

# Transco Pipeline Expansion Project

**Federal Energy Regulatory Commission Certificate Application**



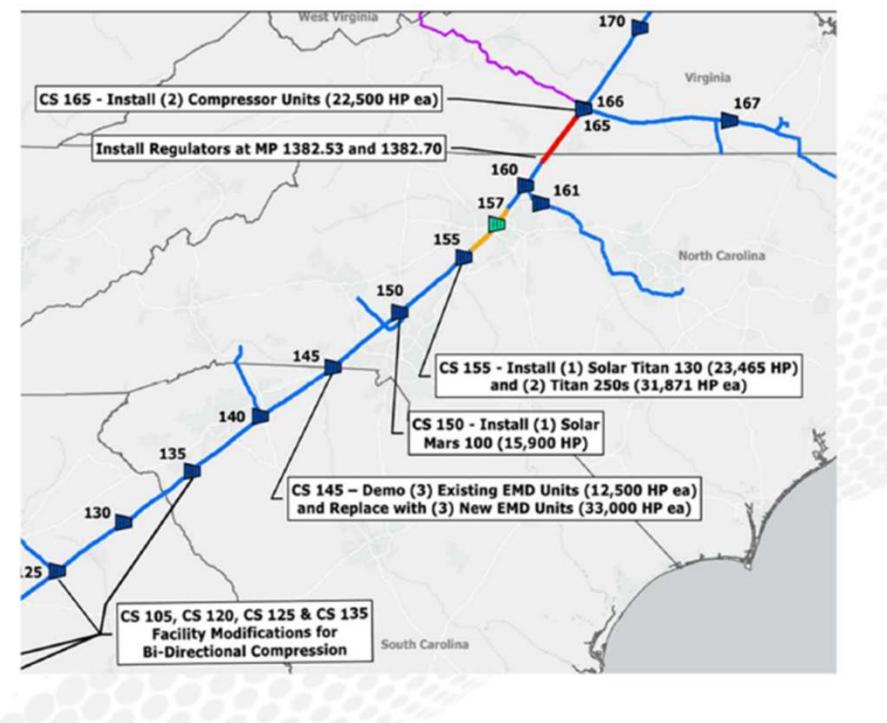
# Objectives

- Provide an update on the status of the project and legal framework governing the construction project.
- Confirm the requested easement's coverage/boundaries
- Review the potential impacts to Triad Park
- Understand the offered compensation associated with the agreements
- Review timeline for next steps



# Project Overview

- Southeast Supply Enhancement Project to expanding natural gas capacity in the southeast.
- Adding 1.6 million dekatherms per day to the Transco system
- In North Carolina, this work includes 28.5 miles of pipeline looping, collocated within Transco's existing system
- In Guilford County, looping will involve adding a 42-inch diameter pipeline in Triad Park.



# Background – Timeline

**Oct 2024** – Transco filed an application with the Federal Energy Regulatory Commission (FERC) for a Certificate of Public Convenience and Necessity to expand the existing gas pipeline that crosses Triad Park

**May 2025** - Presentation to BoCC from the Williams Company on the Transco Pipeline Expansion Project

**June 2025** – BoCC passed a resolution requesting an environmental assessment, proactive communication with residents, and full transparency.

**Oct 2025** – FERC Release Environmental Assessment – US Army Corp of Engineers and the US Fish and Wildlife Service were cooperating agencies

**Dec 2025** - NCDEQ issued water quality certification with conditions to strengthen protections for wetlands, waterways and streambanks

**Dec 2025** Manager's & Legal planning meeting with Forsyth County

**Jan 2026** – Update in Manager's Memo  
FERC Issued a certificate of Public Convenience and Necessity to the Williams Company for the Transco Pipeline Expansion Project

**Feb 2026** - Transco filed its acceptance of the Certificate of Public Convenience and Necessity; Transco filed Implementation Plan for the EA



# Environmental Assessment & Construction Expectations

Transco received clearance and certifications from both the Virginia and North Carolina Departments of Environmental Quality on December 23, 2025 (VA) and December 19, 2025 (NC).

- NCDEQ added the following requirements:
  - Provide an environmental inspector to oversee construction and environmental compliance including maintenance of erosion and sediment control practices in wetlands, streams and open waters, and to hold a pre-construction meeting to understand compliance with certification conditions;
  - Use best management practices to avoid and minimize disruption to streams and wetlands, including limiting the construction right-of-way at wetland and waterbody crossings;
  - Restore streambeds and banks disrupted during construction to pre-existing conditions, and restore wetland ground surface to pre-existing conditions and re-plant with a native seed mix;
  - Monitor restored wetlands and streams quarterly for at least three years;



# Environmental Assessment & Construction Expectations

As recommended in the Environmental Assessment (EA), the FERC Certificate includes the following conditions:

- **Prior to any construction**, Transco shall file an affirmative statement with the Secretary, that all company personnel have been...trained on the implementation of the environmental mitigation measures ... **before** becoming involved with construction, abandonment, and restoration activities.
- ...Transco's exercise of eminent domain authority granted under Natural Gas Act (NGA)...does not authorize it ...to acquire a right-of-way for a pipeline to transport a commodity other than natural gas.
- Transco shall file ... all route realignments ... new access roads, and other areas that would be used or disturbed and have not been previously identified in filings with the Secretary...**before construction in or near that area.**



# Environmental Assessment & Construction Expectations

As recommended in the Environmental Assessment (EA), the FERC Certificate includes the following conditions:

- **Within 60 days of the acceptance of the authorization and before construction begins**, Transco shall file an Implementation Plan with the Secretary for review and written approval by the Director of OEP, or the Director's designee.
  - Transco shall employ at least one Environmental Inspector per construction spread.
  - Beginning with the filing of its Implementation Plan, Transco shall file updated status reports with the Secretary on a **biweekly** basis until all construction and restoration activities are complete.
  - Transco must receive written authorization from the Director of OEP (Office of Energy Projects), or the Director's designee, **before commencing construction, abandonment activities of any Project facilities, or before placing the Project into service.**
  - **All conditions attached to the water quality certifications issued by the Virginia Department of Environmental Quality and the North Carolina Department of Environmental Quality constitute mandatory conditions of the Certificate Order.**
  - Transco shall **not begin** construction of facilities and/or use of all staging, storage, or temporary work areas and new or to-be-improved access roads **until**:
    - Transco files with the Secretary comments on the cultural resources reports and plans from the Virginia, North Carolina, South Carolina, and Alabama State Historic Preservation Offices and/or Tribes, as applicable;
  - **During nighttime only limited construction activities between 7:00 p.m. and 7:00 a.m.**
  - Transco shall file a noise survey with the Secretary **no later than 60 days** after placing the modified Compressor Stations 165, 155, 150, and 145 and Eden Regulator Station in service.



# Legal Framework

## **The Natural Gas Act (15 U.S.C 717 et seq) preempts state and local laws**

### What does this mean?

- Under this act, FERC may issue a certificate of public convenience and necessity to natural gas companies after notice and hearing.
- The certificate authorizes the company to exercise eminent domain if negotiations with landowners fail and the property is valued at more than \$3,000.
- Property owners have two options (1) consent through an agreement or (2) oppose condemnation in federal court. Condemnation proceedings focus on establishing the company's authority to take a property and determining just compensation.
- To condemn a property, the company must prove (1) it holds a valid certificate, (2) the property is necessary for pipeline construction and operation (3) it was unable to acquire the property interest voluntarily.

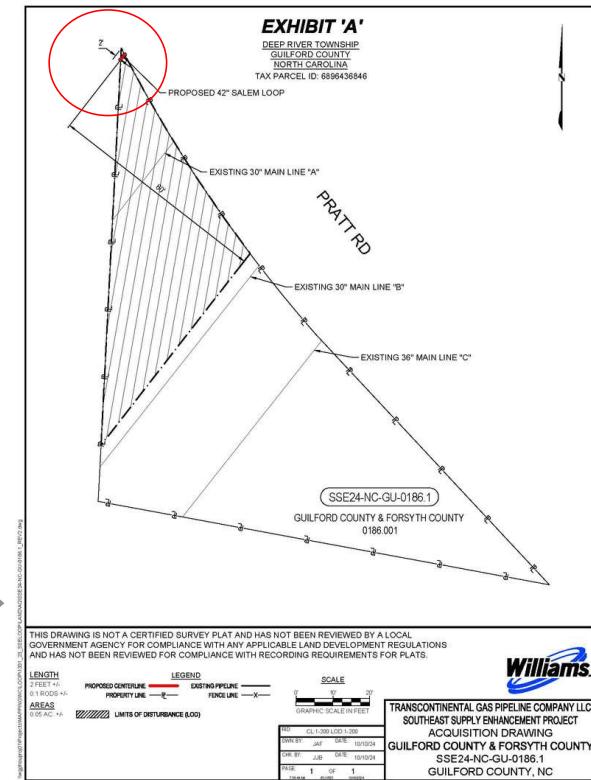
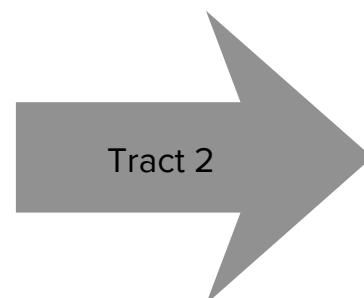
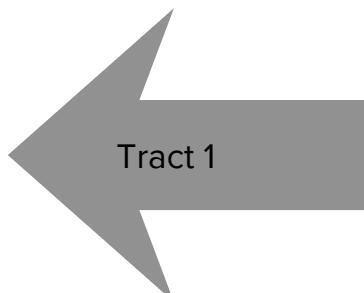
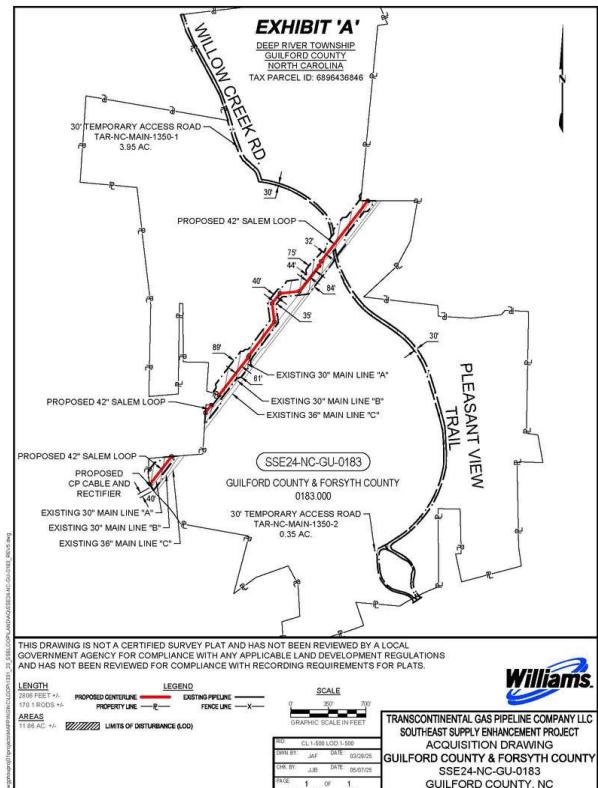


# Current Status

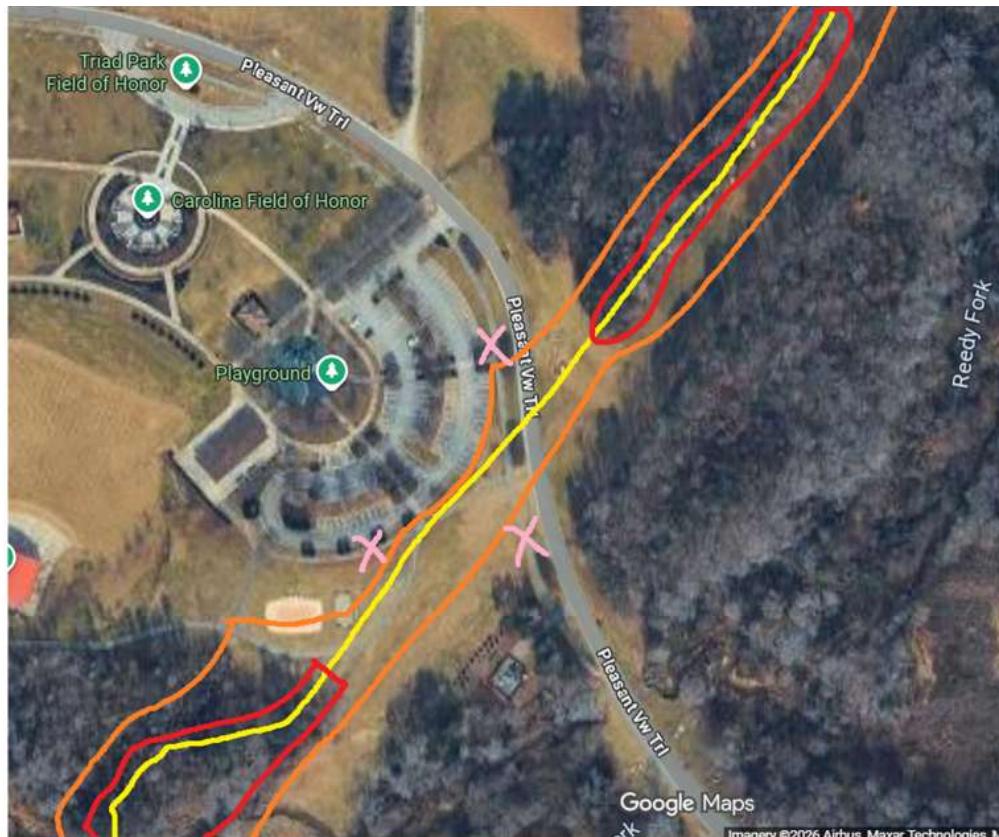
- Manager's meeting with Forsyth County to discuss impact to Triad Park and consensus on agreement terms and conditions and operational impact on December 10, 2025.
- Since September 2025, Guilford County Attorney's Office has been negotiating with Transco for temporary easements and associated compensation during construction while pending final certifications.
- Transco has negotiated an agreement with 99% of Guilford County impacted landowners where new easement rights were required.



# Impacted Areas – Triad Park



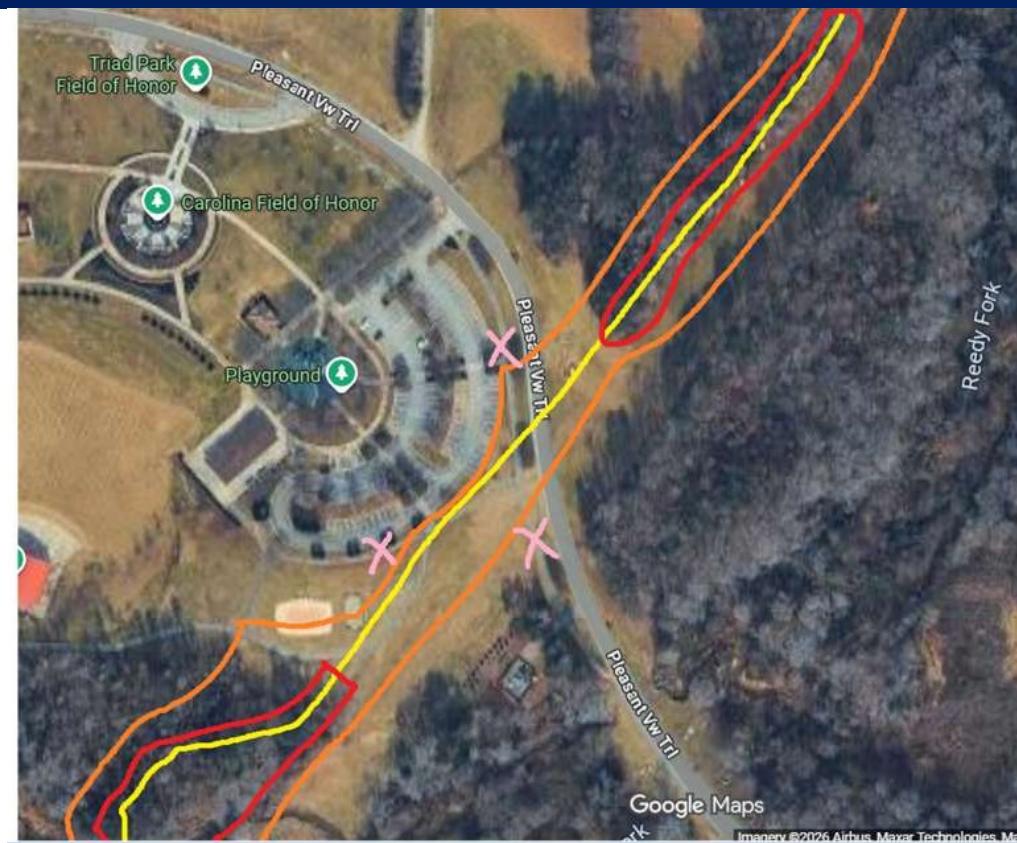
# Impacted Areas – Triad Park



Yellow Line	Pipeline Trench
Red Line	Trees to be cleared
Orange Line	Limit of disturbance (LOD)
Pink X	Walking trail closures

**Construction is estimated to take 90-120 days beginning in March 2026**

# How will Triad Park be impacted?



Section of the Park	Impact
Walking Path	Sections with the pink "x" will be closed
Vehicular Traffic through the construction site	Traffic will be stopped for less than 20 minutes at a time, but one lane will be open for emergency access
Disc Golf Holes #13 and 14	Closed during construction, but two temporary holes will be opened to replace
Satellite picnic sites	There will be five 5 picnic sites that will be offline during the construction
Shelter #6, volleyball, and horseshoe pits during the construction	Will be closed during construction.

# How will the County be compensated?

TRANSCO is proposing \$99,100 in compensation for the two tracts in the following areas:

1. Right of Way Agreement
2. Area of Disturbance
3. Temporary Access Road
4. Damages

Compensation would be paid to Forsyth County & Guilford County based on the interlocal agreement for Triad Park.



# How could the County utilize the proceeds?

## **Total Compensation:**

- Tract 1: \$91,000
- Tract 2: \$8,100

Total: \$99,100

If the BoCC agrees to the easement agreement, the County would receive 50% of the total compensation.

The BoCC could direct staff to develop an interlocal agreement to distribute the county's portion totaling \$49,550 to Forsyth County for capital improvements at Triad Park.



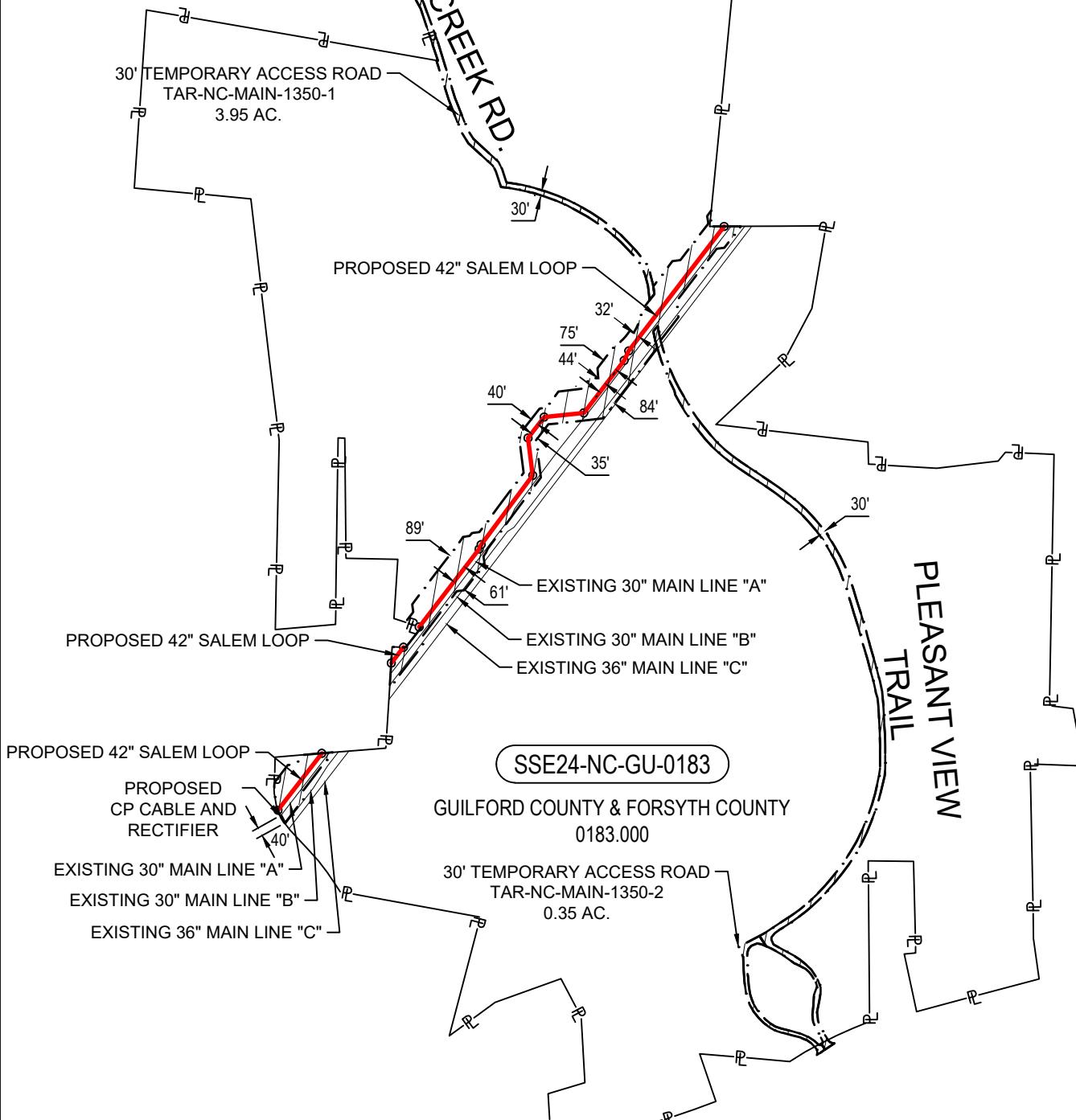
# Next Steps

- Given that the Natural Gas Act (15 U.S.C 717 et seq) preempts state and local laws, the Board will be presented with action at the February 19 BoCC meeting requesting authorization of easement agreements.
- Development and launch of FAQ on County Webpage
  - Purpose & scope of the project
  - Legal privileges, Environmental Assessment findings & mitigation plans
  - Safety considerations
  - Who to contact
- Site prep and construction projected to begin in March 2026



# EXHIBIT 'A'

DEEP RIVER TOWNSHIP  
GUILFORD COUNTY  
NORTH CAROLINA  
TAX PARCEL ID: 6896436846



THIS DRAWING IS NOT A CERTIFIED SURVEY PLAT AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

LENGTH  
2806 FEET +/-  
170.1 RODS +/-

PROPOSED CENTERLINE  
PROPERTY LINE

## LEGEND

EXISTING PIPELINE  
FENCE LINE

## AREAS

11.86 AC. +/-

LIMITS OF DISTURBANCE (LOD)

## SCALE



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DWN. BY:	JAF DATE: 03/28/25
CHK. BY:	JJB DATE: 05/07/25
PAGE:	1 OF 1

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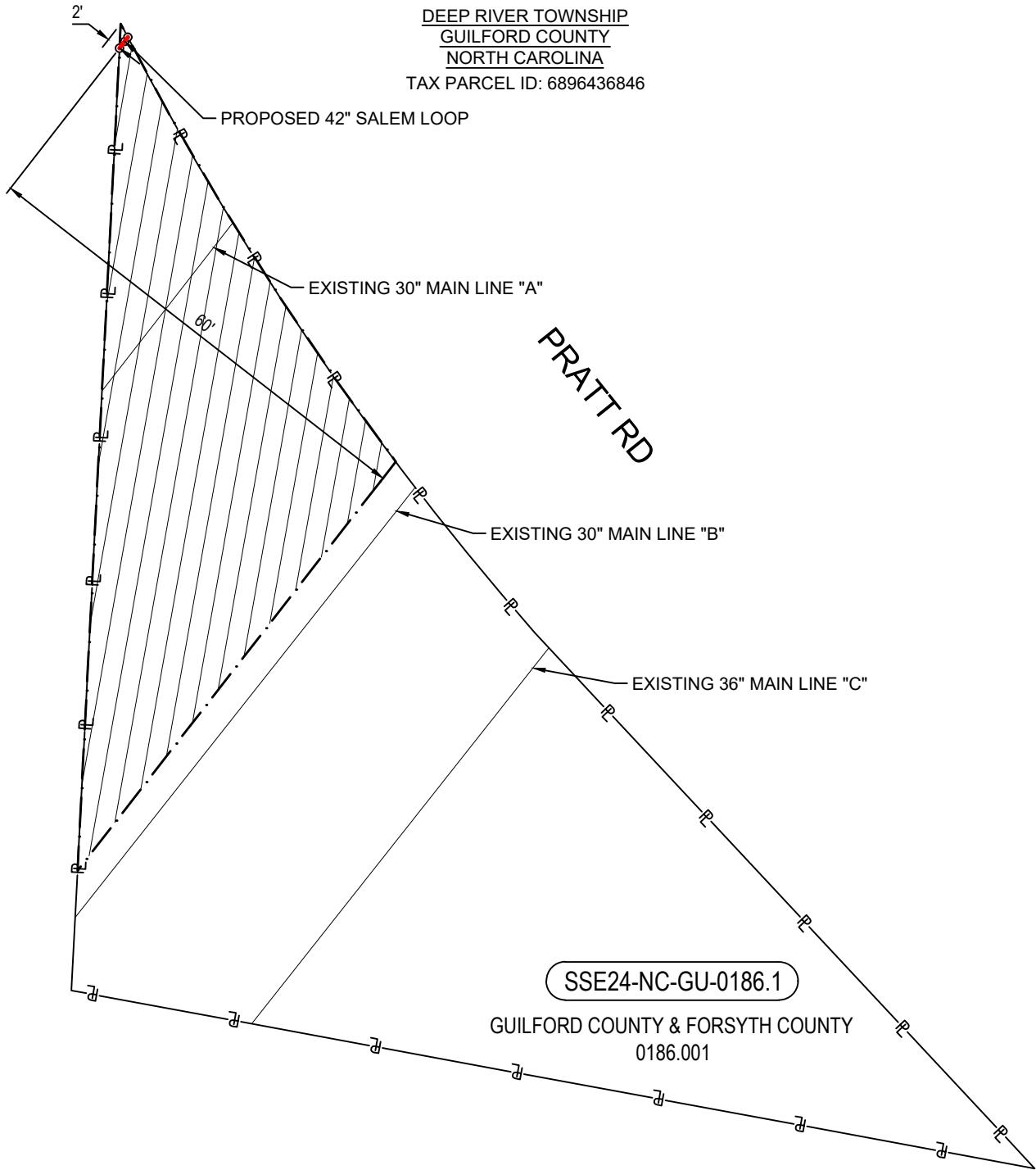


TRANSCONTINENTAL GAS PIPELINE COMPANY LLC  
SOUTHEAST SUPPLY ENHANCEMENT PROJECT  
ACQUISITION DRAWING  
GUILFORD COUNTY & FORSYTH COUNTY  
SSE24-NC-GU-0183  
GUILFORD COUNTY, NC

## **EXHIBIT 'A'**

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GUILFORD COUNTY  
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LENGTH  
2 FEET +/-  
S. 1.0000

LEGEND

PROPOSED CENTERLINE ————— EXISTING PIPELINE —————  
PROPERTY LINE —P— FENCE LINE —X—

AREAS  
0.05 AC. +/-

 LIMITS OF DISTURBANCE (LOD)

A graphic scale in feet, marked from 0' to 20' in increments of 10'. The scale is represented by a horizontal line with tick marks and numerical labels at 0', 10', and 20'. The word "SCALE" is written above the line, and "GRAPHIC SCALE IN FEET" is written below it.

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TRANSCONTINENTAL GAS PIPELINE COMPANY LLC  
SOUTHEAST SUPPLY ENHANCEMENT PROJECT  
ACQUISITION DRAWING  
GUILFORD COUNTY & FORSYTH COUNTY  
SSE24-NC-GU-0186.1  
GUILFORD COUNTY, NC

**Williams.**

**RESOLUTION URGING THE FEDERAL ENERGY REGULATORY  
COMMISSION TO MEANINGFULLY ADDRESS SAFETY AND  
ENVIRONMENTAL CONCERNS REGARDING THE SOUTHEAST  
SUPPLY ENHANCEMENT PROJECT**

**WHEREAS**, the Guilford County Board of Commissioners is committed to protecting the health, safety, welfare, and environmental integrity of all residents of Guilford County; and

**WHEREAS**, the proposed Southeast Supply Enhancement Project (SSEP), advanced by Williams Transco (“Company”), would involve the expansion of pipeline infrastructure through portions of Guilford County and neighboring jurisdictions adding approximately 24 miles of 42-inch pipeline through Guilford, Rockingham, Forsyth, and Davidson Counties delivering an additional 1.6 million dekatherms per day of natural gas;

**WHEREAS**, the Company plans to add additional compressor units in Cleveland, Iredell, and Davidson Counties (Stations 145, 150, 155)<sup>1</sup>;

**WHEREAS**, the Transco pipeline system has operated in Guilford County for over 75 years, and the Company has emphasized its longstanding commitment to operational safety, environmental stewardship, and community partnership, including proactive pipeline maintenance, integrity management programs, and transparent reporting protocols;

**WHEREAS**, this pipeline enhancement project raises a range of concerns for citizens including, but not limited to: public safety risks, water resource impacts, environmental degradation, disproportionate impacts, lack of inclusive engagement, and economic risks;

**WHEREAS**, the Board of County Commissioners honors its role to promote the health, safety, and well-being of all residents, as well as responsible stewardship of the County’s natural environment and its resources;

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<sup>1</sup> <https://www.williams.com/expansion-project/southeast-supply-enhancement/>

**WHEREAS**, existing safety tools such as well monitoring programs and the Guilford Emergency Alert, Notification, and Information System (GEANI)<sup>2</sup> should be incorporated into regulatory and safety planning efforts; and

**WHEREAS**, the Federal Energy Regulatory Commission (FERC) is the federal agency vested with the authority and responsibility to conduct comprehensive environmental reviews, evaluate public comments, and determine whether proposed energy infrastructure projects are in the public interest.

**NOW, THEREFORE, BE IT RESOLVED** by the Guilford County Board of Commissioners respectfully urges the Federal Energy Regulatory Commission to:

1. Ensure continued, clear, and proactive communication with local governments and the public, and encourages federal and corporate partners to meaningfully consider the input and concerns of Guilford County residents throughout the regulatory process;
2. Fully and transparently consider the health, safety, environmental, and quality-of-life concerns raised by Guilford County residents and other affected stakeholders regarding the Southeast Supply Enhancement Project;
3. Require a comprehensive Environmental Assessment (EA) under the National Environmental Policy Act (NEPA) that rigorously evaluates all potential risks and alternatives to the proposed pipeline expansion;
4. Ensure that impacted communities are meaningfully consulted and that their input is reflected in any final determinations regarding the project's approval, route, and regulatory conditions; and
5. Require the Williams-Transco Company to provide immediate notification of emergency events to affected residents and local emergency management agencies to ensure the public receives timely and effective communication that would enable residents to take appropriate protective action; and

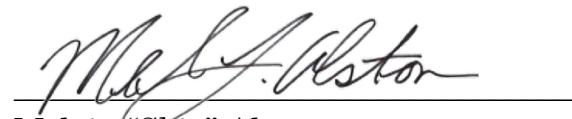
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<sup>2</sup> GEANI an automated system to notify residents of urgent and emergency information through cell phone, home phone and/or email. The system provides time sensitive, geographically-based public safety messages and is available to all residents and businesses within Guilford County (including City of High Point residents in Forsyth, Davidson, and Randolph Counties).

**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the Federal Energy Regulatory Commission, the North Carolina Utilities Commission, members of the North Carolina General Assembly representing Guilford County, and the Guilford County Congressional Delegation.

**PRESENTED** this 5th day of June, 2025.

**IN WITNESS WHEREOF**, I hereunto set my hand and cause the corporate seal of the County of Guilford to be affixed.



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Melvin "Skip" Alston  
Chairman, Guilford County Board of  
Commissioners