



# Fairfax- Swan Lake

*Linn County*

Public Information Meeting  
Proposed 161,000 volt (161 kV) Transmission Line



**FOR THE GREATER GRID**

# Agenda



- Provide an overview of our company
- Discuss the proposed project, the routing requirements and how we select a proposed route
- Describe key milestones in the project
- Discuss how we build a transmission line
- Describe land use easements and how we work with landowners to obtain easements

# Who is ITC Midwest?



**As the region's electric transmission company, ITC Midwest has a responsibility to connect power sources to customers to help ensure a reliable electrical system.**

- Number of Iowa employees: 112
- Number of miles of transmission line: more than 6,600
- Number of substations: 272



# Who is ITC Midwest?



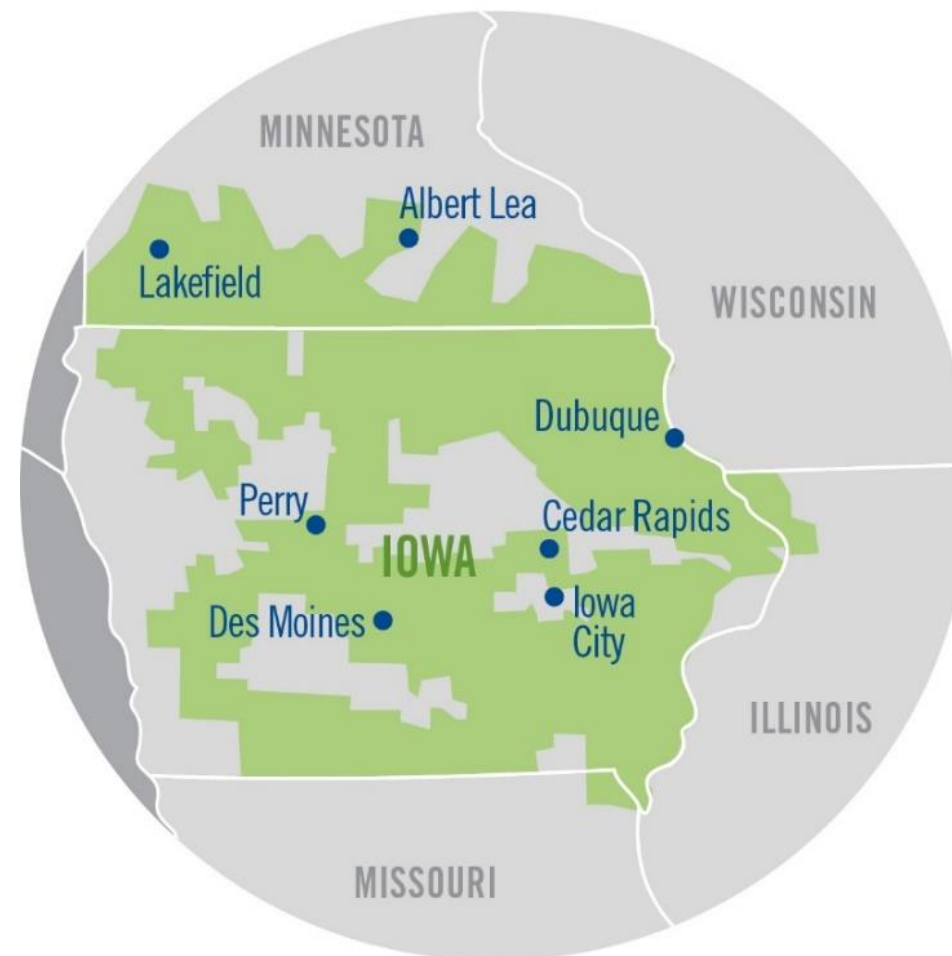
## ITC MIDWEST SERVICE AREA

**Headquarters:** Cedar Rapids

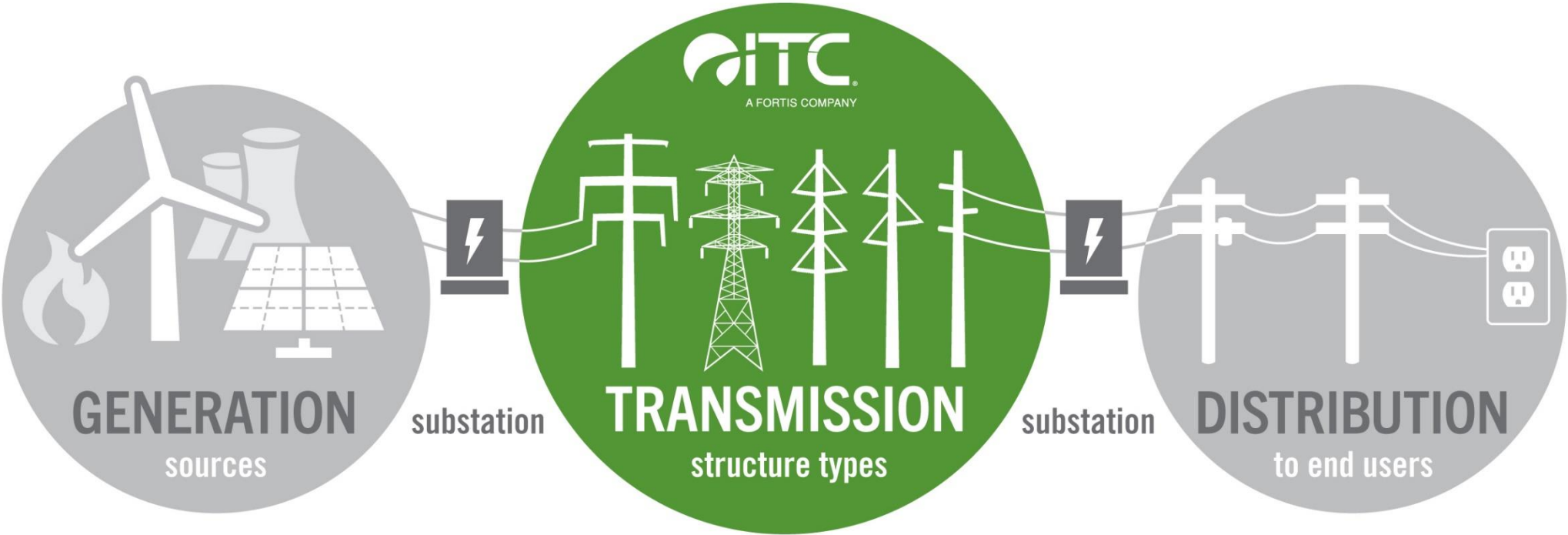
**Major offices/warehouses:**

**Iowa:** Des Moines, Dubuque, Iowa City and Perry

**Minnesota:** Albert Lea and Lakefield



# How the Electric System Works

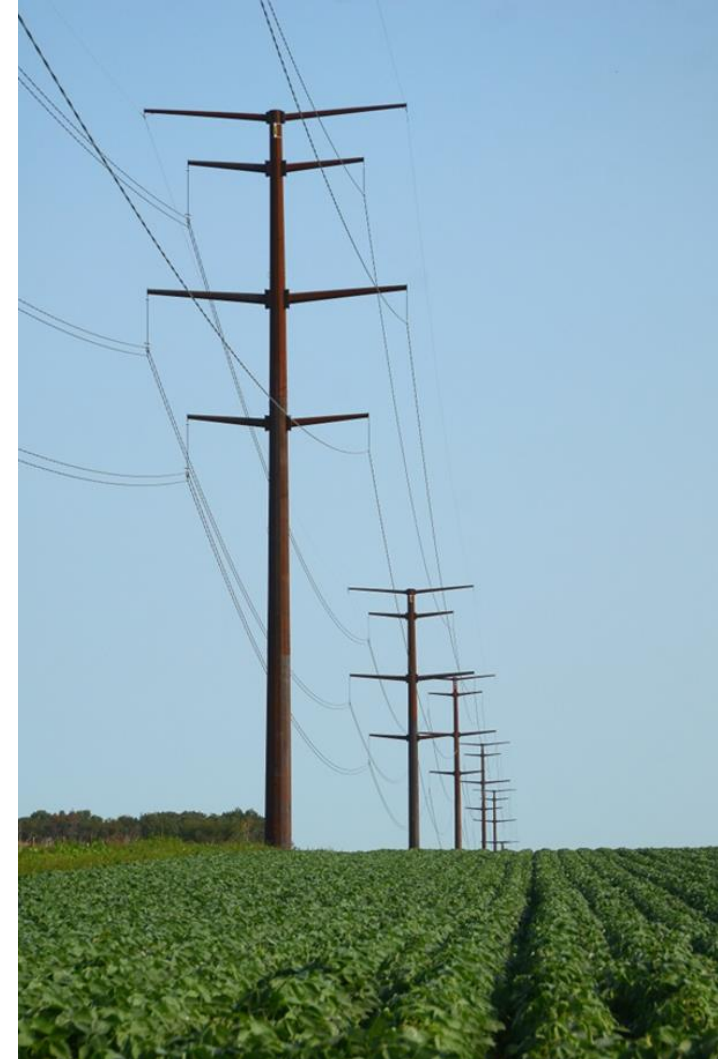


# Our Mission



## **ITC Midwest invests in electric transmission infrastructure to:**

- Improve electric reliability
- Reduce electric system congestion
- Increase electric system resiliency



# Proposed Project

For this project, ITC Midwest proposes building a new 161 kV (161,000 volt) transmission line.

- In Linn County, a portion of the proposed 161 kV line will be added to existing 345 kV (345,000 volt) transmission structures.
- In Johnson County, a portion of the proposed 161 kV line will utilize the existing MidAmerican Energy. 345 kV transmission line corridor. ITC Midwest is proposing to remove existing 345 kV structures and replace them with new 161/345 kV structures. These structures will carry both the ITC Midwest-owned 161 kV line and the MidAmerican Energy-owned 345 kV line. The remainder of the proposed 161 kV line will be built in a new corridor.

**ITC currently owns and operates more than 1,663 miles of 161 kV lines in Iowa, Illinois, Minnesota and Missouri.**

# Why do we need to build this 161 kV line?

- The Cedar Rapids – North Liberty corridor continues to see **increases in electrical demand**, which necessitates increased electric transmission capacity.
- The configuration of the existing transmission system in the area limits the ability to **re-route electricity to customers during planned and unplanned outages**.
- As part of collaborative planning for the area, it was determined that an additional 161 kV line is needed to ensure the system **can remain reliable** during planned and unplanned outages.
- An additional 161 kV line in this area ensures long-term reliability can be maintained as well as providing **increased system resiliency**.

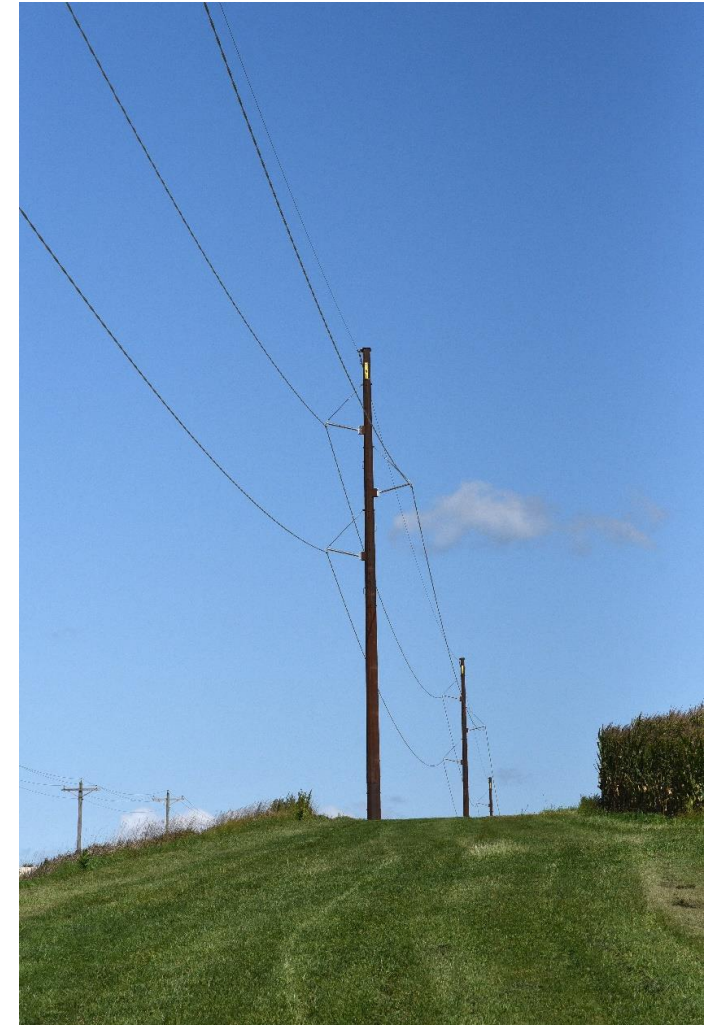




# Proposed Project: Benefits for Electric Consumers

**The Fairfax - Swan Lake project will provide important benefits and drive value for electric consumers. When completed, this transmission line will:**

- Increase transmission infrastructure to **improve system reliability**
- Enhance grid resilience to better **withstand extreme weather**
- **Better serve current and future needs** through increased system capacity
- **Reduce electric system congestion** and improve grid efficiency



# Proposed Project Segment in Linn County

Across the two counties, this 161 kV transmission project is approximately **17 miles** in length with about **5.4 miles** of 161 kV line in Linn County.

In Linn County, a portion of this line will be double-circuited with an existing 345 kV transmission line owned by ITC Midwest to reduce the need for a new transmission corridor across privately owned land. In other words, the new 161 kV line will be added to the same structures as the existing 345 kV line.



# Substation Interconnections



The new 161 kV line will connect to ITC Midwest's Fairfax substation on the south edge of Fairfax to the CIPCO owned Swan Lake substation northwest of North Liberty, both of which serve electric consumers in the local area.



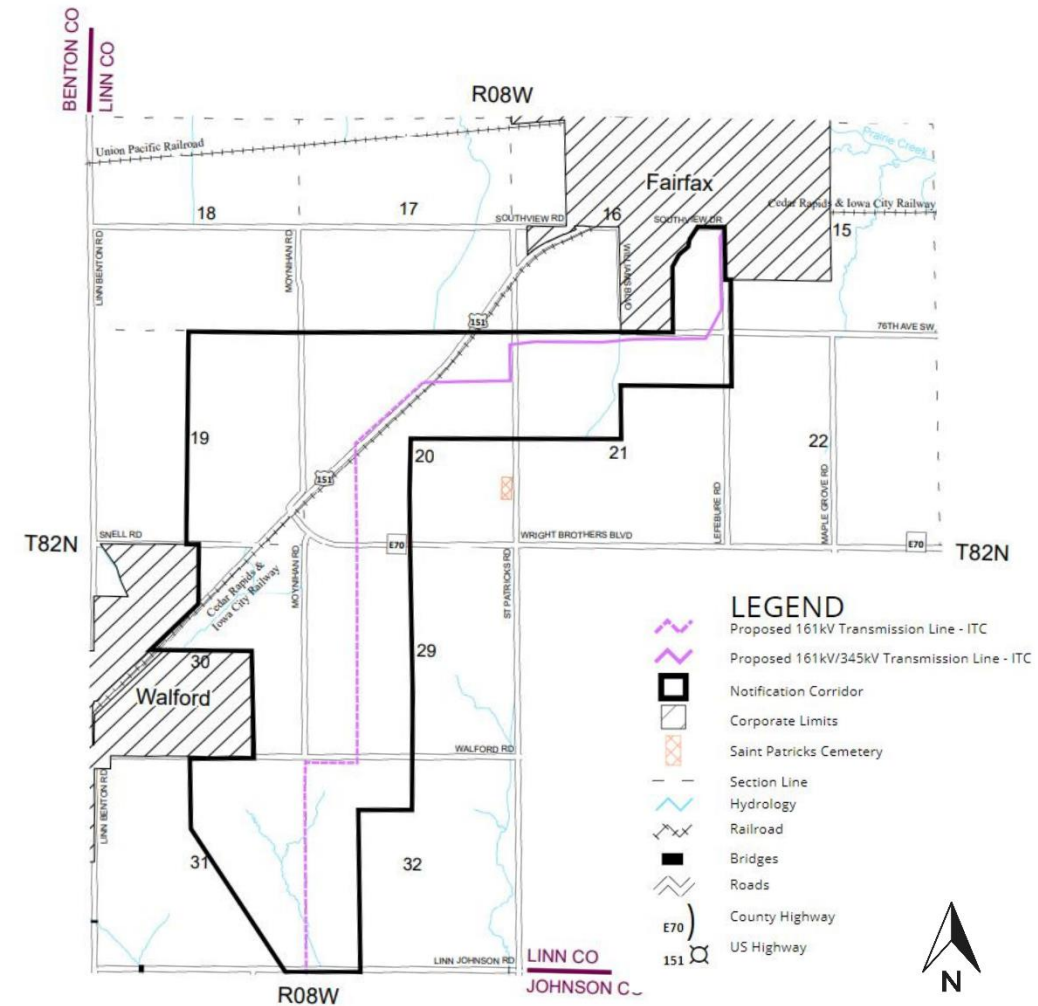
ITC Midwest's Fairfax substation near Fairfax

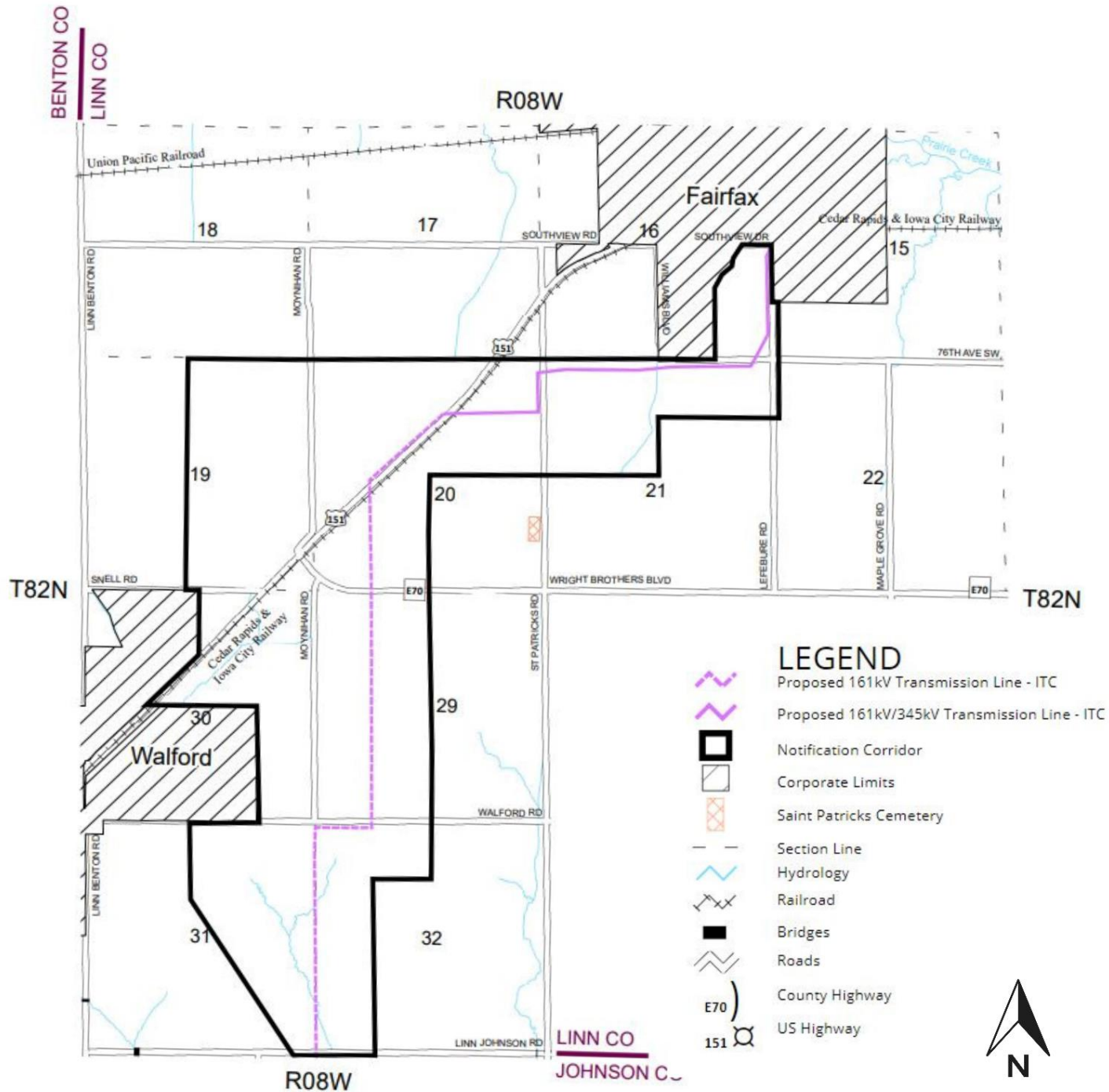


CIPCO's Swan Lake substation near North Liberty

# The Proposed Line Route in Linn County

- The proposed route area for the 161 kV transmission line in Linn County will be double-circuited with the existing 345 kV line near Fairfax, with a mostly westward line route for approximately 2 miles.
- At this point, the line will be constructed as a 161 kV single circuit running southwest and then mostly south for 3.4 miles into Johnson County.
- Your meeting notice included a map showing the proposed line route with a defined notification corridor.

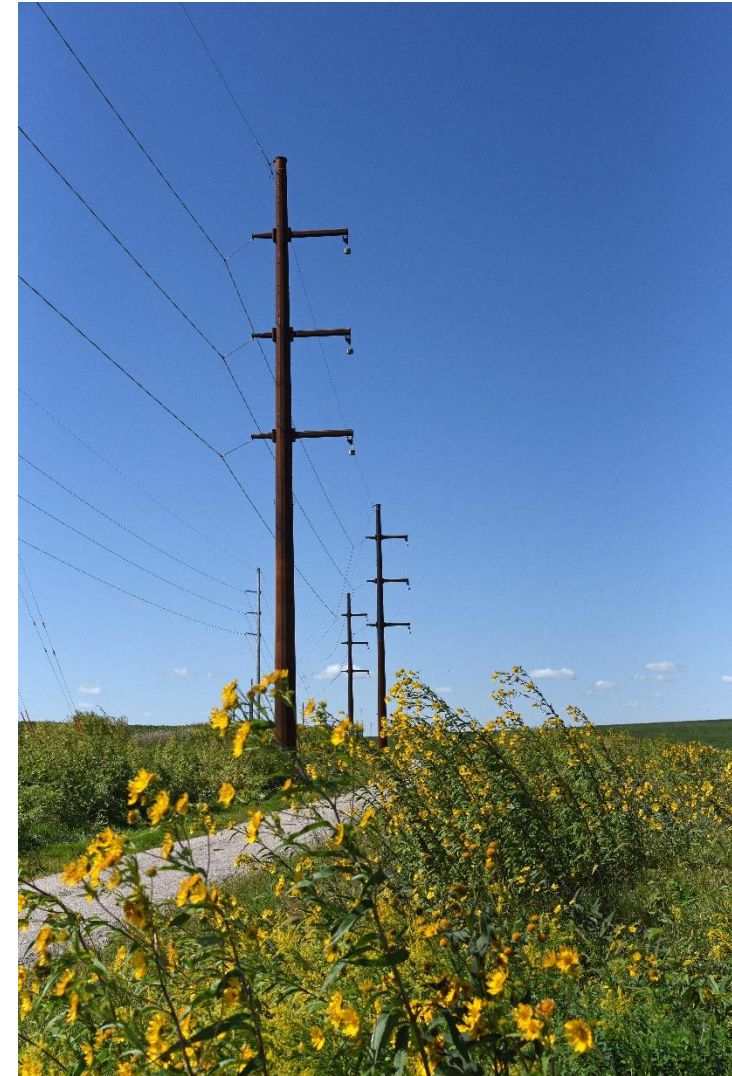




# Selecting the Proposed Line Route

ITC Midwest reviewed several possible line routes, considering the requirements set forth by the Iowa Code:

- Start planning with routes **near or parallel to roads, active railroads, or along division lines of land**
- **Minimize impacts** on current land use
- Consider **location of residences and environmentally sensitive areas**



# Selecting the Proposed Line Route

ITC Midwest will work with landowners in the notification corridor to negotiate easements.

While the mailing you received shows a line on a map, the final route is determined significantly through conversations with landowners once the public information meeting is completed.



# Selecting the Proposed Line Route

- Again, the final route will be determined after negotiations with landowners.
- ITC Midwest will submit the final route to the Iowa Utilities Board for approval, which is required before construction can begin.
- According to our proposed schedule:

|  |                            |
|--|----------------------------|
| <b>Easement acquisition complete by:</b>     | <b>Fourth quarter 2024</b> |
| <b>If approved, construction will begin:</b> | <b>Second quarter 2025</b> |



# What the Transmission Line will look like



- The conductors, or wires, have the appearance of being twisted which helps prevent outages during icing events in winter weather.



# What the Transmission Line will look like

- Transmission conductor (wires) are attached to steel monopoles.
- The poles will either be directly embedded into the ground or mounted on a concrete foundation.



# What the Transmission Line will look like

## For 161 kV lines:

- Poles will typically be 80 to 120 feet tall after construction.
- Poles will be spaced approximately 600 feet apart.



# What the Transmission Line will look like

## For 161/345 kV lines:

- Poles will typically be 125 to 170 feet tall after installation.
- Poles will be spaced approximately 800 to 1,200 feet apart.



# Typical 161 kV Steel Structure



Shield Wire



161 kV Transmission Wires

Mounted to Engineered Foundation

# Typical double circuit 161 kV/345 Steel Structure

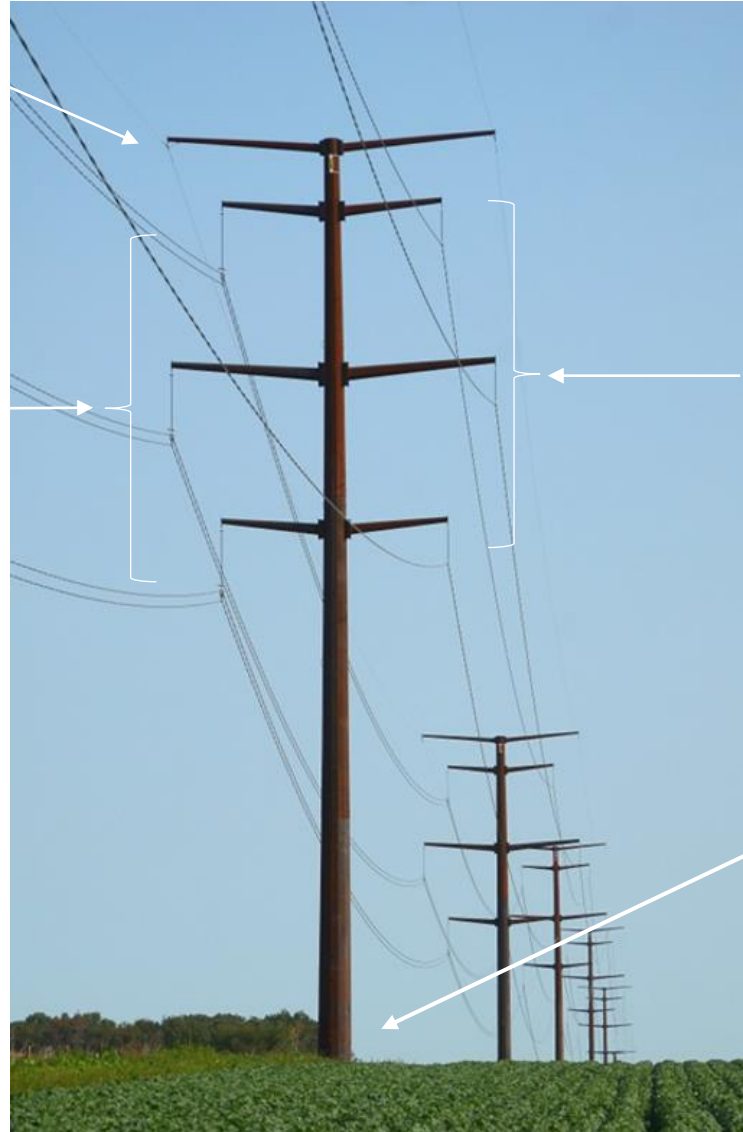
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Shield Wire

345 kV Transmission Wires

161 kV Transmission Wires

Mounted to  
Engineered  
Foundation



# Corner Structure



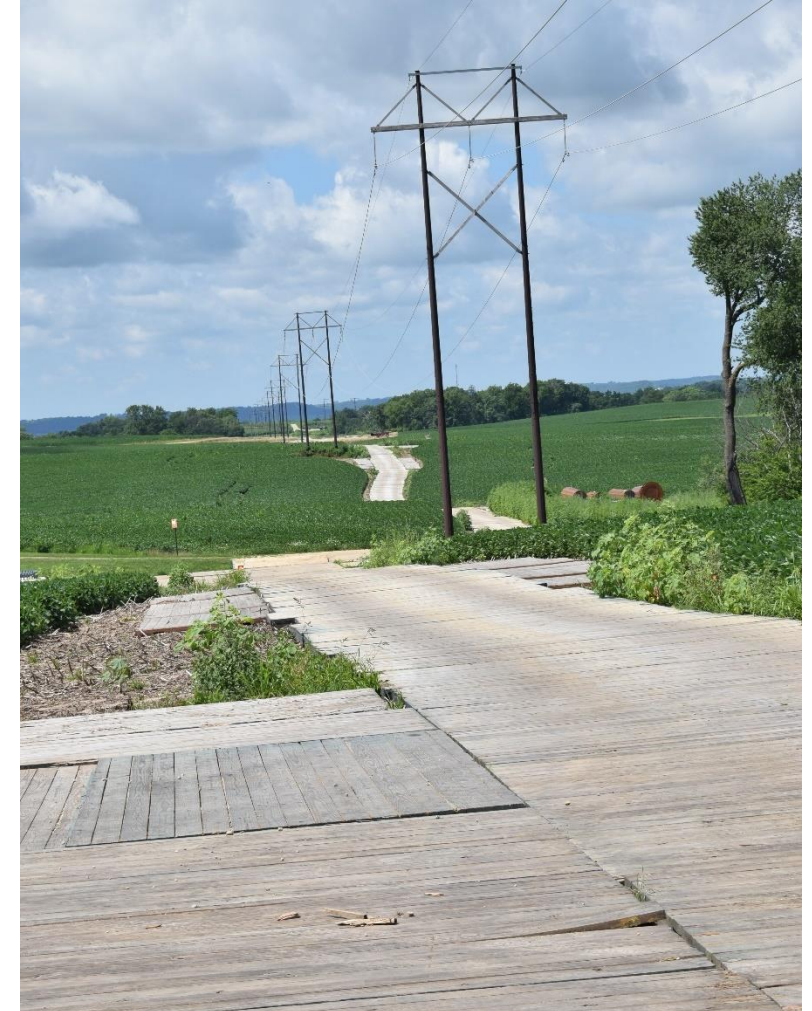
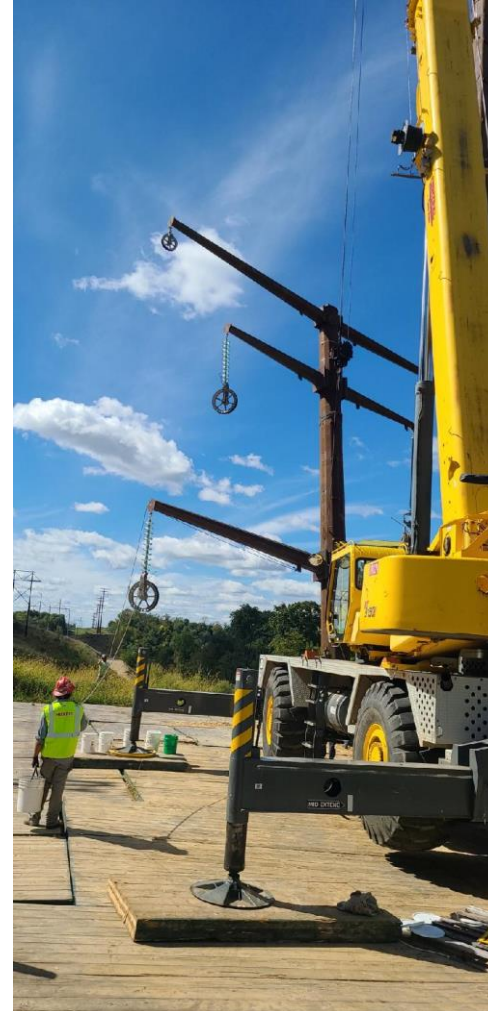
Corner steel structures will be self supporting and do not require guy wires.



# Building a Transmission Line: Matting

**Matting may be used in various locations to:**

- Reduce soil compaction
- Allow for work to proceed in wet weather
- Minimize environmental impacts





# Building a Transmission Line: Pole Construction



# Building a Transmission Line: Stringing Rope

Conductor dollies are used to string the conductor from one pole to the next.



# Building a Transmission Line: Stringing Conductor

The wires (or conductors) are pulled off the reels and through the conductor dollies.



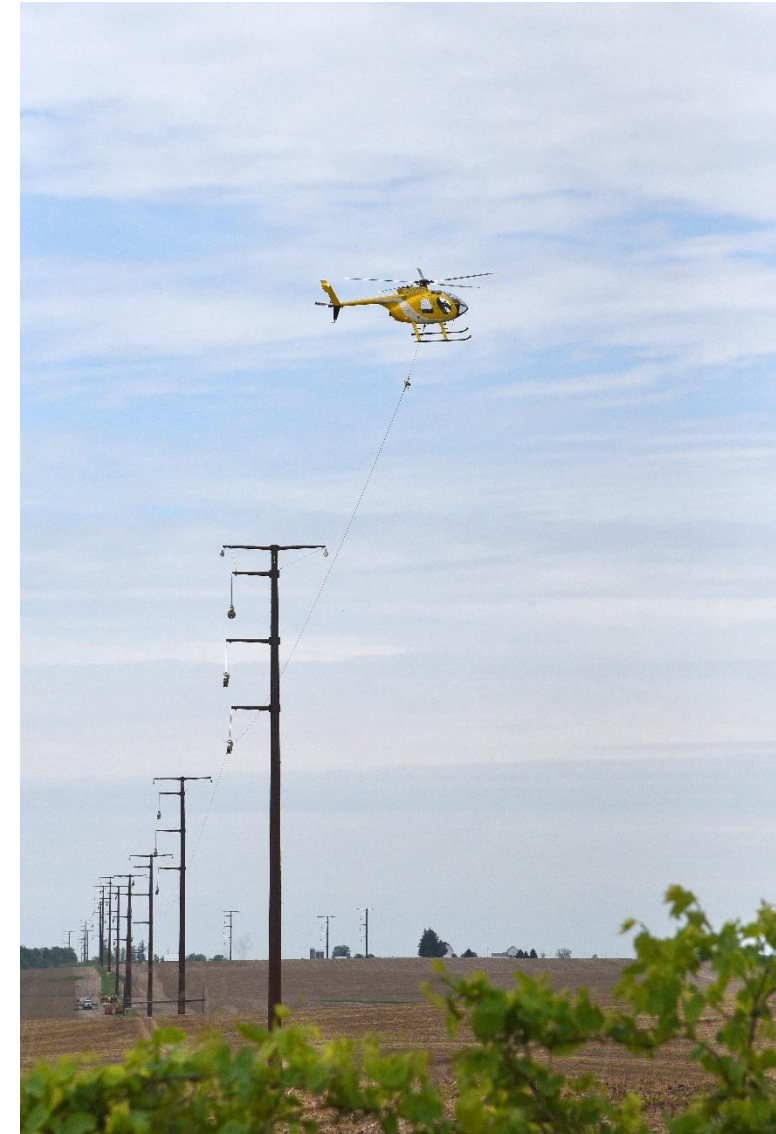
# Building a Transmission Line: Reel Trailer

The tension of the line is adjusted and the conductors are fastened to the insulators.



# Building a Transmission Line: Helicopters

Helicopters are often used to string the wires on transmission lines. This saves time and minimizes environmental impacts.



# Designing a Safe and Reliable Transmission Line

- Maintain adequate vertical clearance for driveways and field entrances for farm equipment.
- Maintain clearance from trees that could damage the line.
- Meet or exceed the requirements of the National Electrical Safety Code and Iowa Electrical Safety Code.



# Proposed Timetable

- **Today:** conduct the public information meeting.
- JCG Land Services, Inc. will meet individually with landowners to negotiate line easements.
- **Within two years:** ITC Midwest will file a franchise petition with the Iowa Utilities Board.
- **Following the petition:** regulatory review by the Iowa Utilities Board.
- **Approximately second quarter 2025:** anticipate beginning construction, if approved by the Iowa Utilities Board, with construction anticipated to be complete by 2026.

# Q: What are we requesting from you?

## A: An easement

\*

- Purchasing an easement is not the same as transferring full ownership of your property, which would be called purchasing your property in *fee*.
- Instead of purchasing your property in fee, ITC Midwest may request a type of *easement*, which gives us the right to use your property for certain stated purposes.
- **You will retain underlying ownership of the land covered by the easement, including many rights such as the right to plant and harvest crops or maintain pasture for livestock within the easement area.**



# Types of easements



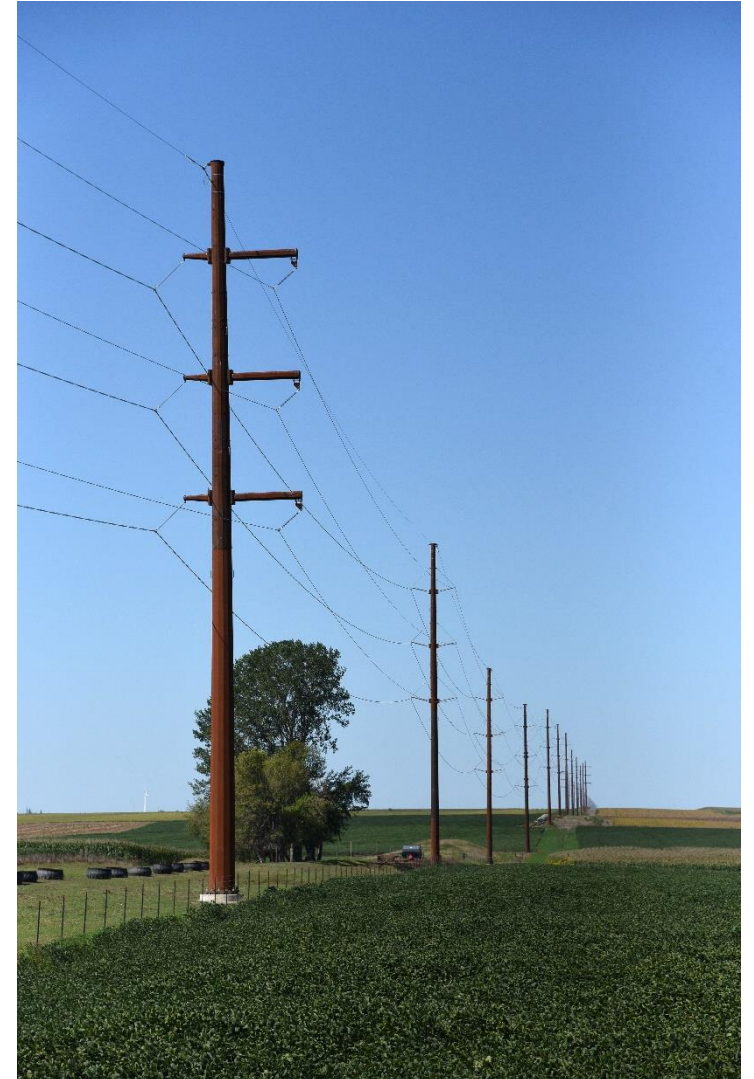
- Full transmission line easement
- Additional easements, such as vegetation management easements, are unlikely to be needed for this project.
- If another type of easement is needed for this project, ITC Midwest representatives will discuss the complete details with each affected landowner.

**ITC Midwest may determine that no easement is required from you if the line has an adequate existing easement on your property.**

# Full Transmission Line Easement 161 kV line



- Poles and conductors (or wires) are placed on private property, either immediately adjacent to the public road right-of-way or on a cross-country route.
  - 55' of easement on private property when parallel to road right-of-way.
  - 100' of easement when the line travels cross country.
- ITC Midwest would have the right to construct, reconstruct, maintain, operate and repair the line.
- Also includes the right to perform vegetation management.

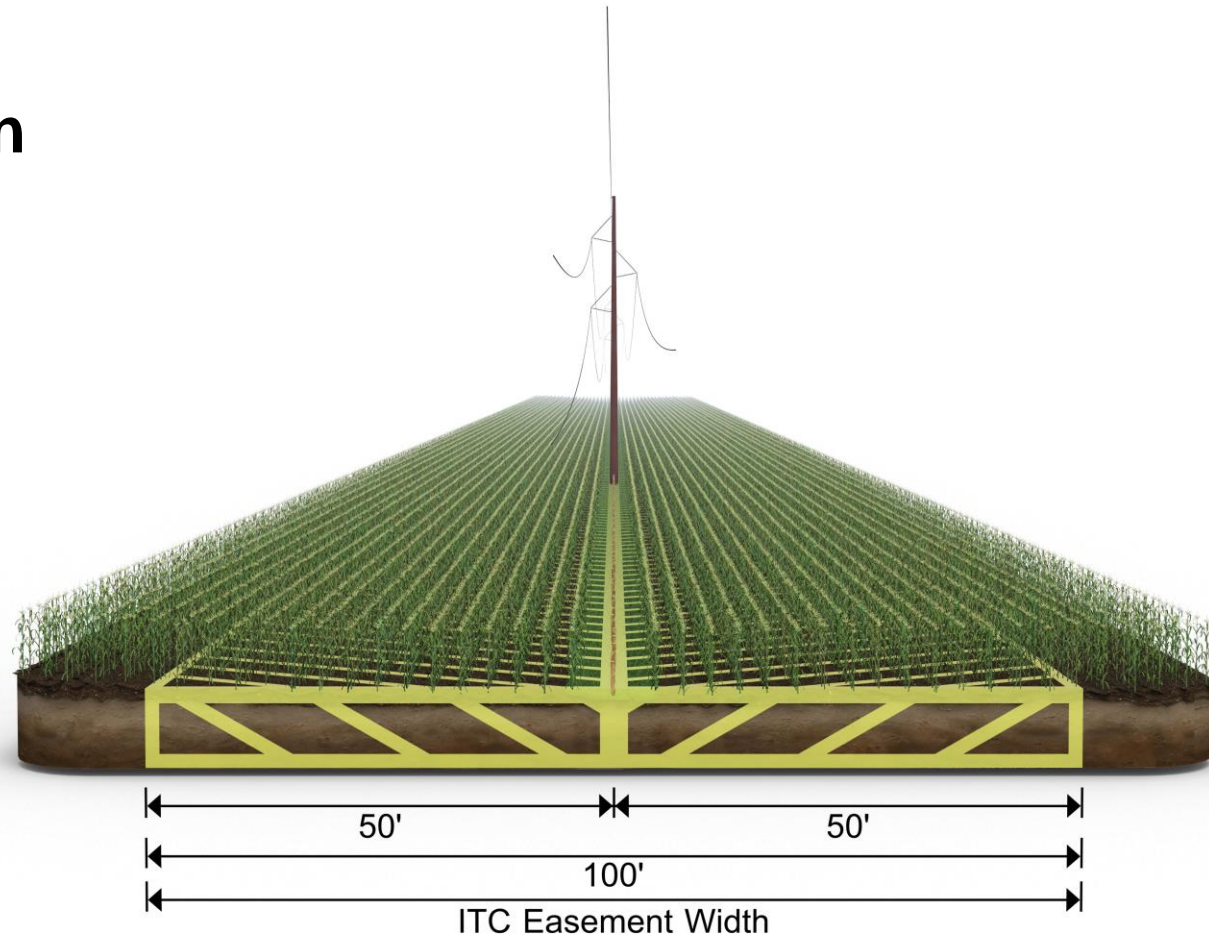


# Structures Located on Private Easement



**Note:** Fence lines do not always coincide with property lines, but are shown as such in this example for clarity.

## Typical Full Transmission Line Easement - Cross Country

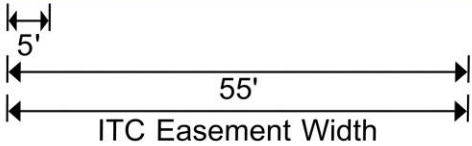


# Poles Located Adjacent to Public Right of Way



## Typical Transmission Line Easement Adjacent to Public Road ROW

Note: Fence lines do not always coincide with property lines, but are shown as such in this example for clarity.



# Easement Payment

- ITC Midwest is *only* asking to acquire an easement on your property.
- Still, the company bases its compensation on the *fee* (complete ownership) value average as reported by the most current Iowa State University land value survey for the county with the highest value land along the two-county project route, which is Linn County.
- The amount of compensation you will receive for the easement will vary depending on the size of the easement area and the type of easement ITC Midwest acquires.

# Easement Payment

- Current ISU fee value for Linn County is \$13,330/acre. Again, this is the county with the highest average land value along the project route, and will be used as the basis for easement payments in Linn and Johnson counties.
- Full transmission line easements are paid at 100% of the county average *fee* land value.

**Not everyone who received a letter will be contacted regarding an easement.**

# Signing and Time of Landowner Compensation

\*

- ITC Midwest uses option agreements to secure easements prior to regulatory approval. ITC Midwest pays 10% of the total easement value to secure the option.
- Landowners may cancel an easement within 7 business days of signing by sending written notice by certified mail.
- Total easement compensation will be paid after all regulatory final route approvals and prior to line construction.

# Typical Easement Calculation and Offer Sheet

Date \_\_\_\_\_

Parcel # \_\_\_\_\_

## Easement Payment Calculation Sheet

|    |   |  |       |
|----|---|--|-------|
| A. | Value / Acre  |  | /Acre |
| B. | Easement Value (100% of value per acre of line A above) |  | /Acre |
| C. | Easement Acreage (from easement plat - Exhibit A)       |  | Acres |
| D. | Total Payment for Easement = B x C                      |  |       |

\_\_\_\_\_  
Landowner Name

By \_\_\_\_\_  
Landowner

By \_\_\_\_\_  
Representing ITC Midwest LLC

### Supporting notes:

Easement area = \_\_\_\_\_ acres

Value per acre based on the Iowa State Land Survey

Current Use:

Additional Comments:



# Easement Procedure

- Utility representatives have developed a list of landowners in the corridor area shown on the notification map.
- If an easement is needed on your property, a land agent from JCG Land Services, Inc. will contact you to set up an appointment to discuss the details.
- Easement acquisition expected to be completed by fourth quarter 2024.



# Additional Compensation



In addition to the easement payment, there are two forms of compensation related to transmission line development:

- Crop Damage
- Property Damage



# Crop Damage



- ITC Midwest understands that construction equipment in the right-of-way may damage your crops or property.
- Once construction is completed, ITC Midwest will return your property as near as possible to its pre-construction condition.



# Crop Damage



- Restoration work begins once all construction activities have been completed.
- Rights of a landowner or tenant to claim damages are established by Iowa Code Chapter 478, including but not limited to Section § 478.17. There is no limit on the amount of proven damages that may be claimed pursuant to statute and paid if proven.



# Damage Payments when Crops are in the Field

\*

- Damage settlement is paid in one lump sum, following construction, to cover losses anticipated of a four-year period.
- The settlement price is based on annual yields and current market price.
- If there is an existing crop or where a crop would normally have been planted before construction is complete, the percentage paid for crops damaged by construction:

|                    |             |
|--------------------|-------------|
| <b>First Year</b>  | <b>100%</b> |
| <b>Second Year</b> | <b>50%</b>  |
| <b>Third Year</b>  | <b>30%</b>  |
| <b>Fourth Year</b> | <b>20%</b>  |
| <b>Total:</b>      | <b>200%</b> |

**The total calculated loss amount is paid in a lump sum once construction is completed.**

# Damage Payments when No Crops are in the Field

- If construction is conducted and completed during a time when no crop was planted or in cultivation, ITC Midwest compensates for actual crop ground lost to production at the following percentages:

**The total calculated loss amount is paid in a lump sum once construction is completed.**

|                    |             |
|--------------------|-------------|
| <b>First Year</b>  | <b>66%</b>  |
| <b>Second Year</b> | <b>50%</b>  |
| <b>Third Year</b>  | <b>30%</b>  |
| <b>Fourth Year</b> | <b>20%</b>  |
| <b>Total:</b>      | <b>166%</b> |

# Property Damage

- ITC Midwest will seek to avoid damage to your property when possible.
- ITC Midwest will repair erosion or ruts or will pay the landowner the full cost required to repair them.
- ITC Midwest will pay the repair costs for damaged equipment.
- ITC Midwest will pay replacement costs for any other damages. (examples: fences, drain tiles, field entrances, etc.)
- JCG Land Services will meet individually with landowners and tenants to settle damages.

# Property Damage

- ITC Midwest takes its commitment seriously to restoring property once a line is built.
- We intend to be good neighbors for many years to come.





# Damage Payments

- Damage compensation is calculated when construction is complete.
- Crop and property damages will be calculated and paid in one lump sum.



# Our Commitment to Landowners



**ITC Midwest has a proud track record of working with Iowa landowners on hundreds of transmission line projects over the past 15 years, achieving more than 98% voluntary easements.**

# Project Website



- ITC has established a project website to serve as an information source for landowners.
- [www.Fairfax-SwanLake.com](http://www.Fairfax-SwanLake.com)
- Website will be launched on Friday, September 15

# Thank You

**We appreciate you  
taking time to meet  
with us today.**





# Questions?