

PRECINCT 2 TOWN HALL

Rich Paces

Kerr County Commissioner • Precinct 2

Service Before Self • Christian Conservative • Professional Engineer

Tonight: BESS & Chapter 391 • SB 3 Amendment • Budget • Police Station • Your Questions

Tonight's Agenda

- Stop BESS in the Hill Country — Chapter 391 & the Mason County lesson
- Proposed SB 3 amendment — reliability, location, ratepayers
- Budget & property-tax consistency (brief)
- Police station — what's happening / what's not
- Open Q&A — ask anything

Service Before Self

- Your Precinct 2 Commissioner — here to update you, listen, and answer
- Christian conservative · Professional Engineer · Center Point VFD volunteer
- Self-funded campaign — I answer to citizens, not donors
- Continuity: finish flood warning, finish the BESS fight, protect taxpayers

Why BESS Matters in the Hill Country

- Large battery storage raises fire, toxic smoke, water, and property risks
- Drought country + limited water = hard firefighting reality
- Rural counties should not absorb industrial risk without strong standards
- Property rights and first-responder readiness come first

Why Chapter 391 Exists

- I serve as President of the Chapter 391 Sub-Regional Planning Commission
- Regional strategy across Kerr, Kendall, and Gillespie Counties
- One county alone is too easy for developers to pick off
- We coordinate planning, pushback, and local readiness — together
- Most voters have never heard of 391 — tonight you'll know why it matters

The Mason County Lesson

- Regis Mason BESS (~10 MW) built about 60 feet from a family home
- Reporting: blocked home sale, construction vibration/damage claims, ongoing cooling noise
- A tall fence did not fix a bad setback
- Harm can start at siting — not only after a fire
- Important: that neighbor case is NOT the larger Bat Cave site — facts matter

Finish the Fight

- Oppose poorly sited BESS in the Hill Country
- Demand documentation, safety, and local readiness
- Protect neighbors before containers are humming behind a fence
- Kerr County families deserve better planning — and commissioners who finish the job

The Bigger Problem: Planning Gap

- 1999: Legislature passed SB 7 — competitive electric market
- Jan 1, 2002: retail customer choice opened across much of ERCOT
- Competition has benefits — but a gap remains
- Developers largely choose technology and location
- Texas law does not clearly require a project-by-project public-interest finding before final market clearance

Proposed SB 3 Amendment

- HCESRPC working group proposal — working draft for legislative review
- Mandatory PUCT Large Resource Reliability, Location & Public Interest Finding
- Covers large generation and electric energy storage (EESF / BESS)
- Before final ERCOT clearance or state support — evaluate the real system impacts
- Developer pays for the independent analysis — not Texas ratepayers

What the Finding Would Review

- Location & proximity to demand
- Deliverability & transmission needs
- Reliability contribution / critical-period performance
- Total system cost & ratepayer transmission impact
- Cybersecurity, remote operation, foreign-adversary supply chain
- Emergency preparedness & BESS safety risks

The Goal

- Not simply more capacity
- The right capacity, in the right locations
- With the right reliability value
- Appropriate security and safety protections
- At a total system cost Texans can defend
- Packet already shared with Rep. Virdell, Rep. Troxclair, and Sen. Campbell

Budget & Property Taxes (Brief)

- Fiscal conservative — keep county property taxes as low as possible
- Consistent tax restraint across my years on Commissioners Court
- Engineer's approach: fix what's needed, avoid waste, no unnecessary debt
- AG Barn path: repairs/plans already advanced; finish needed work without the old oversized bond approach

Police Station — Clearing the Rumors

- People are already talking — and some of it isn't accurate
- Tonight: separate rumor from fact
- Public safety matters — and so does protecting taxpayers
- Ask me the hard questions in Q&A

YOUR QUESTIONS

Open Q&A

Ask anything — local issues, BESS, budget, flood recovery, Court business.
I'll stay as long as you have questions.

Thank You — Stay Engaged

- Website: richpaces.com · Issues, Newsroom, Flood Restoration
- Call / text: (830) 343-9107
- Self-funded: not asking for money — signs & word-of-mouth welcome
- November 2026 — continuity, courage, and a commissioner who shows up