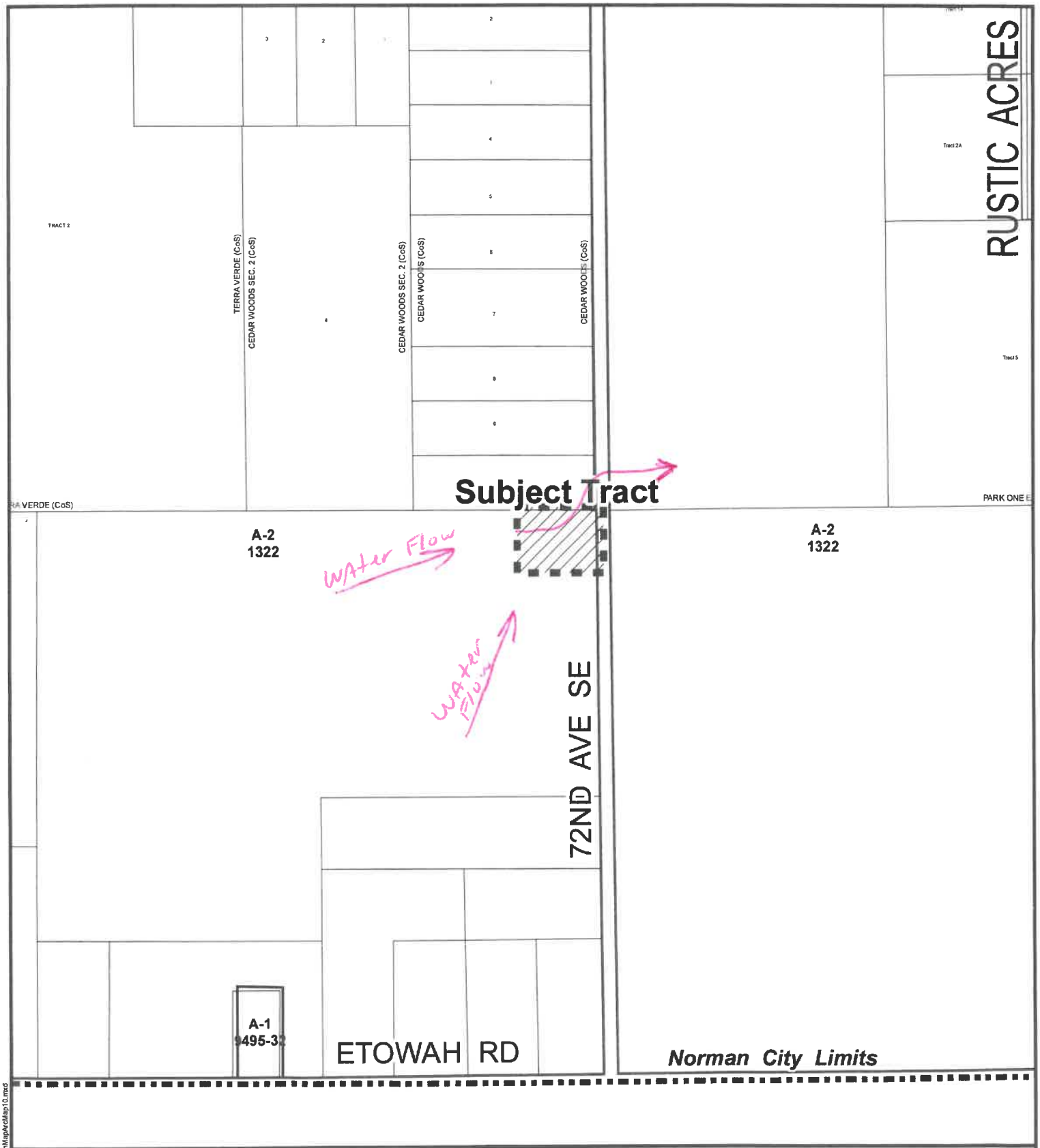
We, Gary and Laura King are here to protest the proposed substation on 72nd Ave, SE because it is within 200 feet or less of our home. We are concerned with flooding issues that the proposed substation will cause the diversion of water to our property and the natural run off that supplies water under 72nd to the east to ponds and streams that flow to Thunderbird Lake.

The stormwater retention pond will be a hazard for mosquito population and stagnant water because the property does not perk. The noise can be quite loud to adjacent property owners and a constant humming or buzzing may be audible for several hundred feet from the substation fence. The sound may be especially noticeable during the night time hours when the ambient noise levels are lower. The noise and EMF radiation resulting in concerns for our health and it will be a public nuisance. We also feel that the noise and unsightly appearance of the substation will cause future buyers to shy away.

This will also disrupt our quality of life. We are also here with the signed petitions representing our neighbors opposing the substation being put in this location. We feel there would be a more suitable location for this substation other than next to an existing home, 1 to 2 miles east or 2 miles west where there are no homes this close to the current transmission lines that run east to west.



Location Map

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11-4-24

October 14, 2024

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

N W E S

0 300 600 Ft.

Subject Tract

Zoning

I:\...\LocationMapArcMap10.mxd

Cultural Resources

Cultural resources include archeological sites, historic buildings, and sacred places. Potential impacts to cultural resources could occur in two ways: 1) ground disturbing activities could result in the loss of or damage to archeological artifacts or unmarked burial sites; or 2) the views and site lines to or from an important historical site could be adversely affected by the physical presence of a new substation. Both of these potential impacts must be considered when an applicant is selecting its final site alternatives.

A statewide database of known cultural resources must be consulted, and the direction of the Wisconsin Historical Society must be followed if it appears that cultural resources might be affected by a proposed construction project.

Electromagnetic Fields

The electric and magnetic field (EMF) levels within the fenced area of a substation can be much higher than the surrounding area, especially at larger substations containing several transformers. However, these EMF levels decrease rapidly with distance from the transformers and other electrical equipment. Most of the time, EMF levels drop to the same as surrounding background levels at a distance of 100 to 200 feet from the fenced area.

Land Use and Habitat Loss

New substations located within residential neighborhoods or subdivisions may be perceived as an industrial land use, inconsistent with the aesthetics of the community. They have the potential to affect the character and desirability of the residential area unless adequately landscaped or designed to be less obtrusive. Some examples of substation landscaping or design include surrounding the substation with tree-covered berms, attractive wood fencing, or the use of low-profile facility designs.

Locating a substation in a rural area that is primarily agricultural could result in the loss of productive farmland. Utilities may purchase more land than is needed for the substation footprint. In these situations, once the substation and required infrastructures, like storm water ponds or access roads are constructed, the surrounding acreage is usually leased to a farm operator and returned to agricultural use.

New substation sites within existing wooded areas will result in the loss of trees and woodland habitat for birds and other wildlife. Substations constructed in grasslands may impact high quality bird habitat. Depending on the size and purpose of the substation, the area affected could vary from less than one acre to up to 10 acres.

Noise and Lighting

The noise produced by an operating substation can be quite loud to adjacent property owners. A constant humming or buzzing noise may be audible several hundred feet from the substation fence. The sound may be especially noticeable during nighttime hours when ambient noise levels are lower. A barrier of mature trees or tall soil berms between the substation and nearby residences can be helpful in partially reducing noise impacts.

Temporary Construction Impacts

Prior to the construction of a substation, the entire area is cleared of vegetation and regraded. If nonsuitable soils are encountered, they are excavated and replaced.

Temporary impacts associated with the construction of a substation often include machinery noise, fugitive dust, and temporary disruptions in local electric-service. Substantial noise and airborne dust can be caused by the large equipment used to excavate the area of the substation pad and access road, concrete and gravel trucks that haul in materials for the foundation, and tractor trailers to bring in the electrical equipment. Short local electrical outages may be necessary to interconnect nearby transmission and/or distribution lines into the new substation.

Soil erosion and storm water runoff can also occur during construction when the existing vegetation is removed during foundation excavation, temporarily exposing bare ground. Installation of appropriate erosion control measures, such as silt fencing and straw logs should occur during construction and remain in place until the disturbed vegetation surrounding the fenced-in site has stabilized. The thick gravel pad that is laid down (within the fenced substation area) acts as an impermeable surface and increases runoff during rain events. Construction of permanent storm water ponds adjacent to the fenced area is a common practice, especially for larger substations, to mitigate the adverse effects of storm water runoff on water quality in nearby streams and wetlands.

Permanent Construction Impacts

The permanent impacts related to construction and operation of a new substation (or expansion of an existing substation) may be substantial depending on the location of the new site and its proximity to residences. Among the more important and long-lasting impacts are land use changes and habitat loss, changes to local aesthetics and viewsheds, noise, and lighting. These potential impacts, as well as several others, are discussed below in alphabetical order.

Aesthetics

The overall aesthetic impact of a new substation is highly dependent on the size and location of the facility. Smaller distribution substations can be camouflaged fairly easily with berms, fencing, or landscaping. Larger substations that interconnect transmission lines can appear quite industrial in nature. In rural settings, local property owners may not object to the facilities' strong visual impact. Within residential areas however, homeowners may find that the physical appearance of the transformers, switches and high fences of new substations detract from the character of the neighborhood. Because of the height of some substation equipment and the clearing necessary around the transmission facilities, it can be difficult to reduce the visual impact of transmission substations. Substation construction applications may include landscape plans and illustrations so that the public can understand how the new structures will look within the neighborhood when compared to adjacent land uses.

PETITION

This Petition is for the purpose of opposing the installation of the Maxwell substation on 72nd Ave SE in Norman, OK. The boundary survey is attached hereto as Exhibit "A". The Maxwell substation will do nothing but harm the surrounding property owners. Additionally, the proposed substation site is an area that consistently and repeatedly floods. Installation of the Maxwell Substation will affect the surrounding property owners in the following ways:

1. Create unnecessary traffic during and after installation.
2. Cause property values to drastically decrease.
3. Significantly injure the surrounding property owners' right to quiet use and enjoyment of their properties.
4. Increase risks of cancer, hormone imbalances, anxiety, depression, and insomnia.

The undersigned Petitioners demand that Cleveland County and the City of Norman prevent Western Farmers and Electric Cooperative from building the Maxwell Substation at the proposed site.

Name	Address	Phone Number
Christy J. Osborne	7150 E Post Oak Rd Noble, OK 73068	405 996 0301
BJG - Mauldin	7000 E Post Oak Noble, OK 73068	405 639-8405
Robert Kempton	6700 East Post oak Rd Noble OK	405 464 4166
Shelley Kempton	6700 E. POST OAK RD. NOBLE, OK 73068	405 208 1559
Sonya L. Hart	6000 72nd Ave SE Noble, OK 73068	405-820-8197
Brad Dunn	5050 72nd SE Noble OK 73068	
Gary King	5300 72nd ave Noble 73068	405-650-2725

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Name	Address	Phone Number
Billy Jewell	5201 Rustic Acres Trl	450 628 8552
Robert (Pat) Busick	4900 72nd Ave S.E	405 872-8263
John Crenshaw	5100 72 AVE Noble OK 73068	405-210-6250
Judy Crenshaw	5100 72 AVE	405 819-6273
Bill Krohmer	5160 72 Ave S.E.	405 432 7837
[illegible]	7141 Horsefly Lane Noble Ok 73068	(405) 5013588
[illegible]	7150 E. Post Oak Rd.	405-8960312

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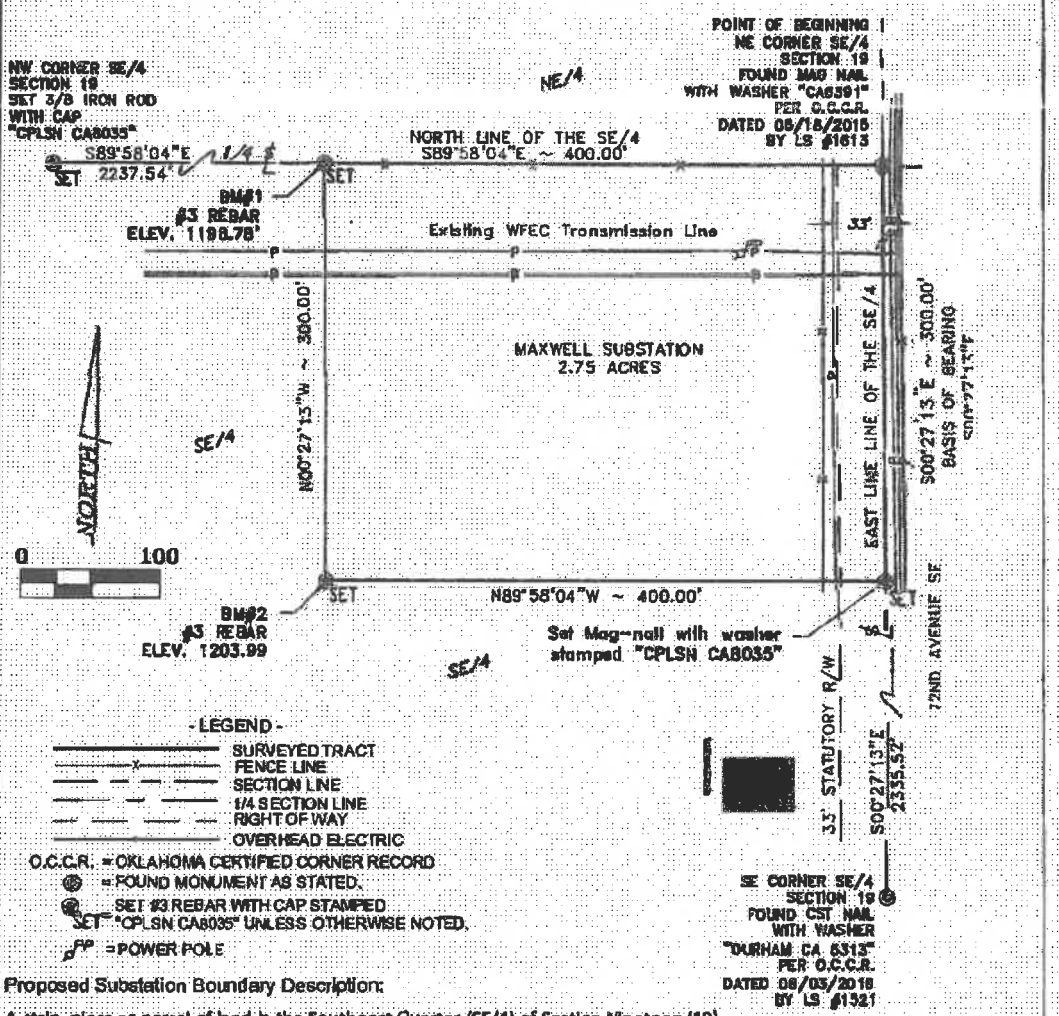
The undersigned Petitioners demand that Cleveland County and the City of Norman prevent Western Farmers and Electric Cooperative from building the Maxwell Substation at the proposed site.

Name	Address	Phone Number
Sarah King	5300 SE 72nd Ave Noble OK 73068	405 650 2908
Mykaela King	5300 72nd Ave SE Noble OK, 73068	(405)301-6451
[illegible]	520 N 72ND ST Noble, OK 73068	405-343-3203
Reta Jones	5250 72nd Ave SE Noble, OK 73068	580-286-8507
[illegible] Jones	4100 E. Cedar Ln. Noble, OK 73068	405-579-2505

	7111 E Edgewater RD	
	7011 E Edgewater Rd	
	7011 E EDGEWATER RD.	
Laura King	5300 SE 79th Ave	

BOUNDARY SURVEY
PART OF THE SE/4
SECTION 19, T8N–R1W, I.M.,
CLEVELAND COUNTY, OKLAHOMA
EXHIBIT "A"



Proposed Substation Boundary Description:

A strip, piece or parcel of land in the Southeast Quarter (SE/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:

Beginning at the Northeast corner of said SE/4, a Mag-nail with washer bearing the inscription "CA 6391";
Thence S00°27'13"E on the East line of said SE/4, 300.00 feet to a Mag-nail with washer stamped "CPLSN CA 8035";
Thence N89°58'04"W parallel with the North line of said SE/4, 400.00 feet to a #3 rebar with cap bearing the inscription "CPLSN CA 8035";
Thence N00°27'13"W parallel with the East line of said SE/4, 300.00 feet to the North line thereof and a #3 rebar bearing the inscription "CPLSN CA 8035";
Thence S89°58'04"E on said North line, 400.00 feet to the ***Point of Beginning***, containing 120,000 square feet or 2.75 Acres, more or less.
The datum for this description is Grid North, NAD83, Oklahoma South Zone with the basis of bearing being the East line of the SE/4 of Section 19 taken to bear S00°27'13"E as measured between recovered PLSS corner monuments.

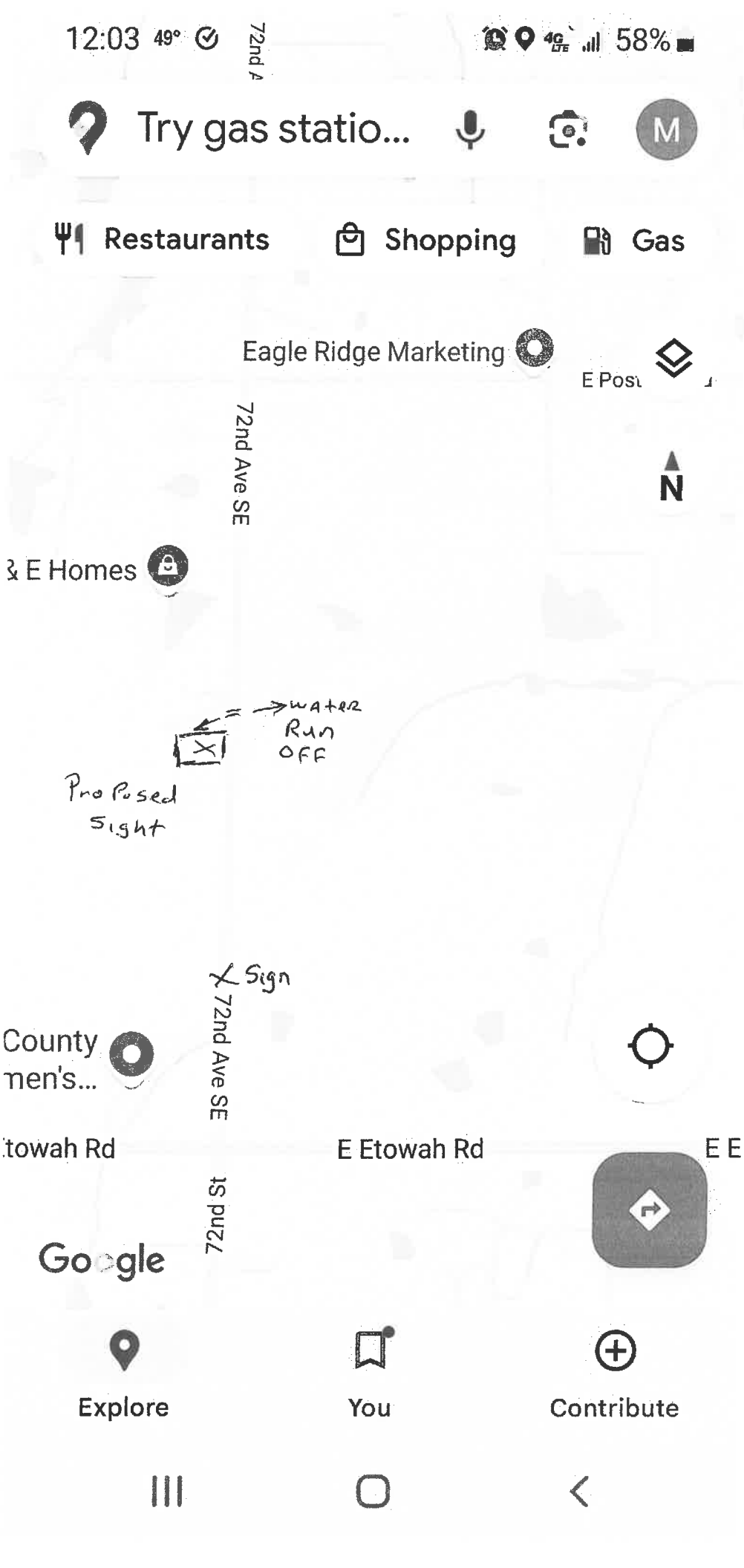
Surveyor's Certificate:
I Jay Washburn, Oklahoma Licensed Surveyor, No. 1707, do hereby certify that this plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

01/26/2024
Jay Washburn, LS, For the Firm; Date:

LICENSED PROFESSIONAL LAND SURVEYOR
Jay Washburn
1707
OKLAHOMA

WARNING CONTACT "CALL OKIE" AT 1-800-522-OKIE TWO WORKING DAYS BEFORE YOU DIG FOR ALL UTILITY LINE LOCATIONS AND INFORMATION	CoolPLS National, Inc. 13800 Wireless Way Oklahoma City, OK 73134 405-603-5511 CA# 8035 exp. 06/30/2024	Client: Western Farmers Electric Cooperative	
		Date: 01-26-2024	Project: Maxwell Substation
		Drafted: TF	Scale: 1" = 100'
		Checked: JW	Book: N/A Page: N/A

This Sign is 1/4 mile South of Proposed Substation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Contribute

Sean Paul Rieger
Daniel L. Sadler
Gunner B. Joyce

RIEGER
SADLER JOYCE
ATTORNEYS AT LAW

Keith A. Barrett
Libby A. Smith

June 12, 2024

Western Farmers Electric Cooperative
P.O. Box 429
Anadarko, OK 73005
VIA CERTIFIED MAIL

RE: Maxwell Substation, Cleveland County, Second letter

SENT VIA U.S. MAIL

To Whom it May Concern:

This firm represents Gary King, the owner of 5300 S 72nd St., Noble, Oklahoma, which borders the property Western Farmers Electric Cooperative seeks to condemn through Cleveland County Case No. CV-2024-1207 to the north. It has come to our attention that you are planning to construct a substation on the property subject to condemnation. We are reaching out to you to put you on notice that our client is fully prepared to protect their property against damages caused by this proposed substation.

The planned substation raises several serious concerns. First, this construction is likely to redirect the natural flow of stormwater and surface water drainage from the condemned property onto our client's property. The water you redirect will cause flooding and substantial damage to our client's property.

Under Oklahoma law, a landowner may not divert surface water from its usual course in such a way to cause damages to an adjoining landowner. If the construction is not properly designed, water diversion will cause severe flooding to our client's property. As a result, our client foresees significant damage to his property, plus expenses he will be forced to incur to remedy the damages. Additionally, you should be aware of 12 O.S. § 940, which allows our client to seek reimbursement for all litigation expenses and attorneys' fees from you for any redirection of water which would constitute a negligent or willful injury to our client's property.

In addition, the proposed substation may give rise to an inverse condemnation cause of action for our client. The proximity of the proposed substation will damage the value of the entire property for prospective buyers. In addition, the substation's proximity will cause the insurance on the structures and property to increase for the foreseeable future. The unsightly appearance, noise, interference, EMF radiation, and resulting concerns for health caused by the substation will cause potential buyers to shy away. Put simply, constructing this substation in the proposed

location is going to harm our client's family and render the property much less valuable to third parties in perpetuity. This potential for severe damage requires your attention.

This is a special piece of property whose value is at a premium, and the proposed substation is proposed to be located in such a manner that damage and diminution in value of the property highly likely, if not unavoidable.

The proposed substation can be constructed in less populated areas only a mile or two east or west of its currently proposed location. Because the planned location will affect dozens of nearby homeowners while less populated areas are available nearby, the placement is an unreasonable decision. Concerned homeowners recently sent a signed Petition to you raising their concerns but have received no response. I have enclosed a copy of the Petition for review.

We are also aware that neighboring property owners in less dense areas may be willing to settle out of court. yet rather than contact those owners, you have chosen to sue and forcefully take someone's land in Case No. CV-2024-1207. The current chosen location will likely result in damages and consequent lawsuits from neighboring owners, all of which can easily be avoided by simply choosing a different location.

For the aforesaid reasons, our client demands that you relocate the substation. or take all steps to design and construct the substation in a way that does not affect drainage of my client's property or diminish the value of my client's property. Otherwise, they will have no choice but to seek damages and all remedies available at law or equity.

We are also requesting that current engineering and design plans be provided for review.

We thank you in advance for your cooperation and understanding in our efforts to kindly resolve this issue. Please feel free to give us a call if you have any questions.

Sincerely,

KB

Keith Barrett
For the Firm

Enc.

AI Overview

Yes, retention ponds can be dangerous due to drowning, flooding, and pollution.

Drowning

- Retention ponds are a drowning hazard, especially for children.
- Drownings can occur in seconds, even with warning signs.
- Some advocate for mandatory fencing around retention ponds.

Flooding

- If a retention pond overflows, it can flood nearby homes.
- Poorly maintained retention ponds can increase the risk of flooding downstream.

Pollution

- Retention ponds can become contaminated with chemicals, salt, dirt, and debris.
- If not properly maintained, retention ponds can increase pollution discharge downstream.

Other dangers

- Retention ponds can be breeding grounds for mosquitoes.
- The water levels in retention ponds change constantly, and pumps can create strong currents.

Safety tips

- Don't swim, fish, boat, kayak, or play near retention ponds.

Retention Ponds in HOA Communities

Sep 9, 2021 — While there are some advantages to living near a retention...

Spectrum Association Mana...

and why is maintenance...

Retention Pond After Maintenance Retention ponds will act as a polluta...

Maryland.gov

Ponds: A Growing T

Nov 20, 2024 — Recent inc from New York to Florida re

The ZAC Foundation

Generative AI is experimental.

Export

Save

Children are highly attracted to water, so without barriers and other safety measures, retention ponds pose a **drowning risk**.

https://www.aquaticsintl.com

Retention Ponds: Drowning Hazards Hidden in Full View

Growing communities are at **increased risk of flooding and erosion damage from excess stormwater runoff**. Sep 9, 2021

https://spectrumam.com

Retention Ponds in HOA Communities

About featured snippets

Feedback

People also ask

Is it bad to live next to a retention pond?

Retention ponds, aka wet ponds, are a bad idea. They are at more risk for flooding and breed mosquitoes. Also issues with water fowl near airports. It isn't just about water quality. Detention ponds are better, but not great. Bioretention is usually best. But that