





Iowa Utilities Board

1375 E. Court Ave.
Des Moines, IA 50319-0069
Email: iub@iub.iowa.gov



Iowa Utilities Board

Agenda

- What is the Iowa Utilities Board (IUB)?
- Office of Consumer Advocate (OCA)
- Summary of the Franchise Process and the Legal Rights of Landowners (*IUB*)
- Project Information (*NEMO*)
- Question-and-Answer Session

Your Information Handout Includes:

- Agenda
- The IUB's Informational Meeting Presentation
- Statement of Property Owner's Rights
- Information on how to File an Objection, Letter of Support, or Comments
- Frequently Asked Questions about Eminent Domain

What is the Iowa Utilities Board?

- Independent Quasi-Judicial Regulatory Body
- Three Board Members
 - ☐ Serve staggered six-year terms
 - ☐ No more than two from the same political party
 - ☐ Appointed by the Governor
 - ☐ Confirmed by the Senate
- Current Board Members are:
 - ☐ Geri Huser (Chair)
 - ☐ Richard Lozier
 - ☐ Joshua Byrnes

What is the Iowa Utilities Board?

- The IUB regulates the rates, safety, and service of utility companies. It is also charged with issuing permits for various types of energy infrastructure projects under Iowa law.
- Decisions are based on evidence and the law.
- IUB actions may be reviewed by the courts.

Office of Consumer Advocate (OCA)

- The Office of Consumer Advocate is a division of the Iowa Department of Justice.
- OCA represents the general interests of consumers and the public in all matters brought before the IUB.
- For more information, see the sheet provided in your information handout.

The Franchise Process Overview

- A “franchise” is a grant of authority issued by the IUB.
- This informational meeting is required by Iowa law before the company can begin easement negotiations.
- The company cannot file its application (petition) with the IUB until at least 30 days after the informational meeting.

The Franchise Process Overview

- A hearing is required if any objection(s) or request for eminent domain is filed with the IUB.
- A hearing is not required if no objection(s) or request for eminent domain is filed with the IUB.

Comments or Objections

- Any affected landowner may file comments or objections to the proposed transmission line as part of the IUB's review process.
- Phone calls or verbal communication will not be considered as part of the official record.
- Only written comments or objections will be considered.
- Reference the docket number (E-22498) in your comment or objection letters.
- Comments or objections may be filed either electronically or by mail.
- You have instructions on how to file an objection, letter of support, or other comment in your handout material.

Public Hearing and Procedures

- If a hearing is required the IUB sets a hearing date and encourages concerned landowners to participate at the hearing.
- In the case of a hearing, objections may be filed up until 20 days after the date of the last publication of the final notice.
- Before the filing deadline, landowners who objected to the project should file statements, testimony, evidence, and/or any other material that supports their position.
- The IUB and its staff cannot provide legal advice to landowners; however, staff can explain the process and hearing procedures.

Easements

- An easement agreement is a legal document that provides rights to a company to locate an electric line on private property.
- An easement does not transfer ownership of the property.
- Landowners may contact an attorney or receive assistance from family members or friends during the negotiation of the easement terms.
- Landowners may negotiate the use of their land or specify their desire for placement of facilities on their land as they negotiate. Landowners have the right to ask for the line to be moved to a different location.
- An easement may be either voluntary or obtained through the use of eminent domain.

Eminent Domain (Condemnation)

- The right of eminent domain may only be granted by the IUB after a public hearing.
- If a hearing is set, notice of the IUB hearing will be sent by the company through certified mail to landowners for whom eminent domain is requested.
- If the IUB grants eminent domain, the company may obtain easement rights after a condemnation proceeding.
- The County Compensation Commission under Iowa Code 6B determines just compensation for property rights taken by eminent domain. The IUB does not determine compensation.
- FAQs about eminent domain are included in your handout packet.

Statement of Property Owner's Rights

The Statement of Property Owner's Rights pursuant to chapter 34 of the Iowa Attorney General's rules is the green sheet in the information handout.

Contact Information

Iowa Utilities Board
1375 E. Court Ave.
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Phone: 515-725-7300
Email: iub@iub.iowa.gov
Website: iub.iowa.gov



Northeast Missouri Electric Power Cooperative (Northeast Power)

161,000 Volt Transmission Line

(initially operated at 69,000 volts)

Winchester – Franklin



Northeast Power

- Non-profit transmission cooperative
- Comprised of eight member-distribution cooperatives
- Three cooperatives in Southeast Iowa including Access Energy Cooperative, Mt. Pleasant, Iowa
- Corporate office is located in Palmyra, Missouri, with a satellite office located in Steuben, Iowa
- Power supplier to Access Energy Cooperative
- Owns and operates transmission line and substation facilities used by Access Energy Cooperative to serve its member-consumers



Northeast Power

- Douglas Aeilts
CEO and General Manager
- Skyler Wiegmann
Chief Operations Officer
- Abe Gray
Chief Financial Officer
- Jared Stewart
Right of Way and GIS Manager



Northeast Power

- Mike Jeffries
Transmission Manager
- Allie Bennett
Manager of Economic Development and Member Services
- Alicia Doran
Member Services Specialist



Northeast Power

- Brian Fuqua
System Engineer
- Quentin Gehring
System Engineer



Access Energy Cooperative

- Non-profit distribution cooperative
- Headquartered in Mt. Pleasant, Iowa
- Responsible for serving all member-consumers within the service territory set forth by the Iowa Utilities Board
- Owns and operates distribution lines required to serve member-consumers



Access Energy Cooperative

- Kevin Wheeler
General Manager / CEO
- Kim Davis
Director of Member Services and Public Relations
- Tyler Thein
Director of Engineering



Access Energy Cooperative

- Daniel Philips
Director of Operations
- Kurt Lowenberg
Safety Director / Assistant Operations Manager



Northeast Power – Access Energy Relationship

- Work hand-in-hand to meet the energy requirements for all Access Energy member-consumers
- Jointly plan the needs for new substation and transmission facilities required to serve Access Energy member-consumers
- Northeast Power owns and operates the transmission lines and substations
- Access Energy owns and operates the distribution lines served by the substations



Allgeier, Martin and Associates, Inc.

- Headquartered in Joplin, Missouri
- Specializes in engineering design
- Project role includes:
 - Preliminary design and final design
 - Assistance with Iowa Utilities Board franchise application
 - Right-of-way procurement
 - Assistance with permitting
 - Assistance with environmental compliance
 - Construction document services



Allgeier, Martin and Associates, Inc.

- Steven McNabb, P.E.
Project Manager
- Design:
 - Bryce Barton, P.E.
 - Nic Jessip, P.E.
- Right-of-Way Acquisition:
 - Darrell Wilson – Land Acquisition Specialist
 - Garrett Greer – Land Acquisition Specialist
 - Lance Hardman – Land Acquisition Specialist



Key Sub-Consultants

- Stanley Consultants
 - Environmental Assessment Services
- Bear Creek Archeology
 - Archeological Study Services



ITC Midwest

- Mike Dabney
 - Manager, Stakeholder Relations
- Corey Wilkinson
 - Manager, Real Estate



System Impact

- Stronger and more reliable transmission system
- Provide additional capacity to serve load in southeast Iowa
- This area of southeast Iowa has had substantial load growth due to:
 - Large industrial customers
 - Agricultural loads and onsite grain storage
 - At home working, EV chargers and urban flight

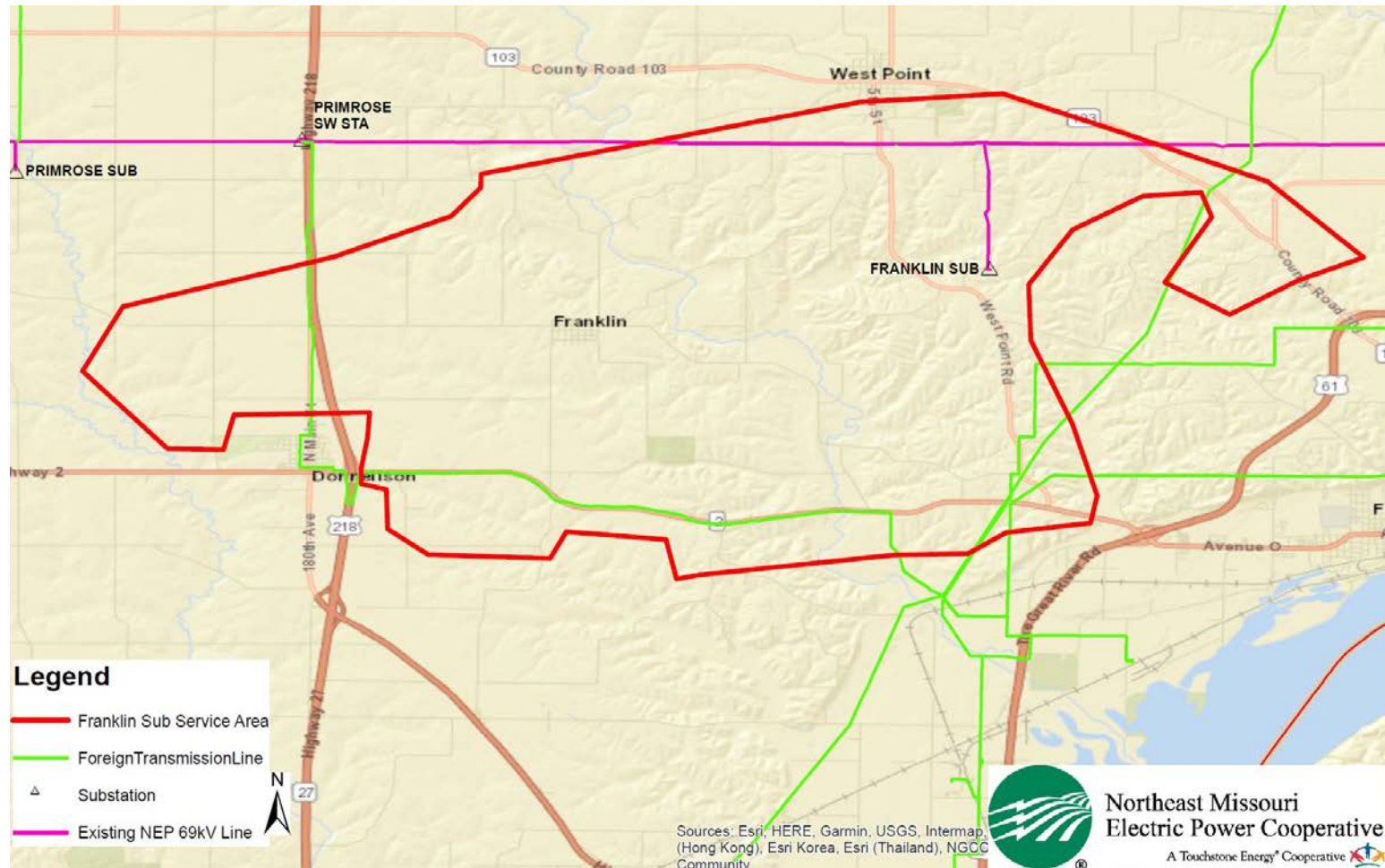


System Impact

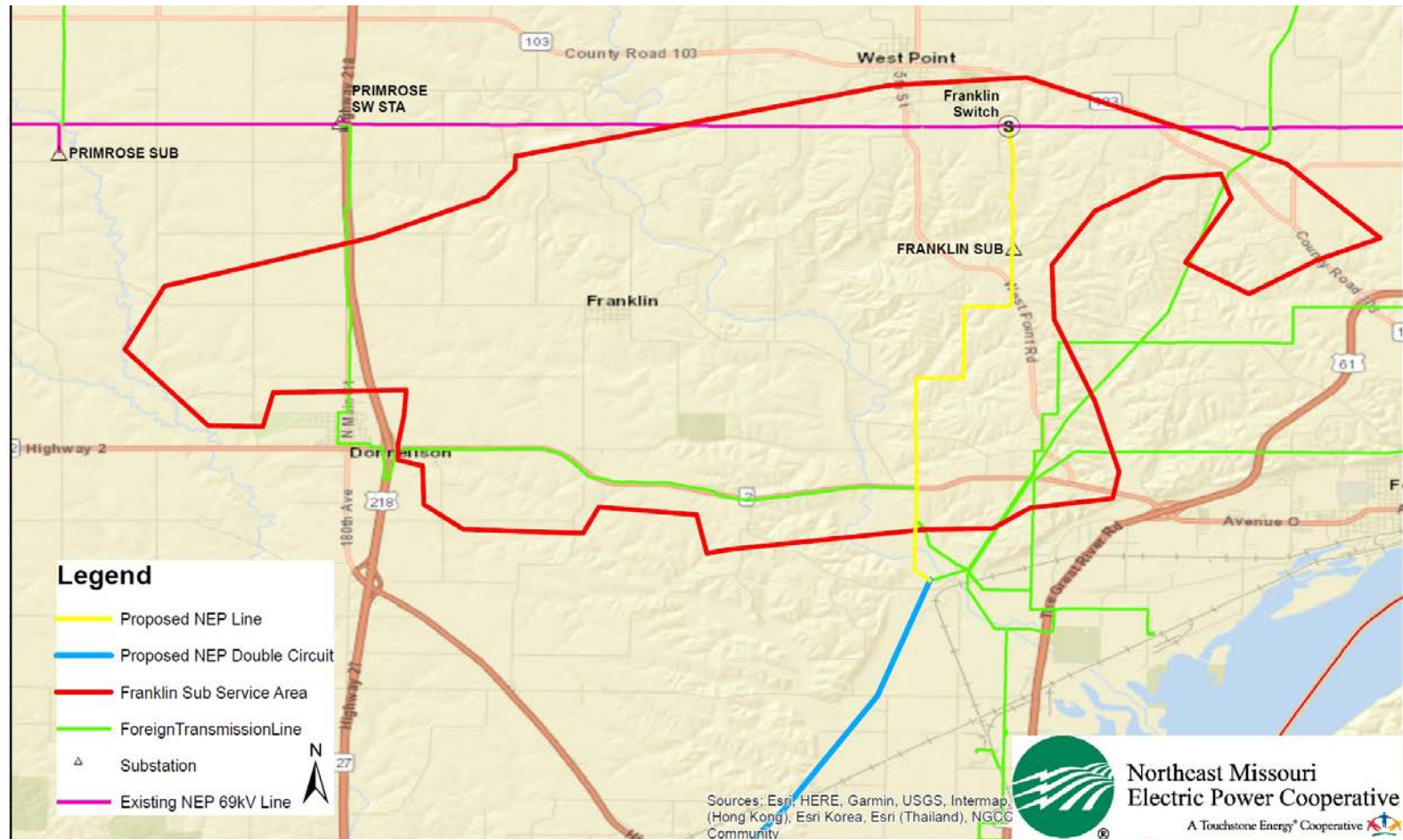
- Enhance reliability and reduced outage times to Access Energy members served by the Franklin Substation by adding an additional transmission source and remotely operated switching devices
- Will also provide enhanced reliability to other Access Energy members in southeast Iowa by adding an additional transmission source to the region



System Impact - Existing



System Impact - Proposed



Proposed Transmission Line Project

- The transmission line will connect the Winchester substation located in Missouri and Franklin substation located in Iowa, both owned and operated by Northeast Power. The Iowa Portion of the line is approximately 17.92 miles in length.
- The line will be operated at 69,000 volts (69kV) and designed for future operation at 161,000 volts (161kV).



Proposed Transmission Line Project

- The proposed line will originate in Missouri and cross the Des Moines River at the point where an existing ITC transmission line crosses.
- The proposed line will proceed in a northeast direction approximately 12.22 miles along the same route as an existing ITC transmission line.
- The line will be double circuit (both sets of wires on the same set of poles).

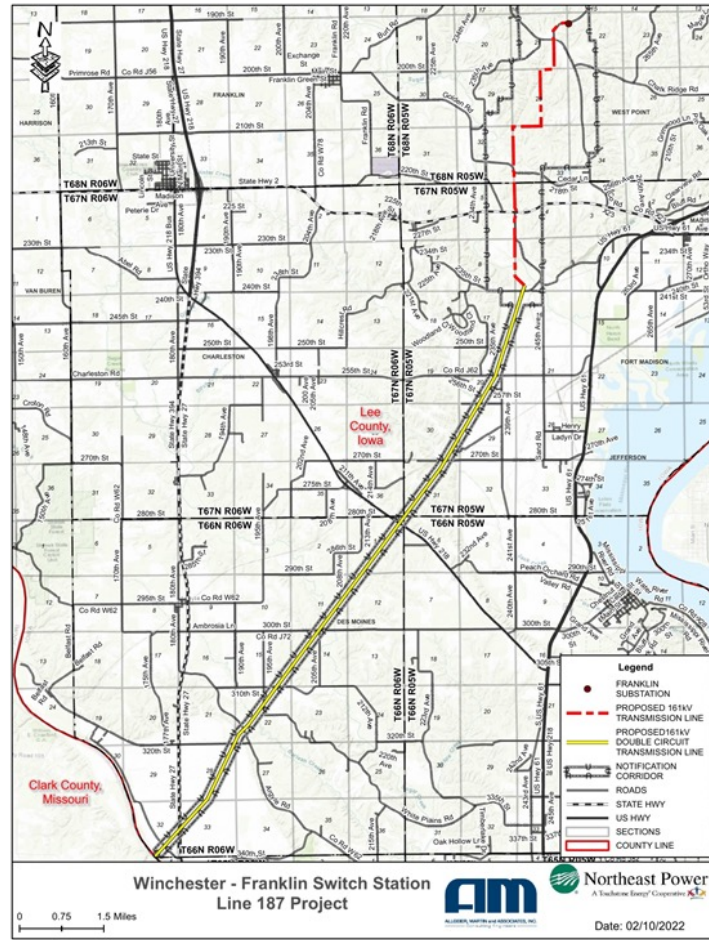


Proposed Transmission Line Project

- The proposed line will then proceed as a single circuit North and East approximately 5.7 miles to the Franklin substation.



Proposed Transmission Line Project



Terminology

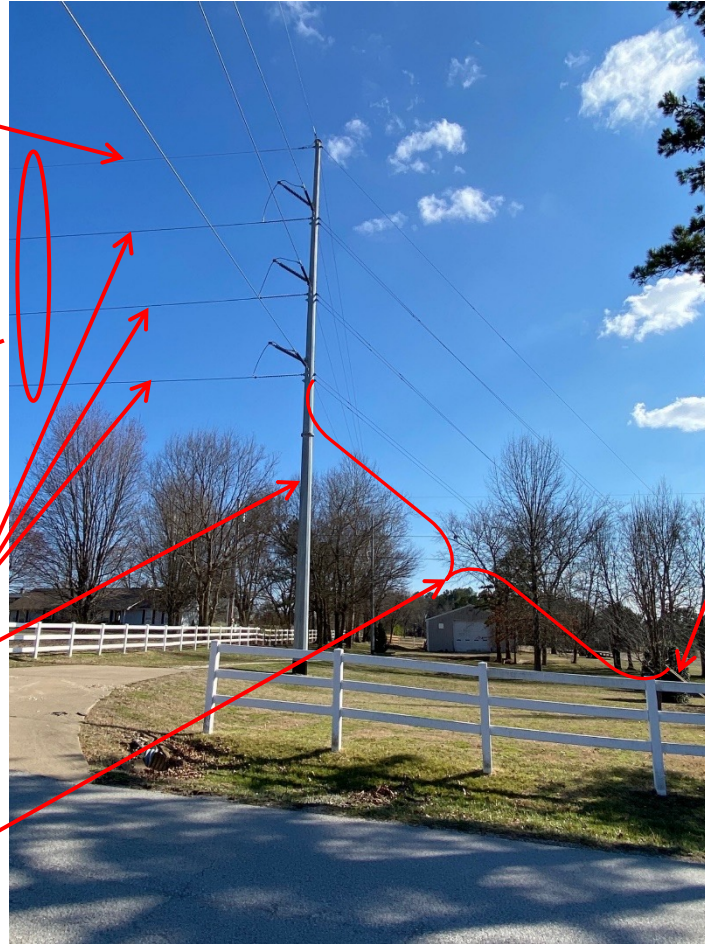
Static Wire
(Optical
Ground
Wire—
OPGW)

Wire Set

Phase Conductors

Pole

Down-Guys



Anchors



Construction Description

- Two Different Construction Types
 - Double Circuit – Existing route with ITC
 - Single Circuit – New route



Construction Description – Double Circuit

- Double circuit line proposed to follow the route of an existing ITC transmission line.
- Line will be constructed primarily with steel poles.
- Each pole will support six (6) phase conductors and two (2) static wires (OPGW).



Construction Description – Double Circuit

- Poles will typically be 110 - 145 feet tall and placed 250 - 700 feet apart. The structure spacing will be less than the existing line; however, structures will primarily consist of one (1) pole instead of two (2) poles.
- Most angle and deadend poles will be steel poles using concrete foundations.



Steel Pole Tangent Braced Post – Double Circuit



Steel Pole Deadend – Double Circuit



Construction Description – Single Circuit

- Line will be constructed primarily with steel poles.
- Each pole will support three (3) phase wires and one (1) static wire (OPGW).
- Poles will typically be 75-100 feet tall and placed 300-400 feet apart.
- Most angle and deadend poles will be steel poles using down guys and anchors.



Steel Pole – Single Circuit Tangent TUSC-1



Steel Pole – Single Circuit Tangent TBP-161



Steel Pole – Single Circuit Double Deadend TS-15GA



Line Routing Considerations

- Double circuit section routed by Northeast Power and single circuit section routed by Allgeier, Martin and Associates in conjunction with Northeast Power
- Follow existing roads when possible
- Follow divisional lines of land (i.e. Section, $\frac{1}{2}$ Section, $\frac{1}{4}$ Section, etc.)
- Meet National Electric Safety Code and RUS requirements for clearances
- Consider impact of construction on agricultural land use and private residences



Schedule

- Allgeier, Martin and Associates representatives will begin contacting landowners at the conclusion of this meeting
- Following successful negotiations, a petition for franchise will be submitted to the Iowa Utilities Board
- Following IUB approval, final design will be completed and contractors and materials procured
- Tree clearing is anticipated to begin fall/winter of 2023
- Construction is anticipated to begin in fall/winter of 2023 and last approximately eleven months



Rights Petitioner Seeks by Acquisition of Easements

- Right to construct, operate, maintain, repair, replace and reconstruct their transmission facilities (including any distribution under-build and OPGW)
- Rights to cut, clear or remove trees and underbrush as necessary
- Right to ingress and egress (routes to access the line)
- Northeast Power is not acquiring a fee title – the landowner may continue use of land within the easement, provided it does not interfere with the utility's use of the area or operation of the line



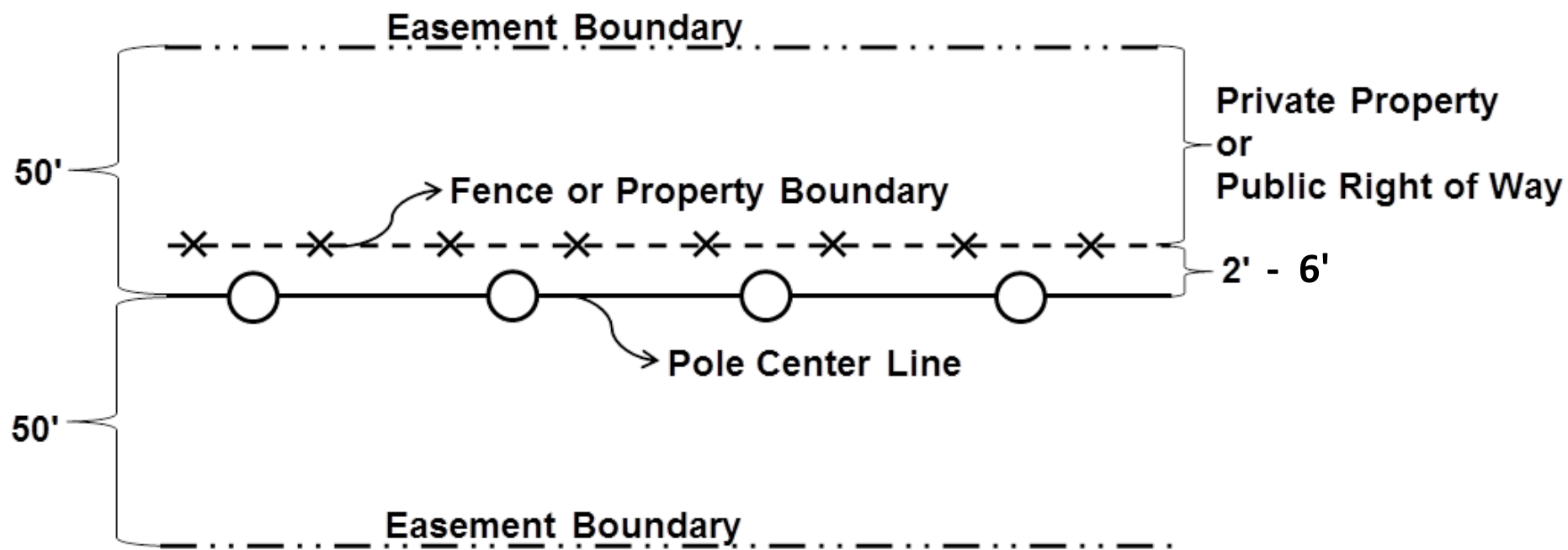
Easement Description

- The easement sought is based on a 100-foot easement, 50 feet on each side of the centerline of the pole line (this would overlap the existing easement on the double circuit portion of the line if constructed as proposed)
- Single Circuit Section – Poles generally located 2-6 feet from property, fence, or right-of-way line where the transmission line parallels these lines
- Easement may straddle two adjoining landowners, in which case both property owners will be entitled to easement compensation



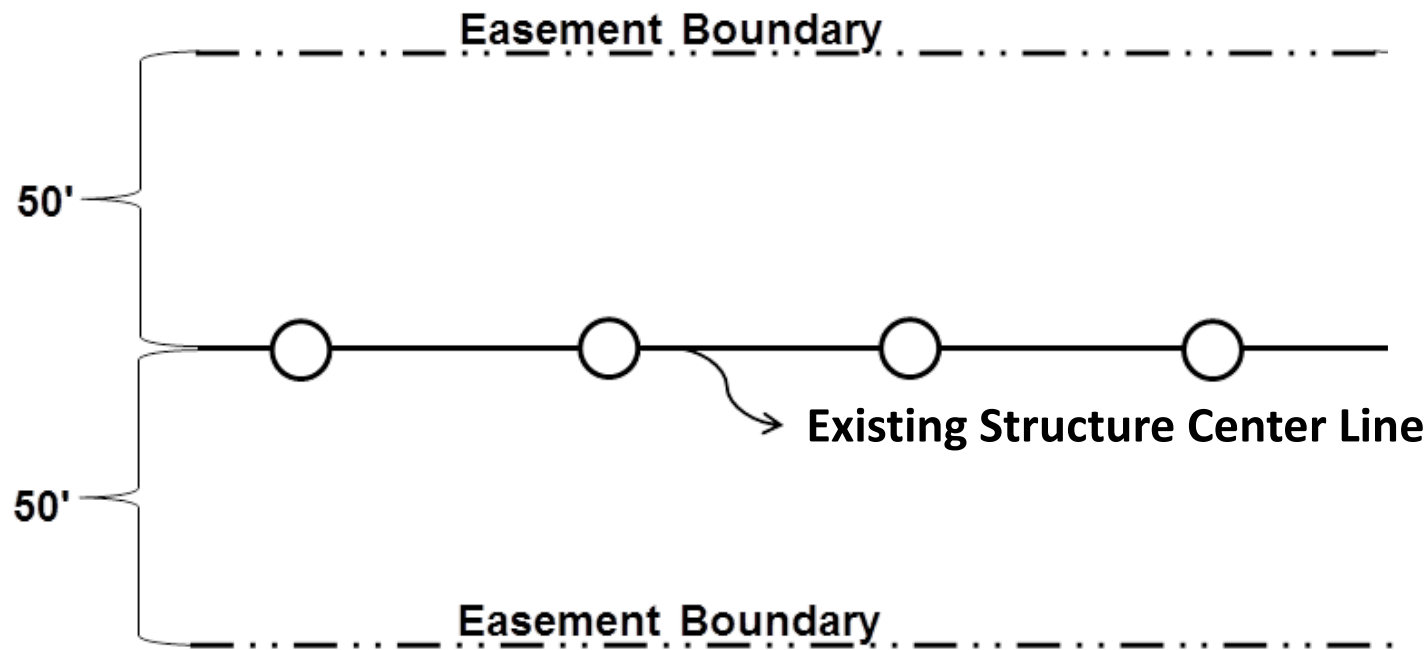
Typical Easement Description

Single Circuit Section



Typical Easement Description

Double Circuit Section as Proposed



Easement Acquisition Payments

- Based on the area of private land in acres within the easement
- Deviation from this schedule due to special circumstances requires approval by management of Northeast Power



Easement Acquisition Payments

- 75% of the current market value of land per acre based on market assessment, including areas for additional brace poles, guy wires and anchors, and other appurtenances that extend beyond 50 feet from centerline of pole line
- 50% of payment at commencement of construction
- Remainder paid in full at completion of the project
- Fees will be paid by Northeast Power
- Landowners have seven working days to formally rescind their voluntary easement after the date of signing



Market Assessment

- Conducted by Allgeier, Martin and Associates
- Market Assessment for Lee County utilizing local appraiser(s) and other published data
- Considers:
 - Land use
 - Trends in land values
 - Analyze comparable sales
- Values assigned to property based on primary use relative to the market assessment



Damage Compensation/Repairs Following Construction

- Crop damage and field compaction, where applicable
- Fence damage
- Tile lines
- The above listed and any other damage considerations handled on a case-by-case basis
- Settled after project completion unless immediate attention is needed
- Northeast Power or their contractor will be the persons making any repairs for damage related to the power line construction



Contact Process

- Sign-in sheet identifies preferred method of contact (e.g. telephone, mail, email or in-person)
- Allgeier, Martin and Associates will begin contacting landowners via their preferred contact method identified on the sign-in sheet in the days and weeks following the conclusion of this meeting
- Allgeier, Martin and Associates representatives in attendance
- Initial contact with property owners will be made based on preferred construction route



Sample Documents

- Easement Document
- Compensation Agreement
- Right of Entry
- Proposed Routing



Questions?



