



# Deeds – Skunk River *Lee County segment*

Public Information Meeting  
Proposed 345,000 volt (345 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?



**Headquarters:** Cedar Rapids

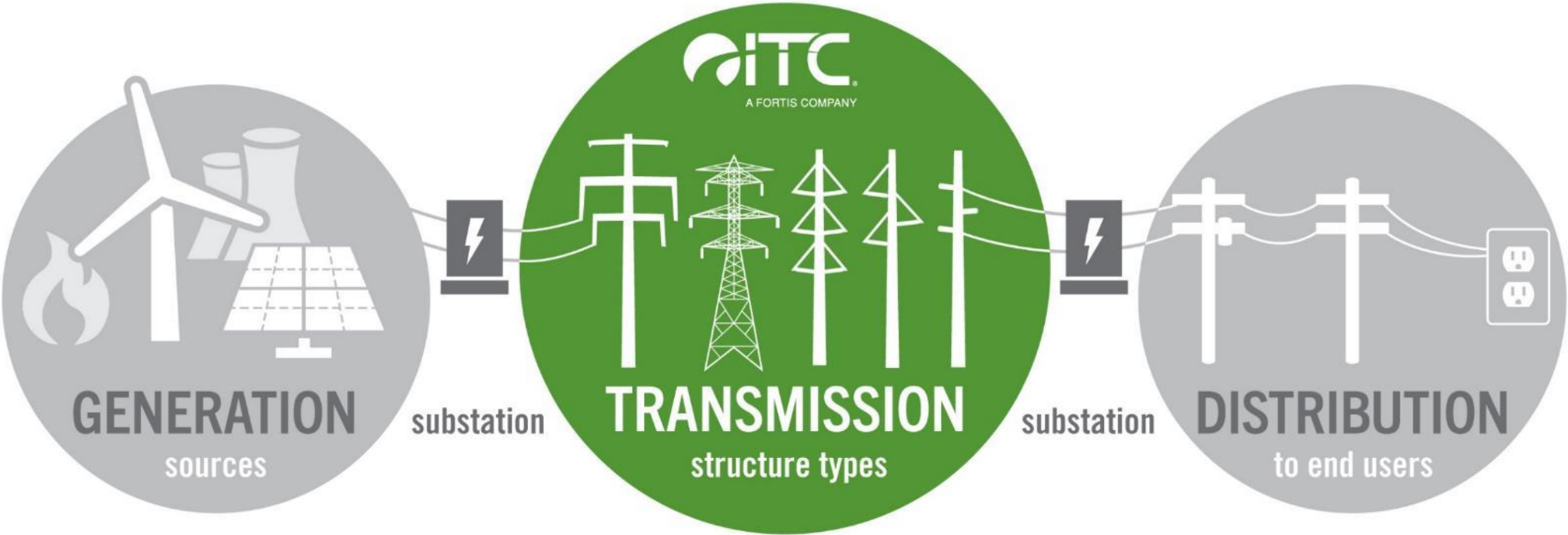
**Major offices/warehouses:**  
**Iowa:** Des Moines, Dubuque, Iowa City and Perry

**Minnesota:** Albert Lea and Lakefield

## ITC MIDWEST SERVICE AREA



# 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 345,000 volt (345 kV) transmission line with a portion of the proposed line being constructed along a new route in Lee, Des Moines and Henry counties.
- The proposed transmission line will be owned by ITC Midwest. ITC Midwest will have sole responsibility for the construction, operation and maintenance of the project.
- This project was approved by MISO (the grid planning organization for our region), as part of a collaborative plan to build needed high-voltage transmission infrastructure. Once constructed, these projects will improve electric reliability, increase system resilience, reduce electric congestion and provide broader access to generation sources consistent with ITC's mission.

# Proposed Project Benefits

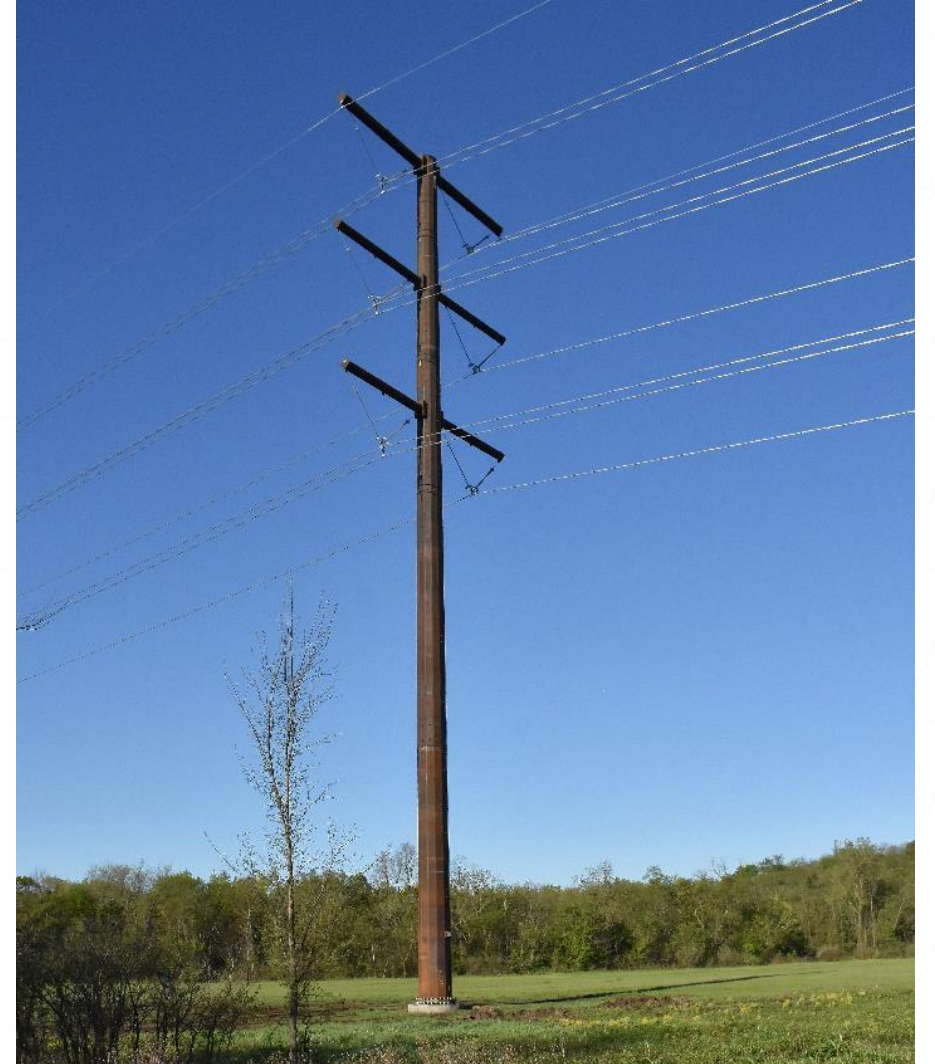
- **This transmission line will:**
  - Increase transmission infrastructure to **improve system reliability**
  - Enhance grid resilience to better **withstand extreme weather**
  - **Expand access to generation resources** for electric consumers by reducing transmission system congestion
  - Improve distribution of **lower-cost energy resources**, including renewables





# Why do we need to build this 345 kV line?

- Ensure generation, from both local and remote sources, can be delivered to meet local and regional electricity demand during all system operating conditions.
- 345 kV transmission lines are able to efficiently move large amounts of power into and out of areas to facilitate generation deliverability and overall system reliability.
- Additional 345 kV infrastructure improves system resilience and helps ensure that available generation is able to serve area loads during extreme weather events.



# Proposed Project Segment in Lee County

To ensure reliable electric service, ITC Midwest proposes to build approximately **2.85 miles** of new 345 kV transmission line in Lee County, as part of the entire project in the three counties that will be approximately **21 miles** in total length.

In Lee County, this new line will be double-circuited with an existing 161,000 volt (161 kV) transmission line owned by ITC Midwest to mitigate the need for a new transmission corridor across privately owned land. In other words, the existing 161 kV line will be removed and relocated on the same structures as the new 345 kV line.

ITC Midwest currently owns and operates more than 595 miles of 345 kV lines in Iowa, Minnesota and Illinois.



Existing 161 kV H-frame structure



New steel monopole structure

# Substation Interconnections



The 345 kV line will directly connect ITC Midwest's proposed Deeds substation west of Denmark to Ameren's proposed Skunk River Substation west of Mount Pleasant.

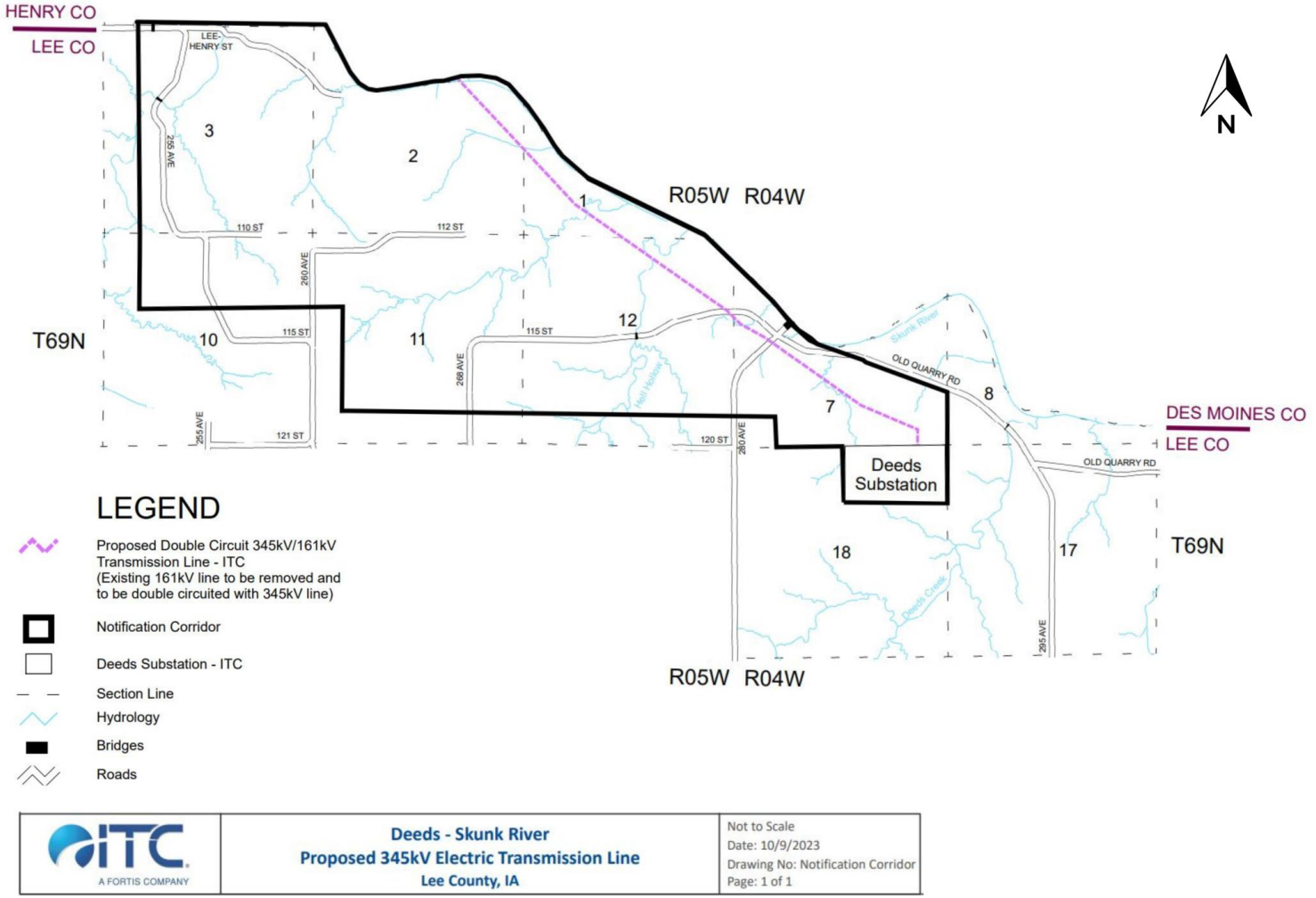


Site of ITC Midwest's proposed Deeds substation west of Denmark, Iowa.



Site of Ameren's proposed Skunk River Substation west of Mount Pleasant, Iowa.

# Selecting the Proposed Line Route



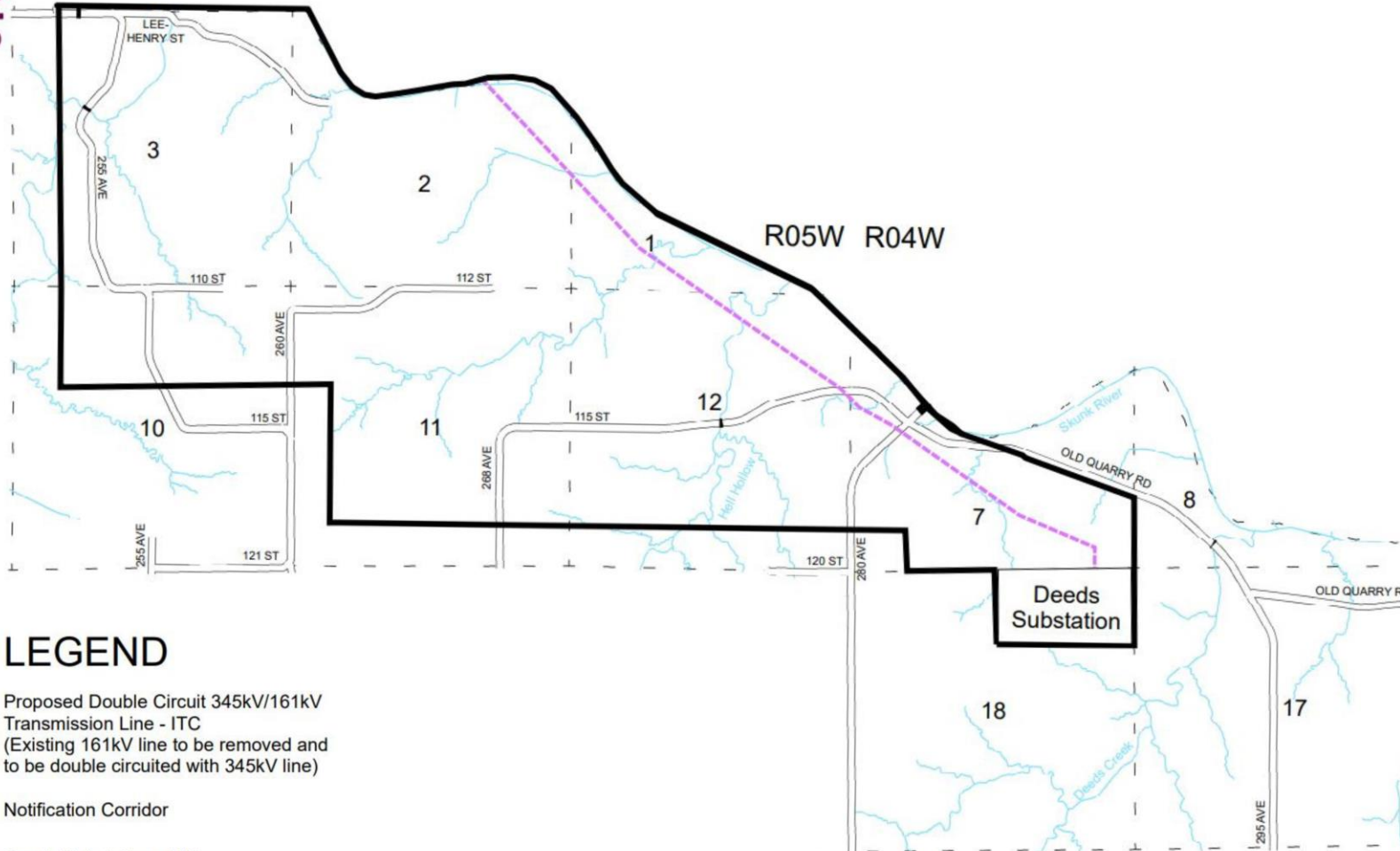
- The proposed route area for the 345 kV transmission line in Lee County.
- The proposed transmission line runs from the northern part of Lee County southeasterly into the proposed Deeds Substation.
- Your meeting notice included a map showing the proposed line route with a defined notification corridor.

HENRY CO

LEE CO



T69N










DES MOINES CO

LEE CO

T69N

### LEGEND

-  Proposed Double Circuit 345kV/161kV Transmission Line - ITC (Existing 161kV line to be removed and to be double circuited with 345kV line)
-  Notification Corridor
-  Deeds Substation - ITC
-  Section Line
-  Hydrology
-  Bridges
-  Roads

R05W R04W



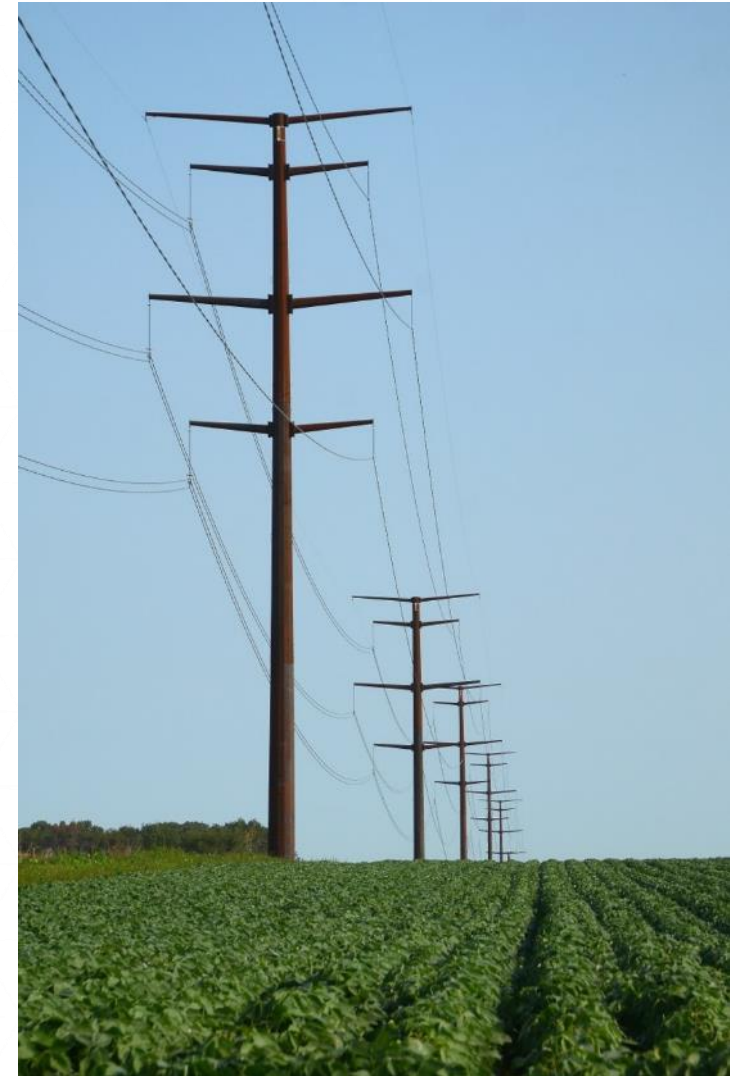
**Deeds - Skunk River**  
**Proposed 345kV Electric Transmission Line**  
**Lee County, IA**

Not to Scale  
 Date: 10/9/2023  
 Drawing No: Notification Corridor  
 Page: 1 of 1

# 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>First quarter 2027</b>



# What the Transmission Line will look like



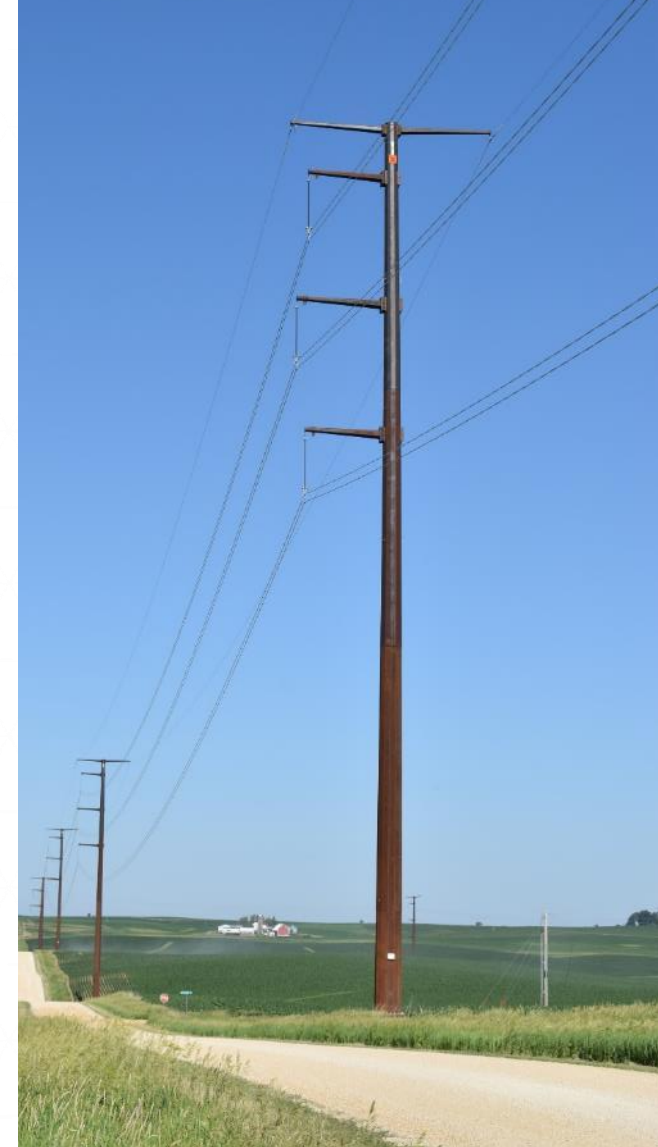
- Structures will be single steel monopoles set on engineered foundations.
- This proposed project will include double-circuit and single-circuit segments.
- Poles will typically be 125 to 170 feet tall after installation.
- Poles will be spaced approximately 800 to 1,200 feet apart.
- The conductors, or wires, have the appearance of being twisted which helps prevent ice forming on the lines during winter weather.



# Typical 345 kV Steel Structure

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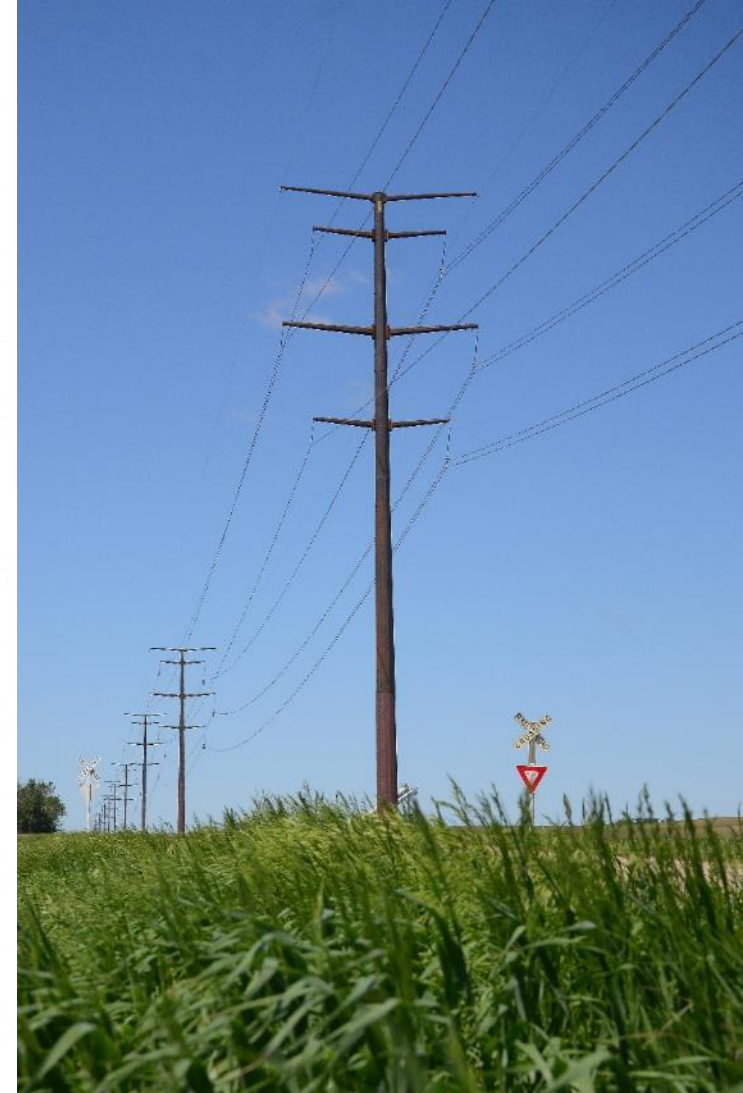
- Transmission wires are attached to steel monopoles.
- The poles will be mounted on engineered foundations. The example below is a concrete pier.



# Typical 345 kV & 161 kV Steel Structure Double Circuit

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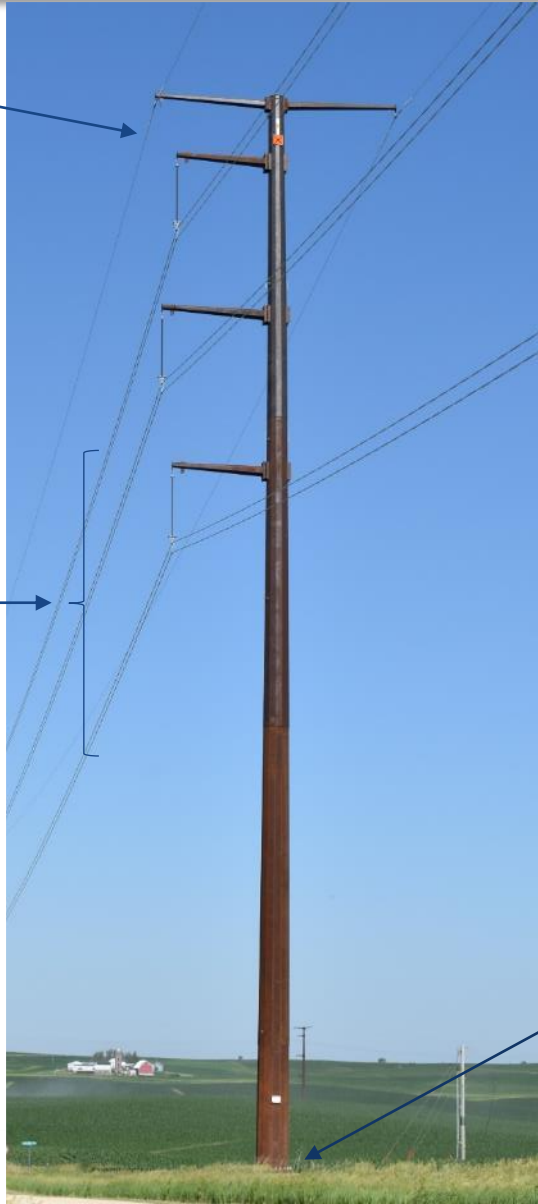
- Double-circuit transmission structures support two circuits on a single structure.



# Typical 345 kV Steel Structure

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Shield Wire



345 kV Transmission Wires



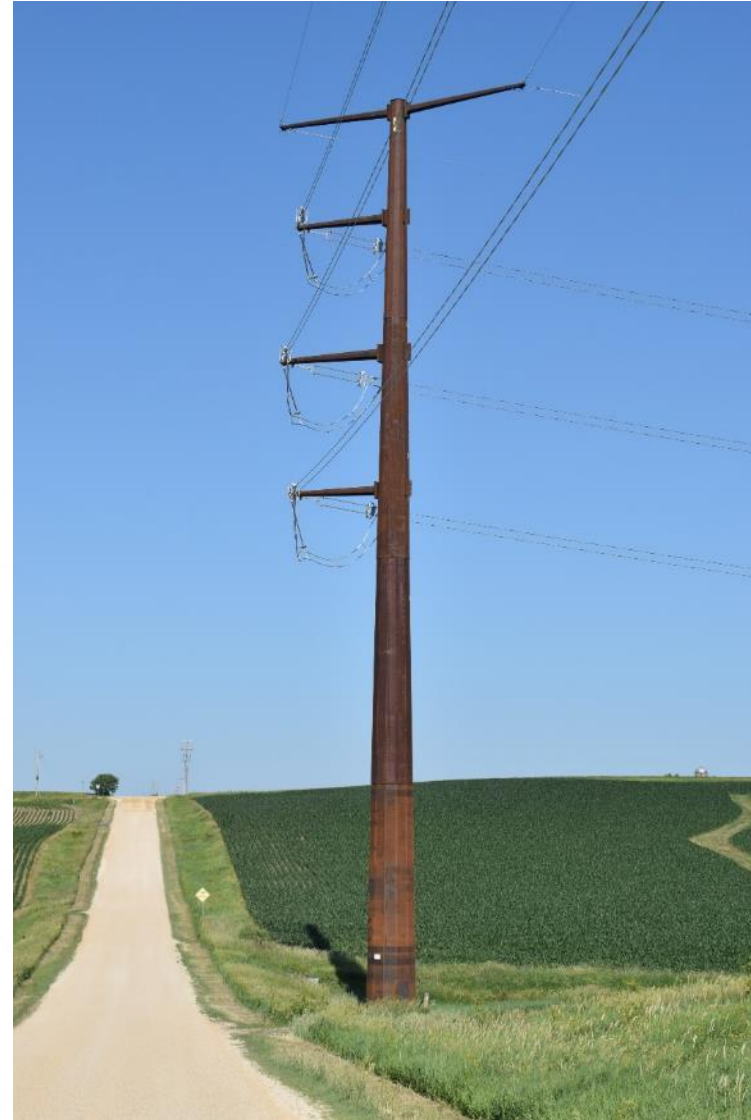
Mounted to Engineered Foundation



# 345 kV Corner Structure



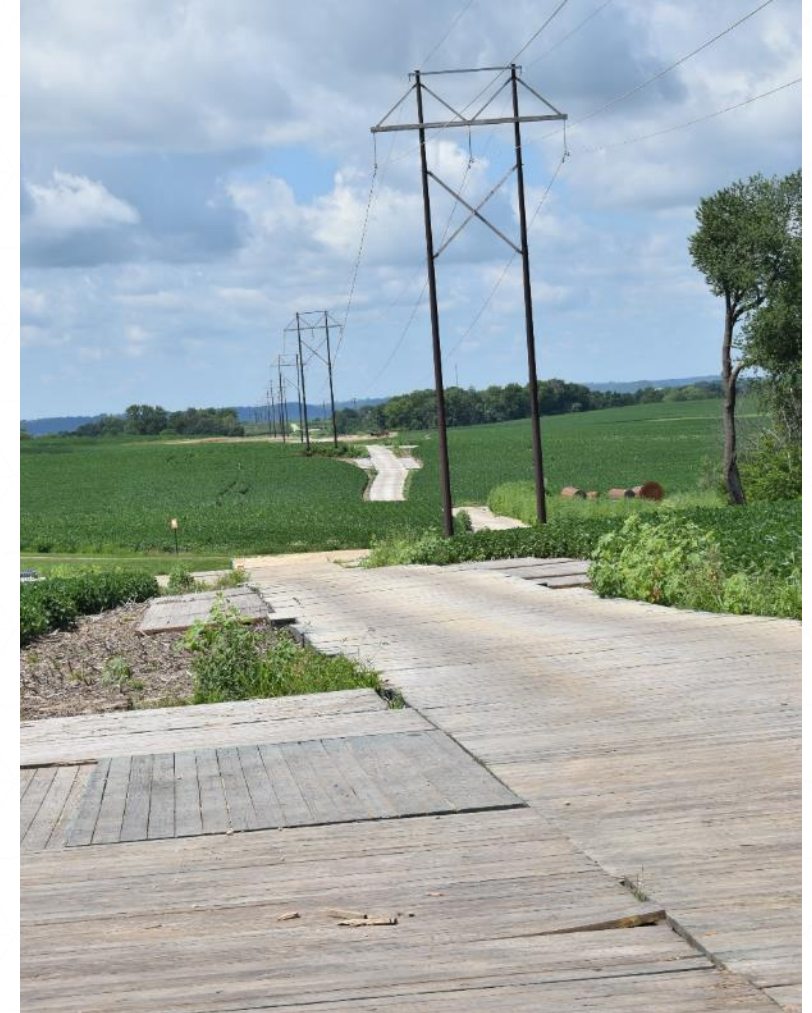
Corner steel structures will be self-supporting and do not require guy wires.



# 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: Foundations

Concrete foundations are frequently used.



# Building a Transmission Line: Pole Installation





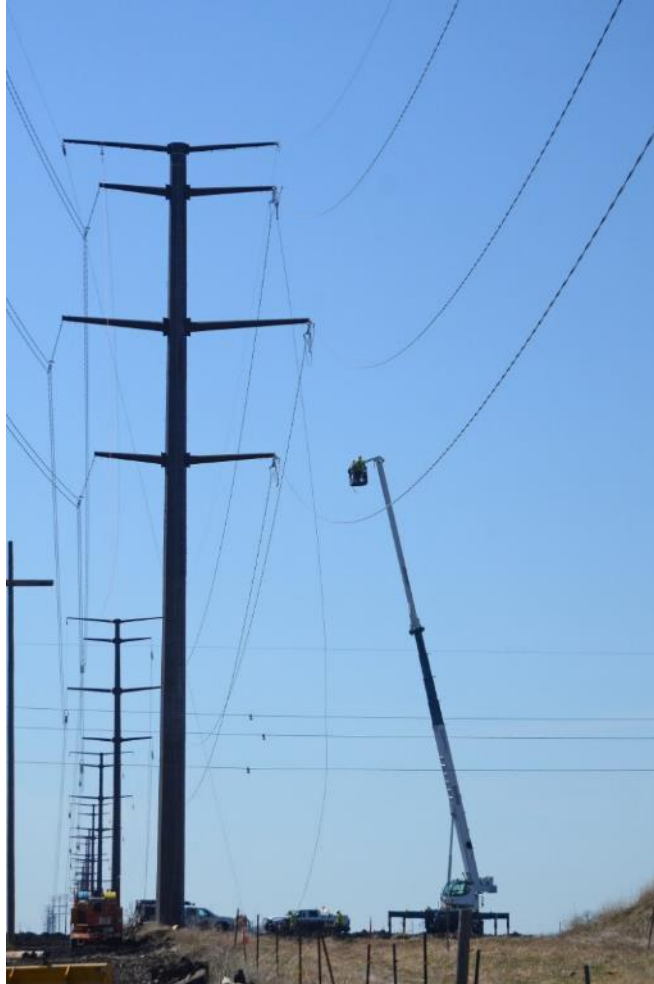
# Building a Transmission Line: Stringing Rope

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

Photo: Single-circuit 345 kV configuration



# Building a Transmission Line: Reel Trailer



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

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.
- **By approximately First Quarter 2027:** anticipate beginning construction, if approved by the Iowa Utilities Board, with construction anticipated to be complete by first quarter 2028.

# Q: What are we requesting from you?

## A: An easement

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- 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



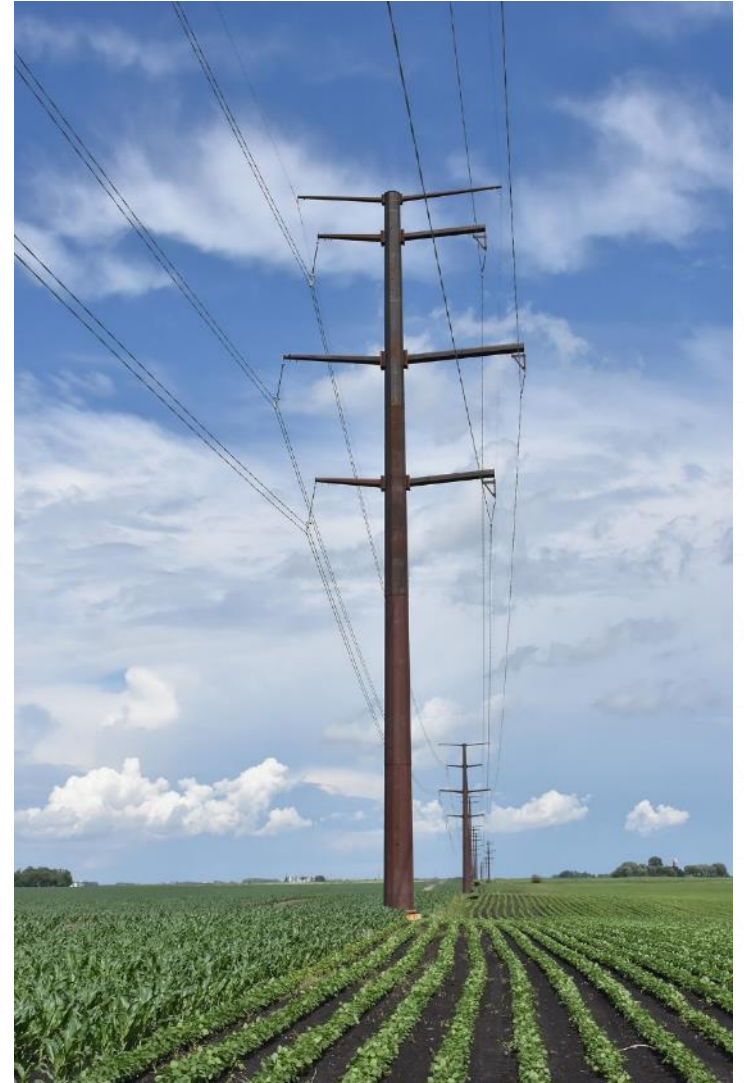
- Full transmission line easement
- Additional easements, such as vegetation management easements, are unlikely to be needed for this project.
- If another type of easement is needed for this project, ITC Midwest representatives will discuss the complete details with each affected landowner.

**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



- Poles and conductors (or wires) are placed on private property.
  - 110' of easement on private property when parallel to road right-of-way.
  - 200' 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.



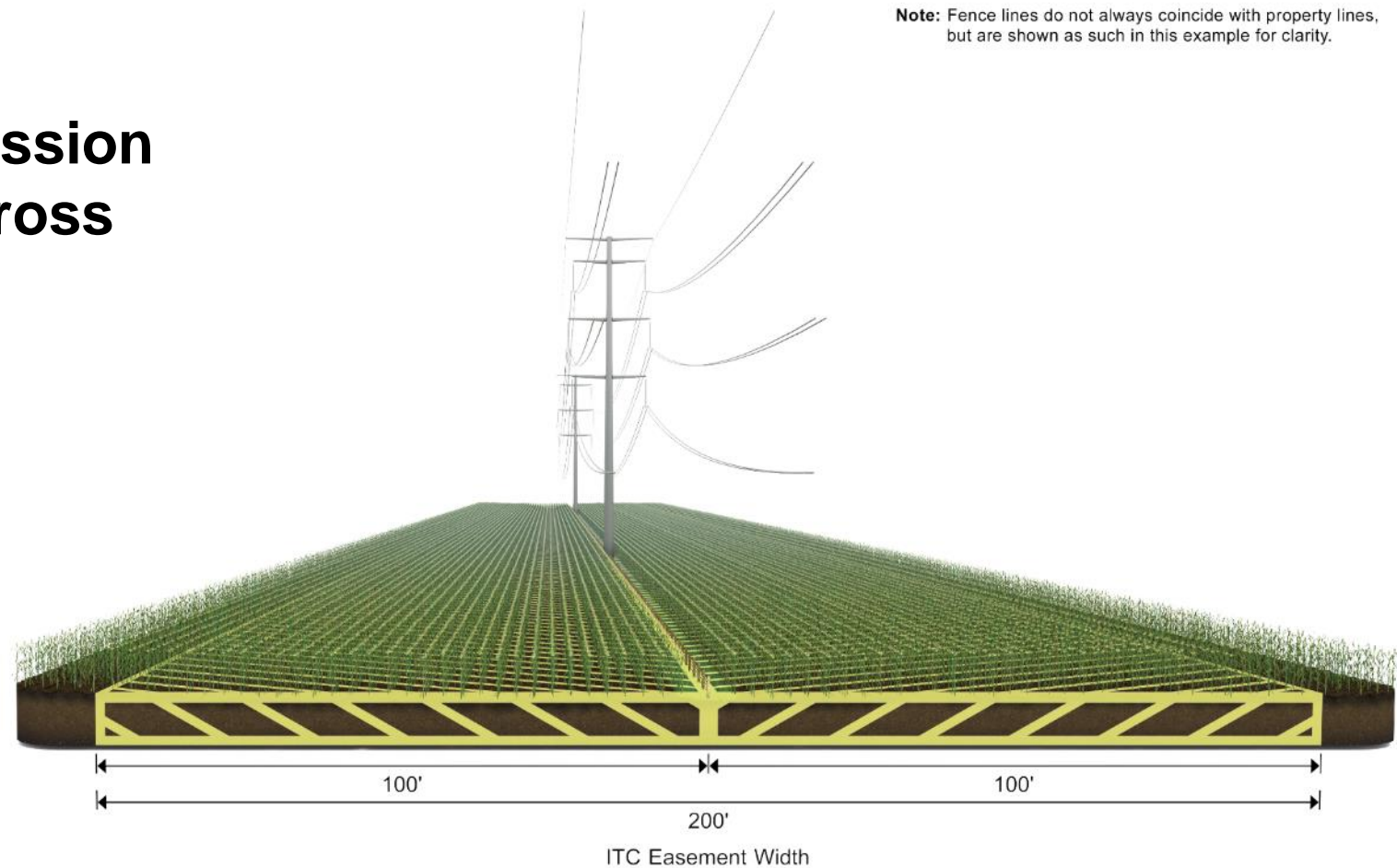


# Structures Located on Private Easement



## Typical Full Transmission Line Easement - Cross Country

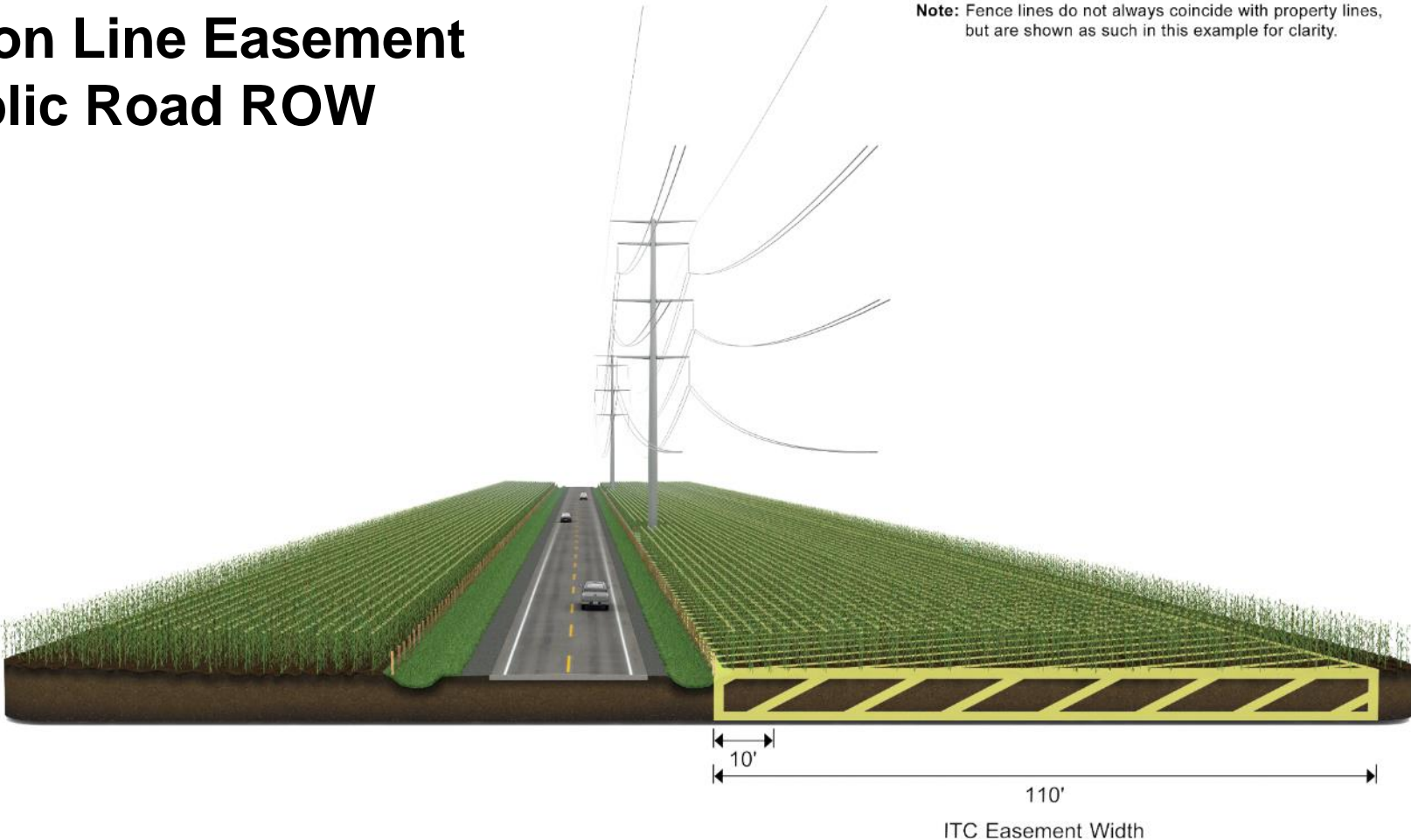
**Note:** Fence lines do not always coincide with property lines, but are shown as such in this example for clarity.



# Poles Located Adjacent to Public Right of Way



## Typical Transmission Line Easement Adjacent to Public Road ROW

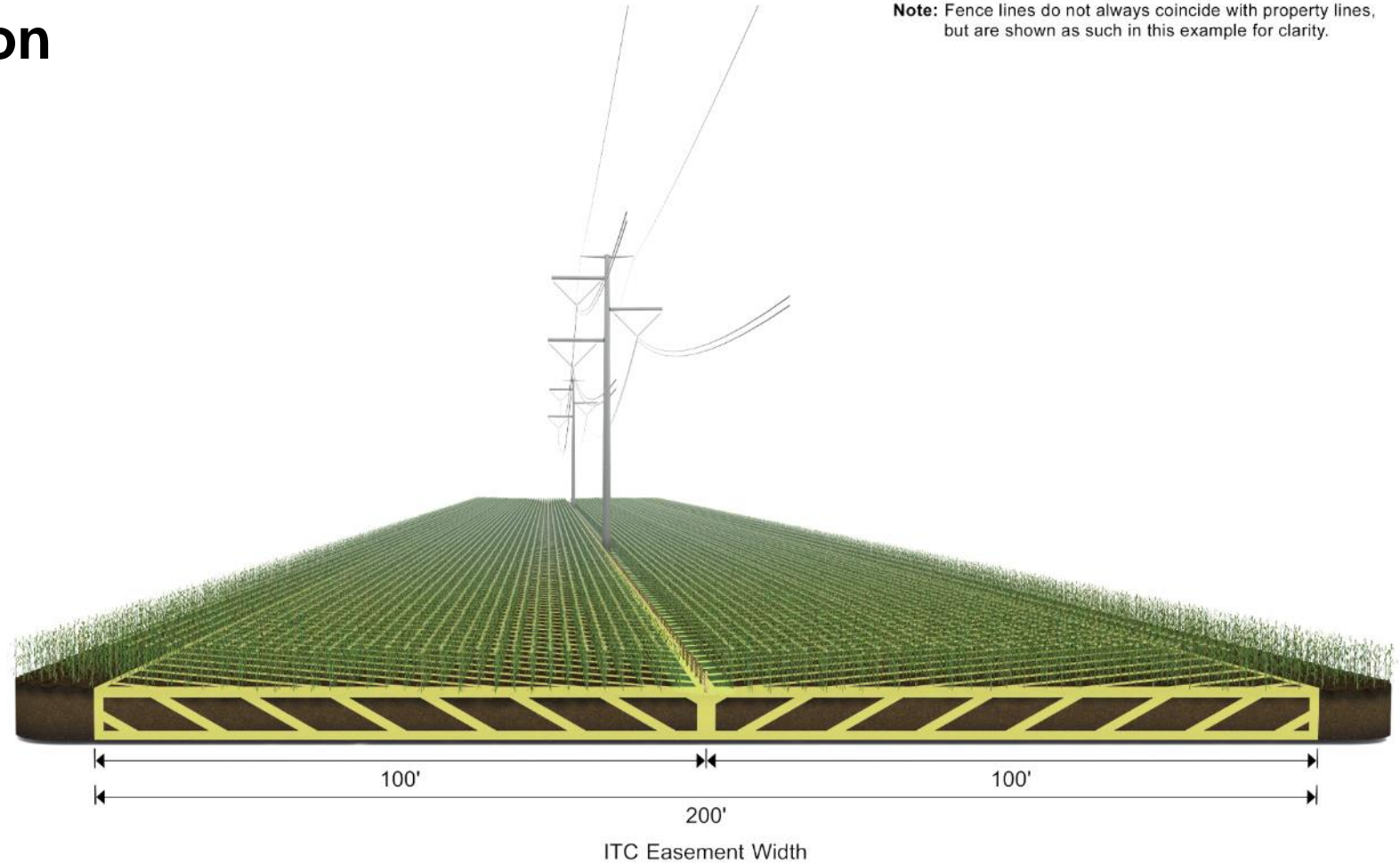


# 345 kV Single Circuit Configuration



## Typical 345 kV Single Circuit Configuration

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

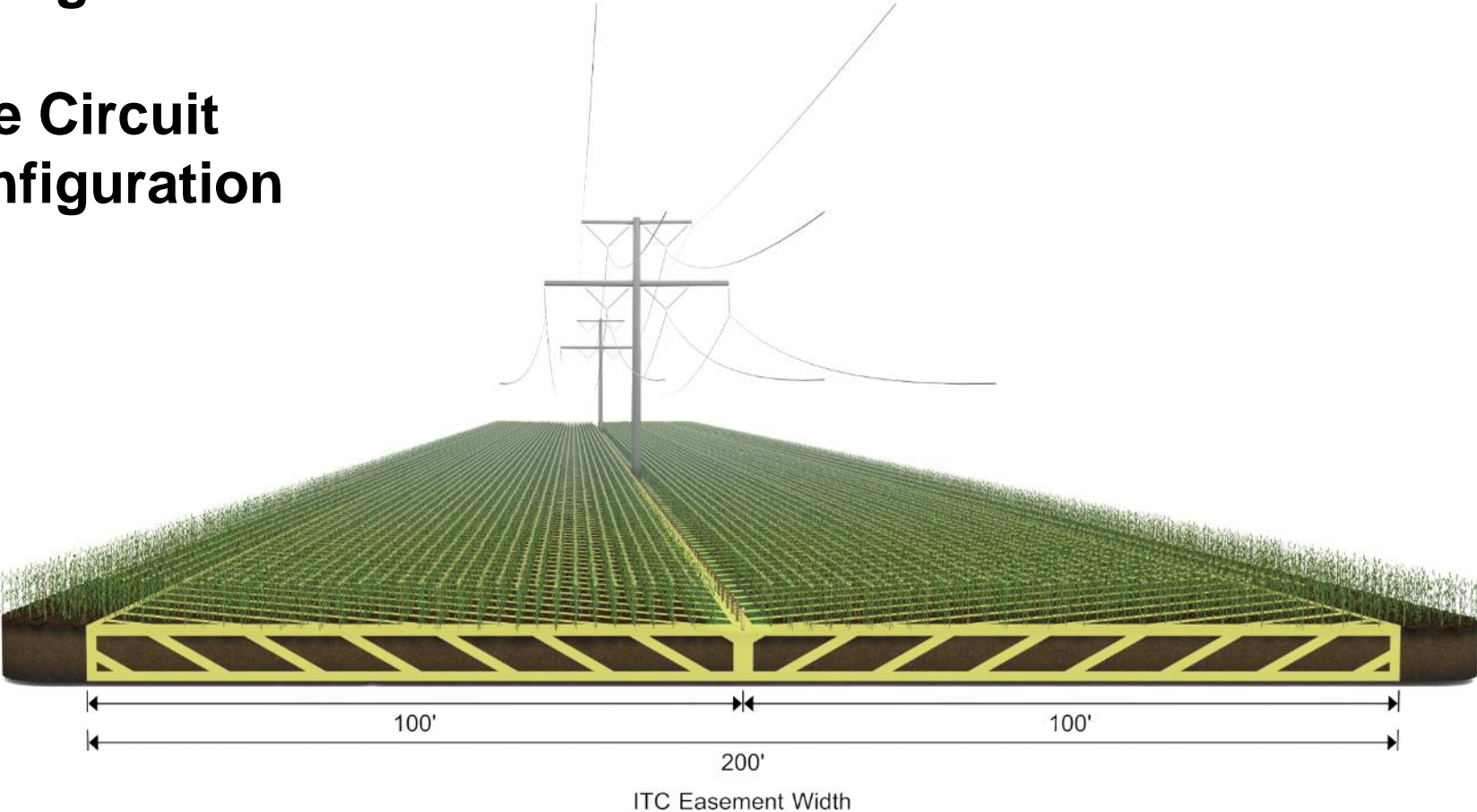


# Double Circuit Low Profile Configuration



## Typical 345/161 kV Double Circuit Low Profile Configuration or 345 kV Double Circuit Low Profile Configuration

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

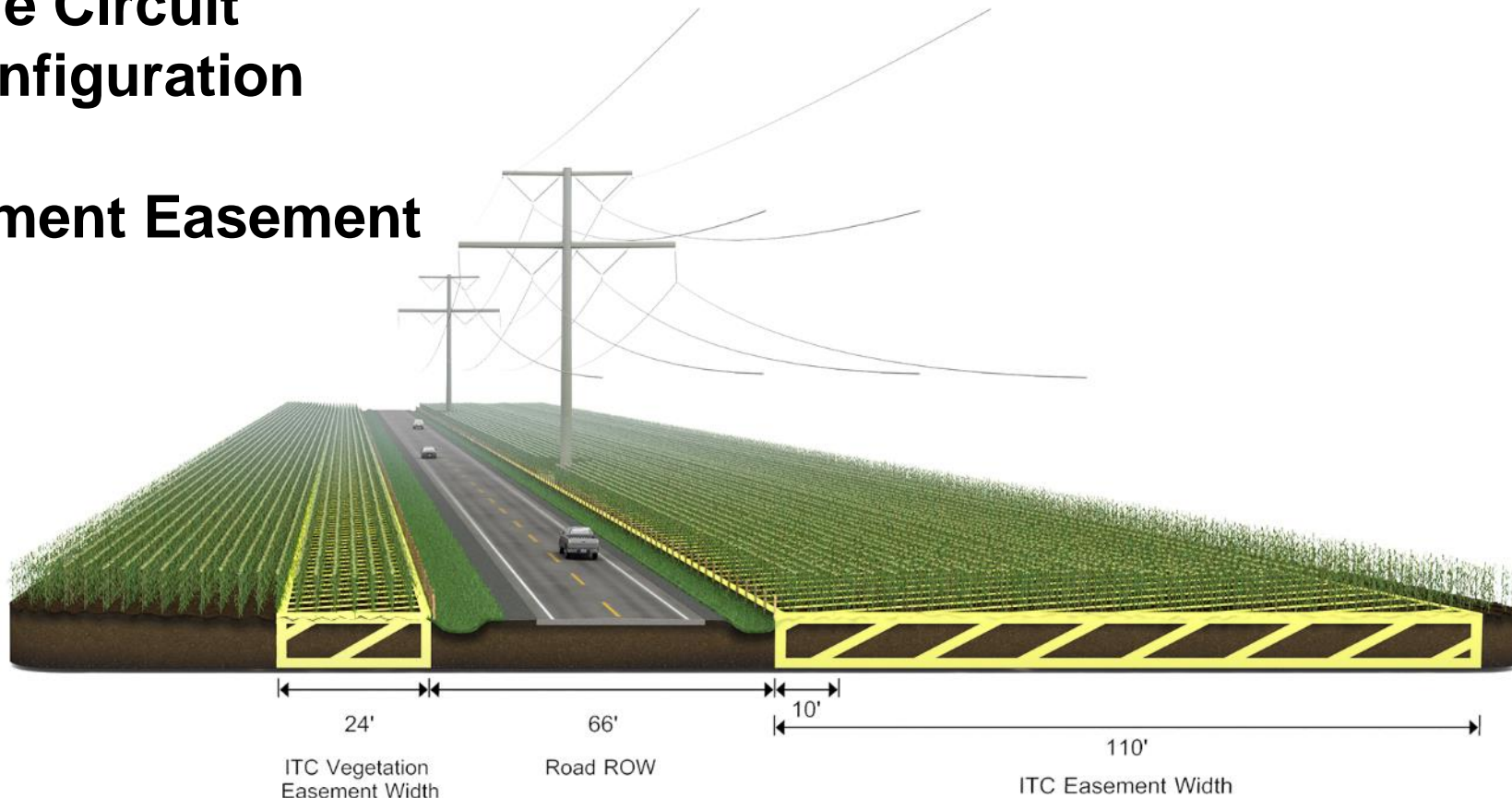


# Vegetation Management Easement



**Typical 345/161 kV Double Circuit  
Low Profile Configuration  
or  
345 kV Double Circuit  
Low Profile Configuration  
with  
Vegetation Management Easement**

**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 three-county project route, which is Des Moines 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 Des Moines County is \$10,071/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 Lee, Des Moines and Henry 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

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- 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 over 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:

<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>

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

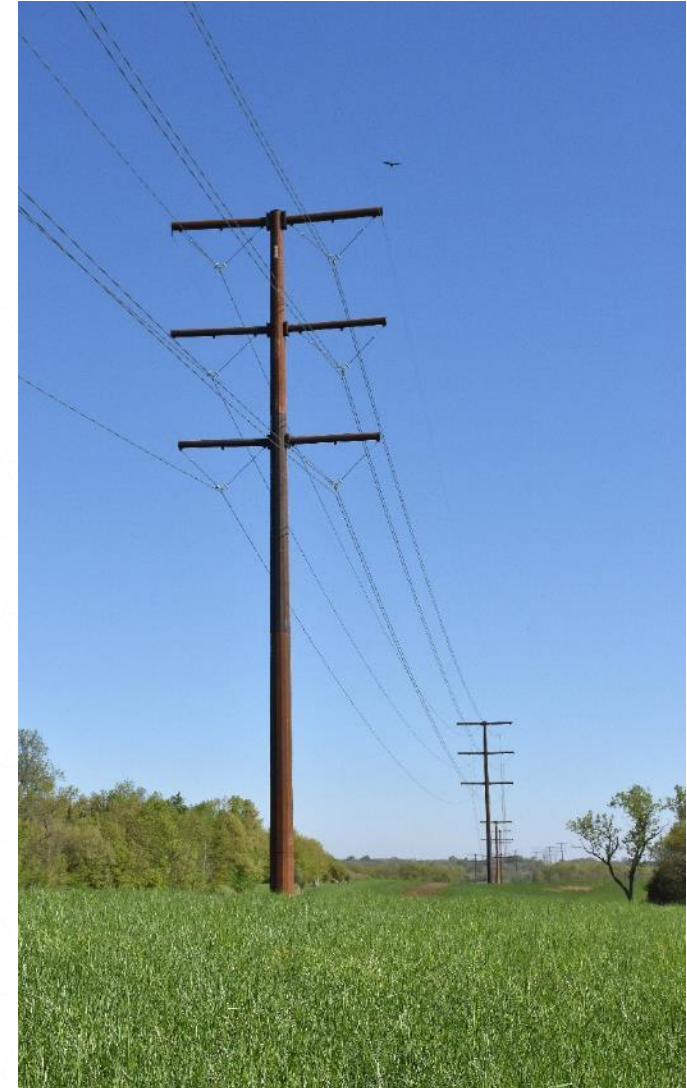
# Property Damage

- 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.)
- Land agents from 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.deeds-skunkriver.com](http://www.deeds-skunkriver.com)
- Website will be launched on Wednesday, November 15.

# Thank You



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





# Questions?