



**Northeast Missouri
Electric Power Cooperative**

3705 Business 61, P.O. Box 191, Palmyra, MO 63461-0191

Phone: (573) 769-2107 Fax: (573) 769-8213 www.northeast-power.coop

02/25/2022

Sent via Certified Mail

RE: Notice of Public Information Meeting

Dear Landowner:

Northeast Missouri Electric Power Cooperative ("Northeast Power") will hold an informational meeting regarding a proposed electric transmission line project in your area. Enclosed is a legal notification inviting you to join us for this discussion.

Northeast Power is limited by Iowa law in the discussions it can have with landowners regarding proposed transmission line routes until after public informational meetings have been held. If you have questions, we strongly recommend you attend the public meeting where additional information will be provided and questions may be presented.

Northeast Power is required to notify all those who may have an interest in the property such as tenants, renters or other interested parties. We ask that you provide contact information for any tenants or others that may have an interest in your land. Please send contact information to Skyler Wiegmann, at telephone number (573)769-8259, prior to March 15, 2022, so Northeast Power can contact them as well.

Finally, we have also enclosed a map of the proposed project area and a Statement Regarding Settlement of Damages. This Statement is provided pursuant to Iowa Administrative Code 199 - 11.9(5) and is for your reference should you and Northeast Power agree to place any portion of the line and/or facilities on your land.

We look forward to providing you information about this project.

Sincerely,

Skyler Wiegmann

Attachments:

Notice of Public Informational Meeting

Maps of Project Area

Statement Regarding Settlement of Damages

NOTICE OF PUBLIC INFORMATIONAL MEETING
DOCKET NUMBER E-22498
Lee County, Iowa

Notice is hereby given that Northeast Missouri Electric Power Cooperative (Northeast Power), an electric transmission cooperative supplying power to five member-distribution cooperatives in northeast Missouri and three in southeast Iowa, is proposing to rebuild and construct a new 161,000-volt transmission line in Lee County, Iowa for approximately 17.92 miles in length. Northeast Power is part of a three-tier electric cooperative system consisting of fifty-one distribution cooperatives; six transmission cooperatives; and Associated Electric Cooperative, the power generator. Northeast Power's principal place of business is at 3705 Business 61 in Palmyra, Missouri.

The new line is needed to provide additional transmission capacity in order to reliably and economically serve existing and expected new loads in the Iowa Portion of Northeast Power's system. This project will provide the much-needed capacity and reliability to the Lee County area. The first section of the line is existing and will be approximately 12.22 miles in length. The line will be built double circuit with ITC on existing alignment. The second section of line will be new construction approximately 5.7 miles in length and will be single circuit in a new corridor.

In accordance with Iowa Code Chapter 478, an Informational Meeting concerning this project will be held. The purpose of the Informational Meeting is to explain the franchise process, to explain rights of the landowners, to explain the scope of the proposed project and to provide landowners an opportunity to ask questions. A representative of the Iowa Utilities Board (Utilities Board) will preside over this Informational Meeting. Qualified representatives of Northeast Power will also be in attendance at the meeting to discuss the project and answer questions.

An Informational Meeting will be held in Lee County for this project at the following date, times, and location:

Date: April 19, 2022
Time: 5:30 p.m.
Location: West Point American Legion
309 5th St.
West Point, IA 52656

In the event of inclement weather on the scheduled date, determined by the cancellation or early dismissal of school/classes in the Ft. Madison Community School District, the meeting will be moved to April 26, 2022, at the same time and location.

Persons with disabilities requiring assistive services or devices to observe or participate should contact the Utilities Board at (515) 725-7300 in advance of the scheduled date to request accommodations.

Due to the ongoing COVID-19 pandemic, Northeast Power will be organizing the seating for the meeting to allow for social distancing. For the safety of the attendees and presenters, please observe social distancing while entering and exiting the facility and use the seating arrangement provided. In addition, disposable face masks and hand sanitizer will be provided upon entrance to the meeting. It is recommended that attendees wear masks to protect the wearer, attendees and presenters from potential transmission. Finally, if you are experiencing any symptoms of COVID-19 or are uncomfortable attending a gathering of this kind, please do not attend the meeting and contact:

Skyler Wiegmann, PE, Chief Operations Officer
Northeast Missouri Electric Power Cooperative
3705 Business 61, PO Box 191
Palmyra, MO 63461-0191
Telephone: (573)769-8259

to receive the information provided in the meeting and to answer any questions related to the construction of the transmission line.

As a landowner, or a party in possession of, or residing on property that may be affected by the location and construction of the above-described electric transmission line, you have the right to be present at this Informational Meeting. You also have the right to file any objections regarding the location and construction of the proposed electric transmission line described herein. Address objections to Iowa Utilities Board, 1375 E. Court Avenue, Room 69, Des Moines, IA 50319.

Under Iowa law, Northeast Power is not allowed to negotiate easements prior to the Informational Meeting. Therefore, right-of-way personnel representing Northeast Power will begin contacting landowners to negotiate voluntary easements following this meeting. The right-of-way easement Northeast Power is seeking to acquire is generally fifty (50) feet in width along established road rights-of-way and one hundred (100) feet in width elsewhere, that one hundred (100) feet being fifty (50) feet on either side of the final transmission line centerline. The notification corridor and the proposed route for the transmission line are shown on the enclosed map, which is made a part of this notification by reference. The route is generally described as follows:

The proposed transmission line will be approximately 17.92 miles in length and will begin at the Missouri-Iowa state line (Des Moines River) said point of beginning is located near the south line of Section 32, Township 66 North, Range 6 West. The route then extends Northeast along the same route as an existing ITC Midwest, LLC transmission line, through said Section 32, and sections 33, 28, 22, 21, 15, 14, 11, 12, and 1 of said Township and Range and Section 6, Township 66 North, Range 5 West, approximately 7.61 miles, and then continuing Northeast along the same transmission line route through sections 31, 30, 29, 20, 17, 16, and 9 of Township 67 North, Range 5 West approximately 4.61 miles. The route then generally extends north along the west section line of Sections 9 and 4 of said Township and Range approximately 1.7 miles and then continuing north along the west section line of Section 33, Township 68 North, Range 5 West approximately 1 mile. The route then extends east along the North section line of said section 33 approximately 0.5 mile and then extends North along the center line of Section 28 of said Township and Range for approximately 1 mile. The route then extends east approximately 0.25 miles along the south section line of Section 21 of said Township and Range and then extends north and northeast approximately 1.25 miles where it will interconnect with an existing Northeast Power substation in Section 22 of said Township and Range. The total length is approximately 17.92 miles. Except for road crossings, the proposed transmission line route will primarily be located on private right-of-way.

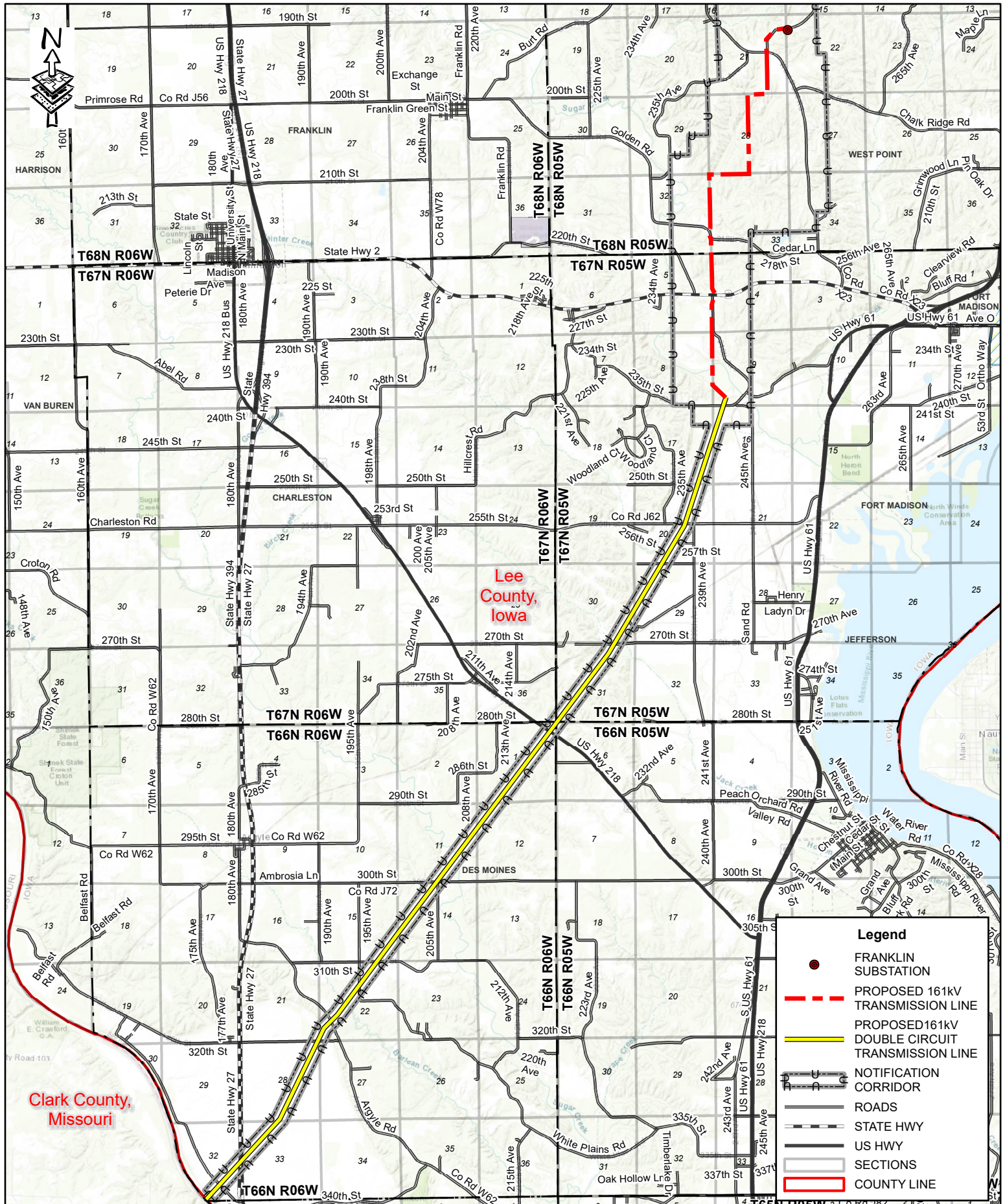
At a later date, and as required by Iowa Code Chapter 478, Northeast Power will file a petition for an electric transmission line franchise with the Utilities Board to request permission to construct, operate and maintain the proposed line. The Utilities Board determines if the proposed transmission line is necessary to serve a public use and represents a reasonable relationship to an overall plan for transmitting electricity in the public interest. In accordance with Iowa Code, the

Utilities Board may conduct a public hearing for this project. If a public hearing is held, the notice of the public hearing will be published in a local newspaper with county-wide circulation. The landowners will have the right to participate in the public hearing process. If voluntary easements cannot be negotiated, there is the possibility that right-of-way may be acquired through eminent domain if approved by the Utilities Board. At this time, Northeast Power does not have the right of eminent domain; however, if eminent domain is requested by Northeast Power, the request will be considered at the public hearing and notice of the hearing will be sent by Certified Mail to all owners of eminent domain parcels in addition to the notice published in the newspaper.

If you have questions regarding this notice prior to the date of the Informational Meeting, please contact Skyler Wiegmann, PE, Chief Operations Officer of Northeast Missouri Electric Power Cooperative at the address and telephone number listed above.

We look forward to discussing this project in more detail at the Informational Meeting.

Map is enclosed and published with this notice.



**NORTHEAST MISSOURI ELECTRIC POWER COOPERATIVE
STATEMENT REGARDING SETTLEMENT OF DAMAGE CLAIMS**

(ELECTRIC TRANSMISSION LINES)

During construction of an electric transmission line, damage is sometimes caused to a landowner's and/or tenant's property. If Northeast Missouri Electric Power Cooperative ("NORTHEAST POWER") causes physical damage to property, the landowner and/or tenant, as their respective interests appear, (Landowner/Tenant) will be compensated by NORTHEAST POWER in the following manner:

I. Crop Loss Due to Transmission Line Construction

- a. If a crop has been planted prior to construction of the transmission line or if a crop normally would have been planted before the finish of construction, NORTHEAST POWER will pay the following percentages on the crop ground lost to production:
 - i. 100% of crop loss, at current market prices (based on the damaged area and the 5-year average yield for the ground)

II. Damages Due to Compaction, Ruts, Erosion and/or Washing

NORTHEAST POWER will repair damage incurred due to compaction, ruts, erosion, and/or washing of soil caused by transmission line construction. If by mutual agreement, the Landowner/Tenant repairs the damages, NORTHEAST POWER will reimburse the Landowner/Tenant for the reasonable cost of labor and the use of equipment to repair damage incurred due to compaction, ruts, erosion, and/or washing of soil caused by transmission line construction. Payment will be made by NORTHEAST POWER pursuant to Paragraph IV, below.

III. Other Damages

NORTHEAST POWER will pay for all damages to pasture, timber, fences, improvements, livestock, terraces, field tiles, and equipment caused by NORTHEAST POWER's entry, use or occupation of lands, both on and off an easement area, due to electric transmission line construction. If by mutual agreement, the Landowner/Tenant repairs the damages, NORTHEAST POWER will pay the actual cost of repairs. Payment of assets replaced due to transmission line construction, by Landlord/Tenant will be computed based upon the replacement cost of the assets replaced.

IV. Manner of Damage Payments

Payment of damages to the Landowner/Tenant will be made by check issued by NORTHEAST POWER within a reasonable period of time following completion of transmission line construction and confirmation of any damages and costs. Completion of a Federal IRS W9 form will be required before a check can be issued.

V. Dispute Resolution Procedure

If, after good faith negotiation, the Landowner/Tenant and NORTHEAST POWER cannot mutually agree on the amount of compensation for damages incurred, the matter shall be settled by district court sitting in Lee County, Iowa.

VI. Contact Information

To file a damage claim, Landowners/Tenants may contact the following NORTHEAST POWER representative:

Northeast Missouri Electric Power Cooperative
Attn: Skyler Wiegmann
3705 Business 61
P.O. Box 191
Palmyra, MO 63461-0191
(573) 769-8259

This policy statement is filed with Iowa Utilities Board pursuant to Iowa Administrative Code 199-Section 11.9(5).