



# Fernald – Prairie View Industrial Center

*Story County*

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



**FOR THE GREATER GRID**



# AGENDA

ITC overview and introduction

Proposed project, routing requirements and route selection

Key project milestones

Transmission line construction and maintenance

Land use easement process

# ITC Midwest Profile

**6,600 MILES**  
of transmission lines



**286** stations and substations



## SERVICE TERRITORY

Iowa, Minnesota, Illinois, Missouri



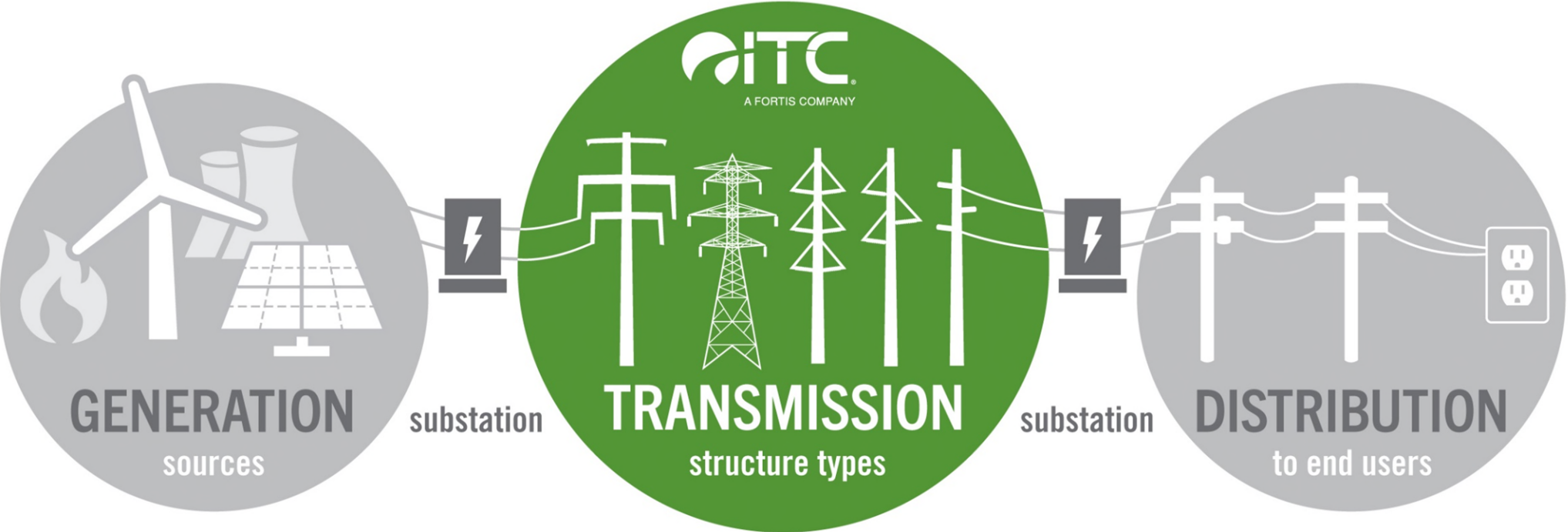
**125+** employees, and  
**225+** field personnel



**Headquarters:**  
**Cedar Rapids**

**Major offices & warehouses:**  
Des Moines, Dubuque, Iowa City and Perry, Iowa; Albert Lea and Lakefield, Minnesota

# How the Electric System Works



## 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 161,000 volt or 161 kV transmission line along a new route in Story County.**

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

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

- Existing transmission system in the area **limits** the ability to serve the needs of existing and new customers and to re-route electricity during planned and unplanned outages
- Need to ensure the system can continue to **remain reliable** when serving the new substation during planned and unplanned outages
- Need to provide **increased system resiliency** to better withstand severe weather.



# Proposed Project Segment in Story County

To ensure reliable electric service, ITC Midwest proposes to build the project in Story County that totals approximately **7.3 miles** in length.

ITC currently owns and operates more than 1,663 miles of lines at this voltage in Iowa, Illinois, Minnesota and Missouri.



# Substation Interconnections



The 161 kV line will connect ITC Midwest's Fernald substation northeast of Nevada to the new Alliant Energy Prairie View Industrial Center substation in Ames, both of which serve customers in the local area.



ITC Midwest's Fernald substation northeast of Nevada.

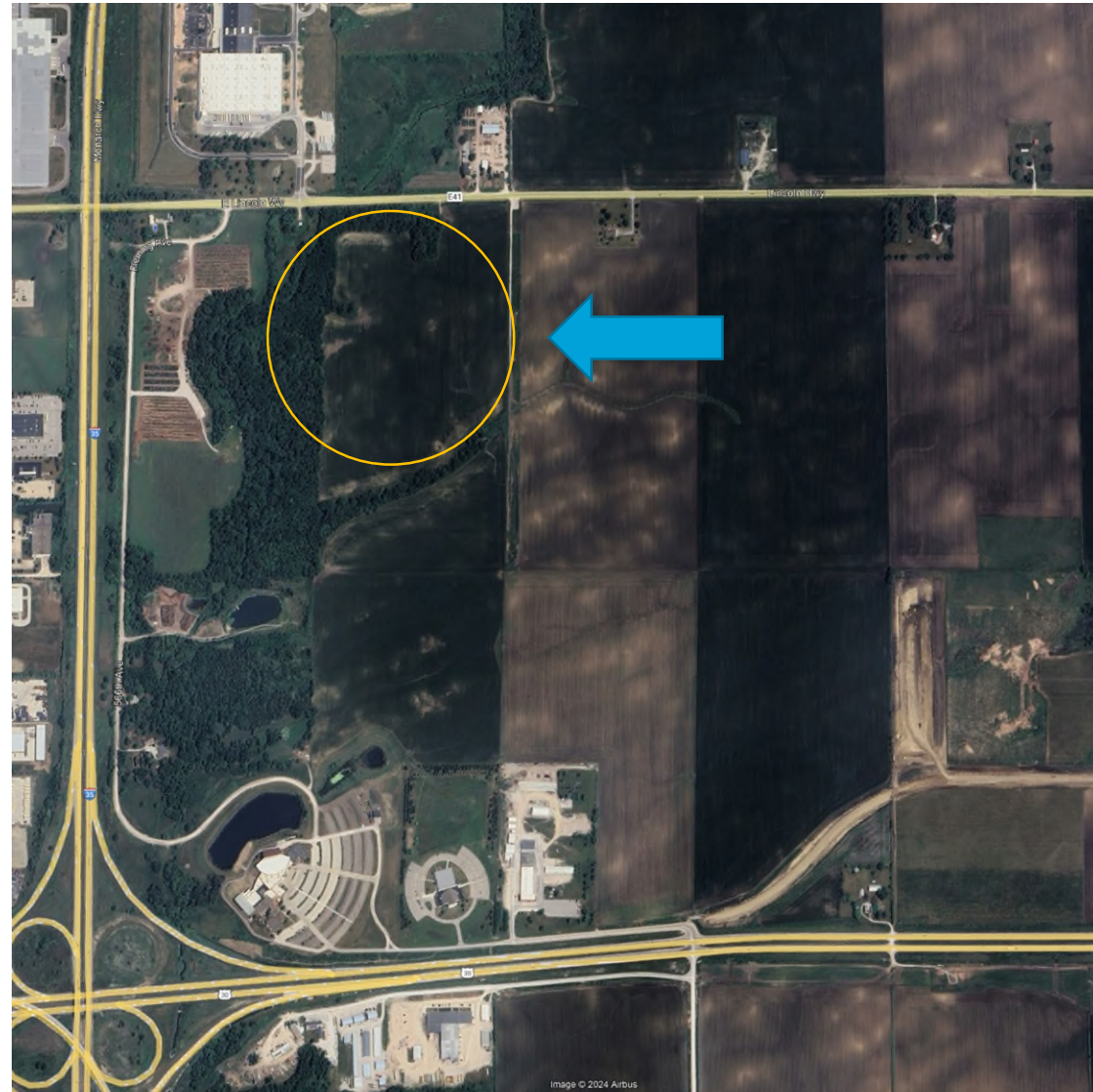


Future site of Alliant Energy's new Prairie View Industrial Center substation in Ames.

# Substation Interconnections



Site of Alliant Energy's proposed Prairie View Industrial Center substation in Ames

















# Selecting the Proposed Line Route

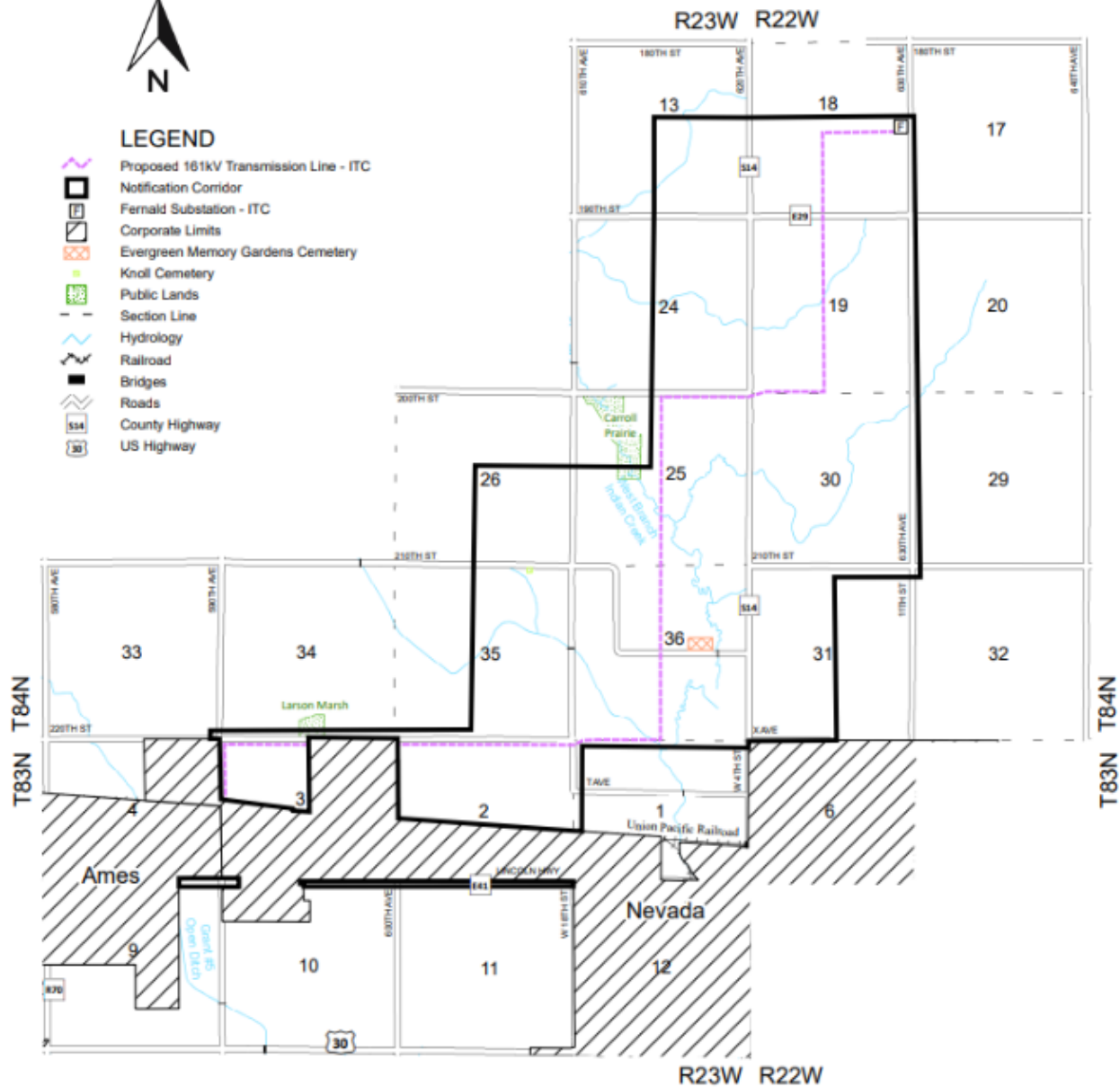
- The **proposed** route area for the 161 kV transmission line in Story County.
- Proposed transmission line runs from the Fernald Substation along the dashed magenta line in a south and west direction to the future Prairie View Industrial Center substation in the Ames city limits.
- Your meeting notice included a map showing the proposed line route with a defined notification corridor.





### LEGEND

-  Proposed 161kV Transmission Line - ITC
-  Notification Corridor
-  Fernald Substation - ITC
-  Corporate Limits
-  Evergreen Memory Gardens Cemetery
-  Knoll Cemetery
-  Public Lands
-  Section Line
-  Hydrology
-  Railroad
-  Bridges
-  Roads
-  County Highway
-  US Highway



# 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.
- Within two years:

<b>Easement acquisition complete by:</b>	<b>Fourth quarter 2024</b>
<b>If approved, construction will begin:</b>	<b>Third 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 an engineered foundation.
- Poles will be constructed to be capable of carrying future conductors.



# What the Transmission Line will look like?

- Poles will typically be 90 to 130 feet tall after construction.
- Poles will be spaced approximately 600 to 800 feet apart.

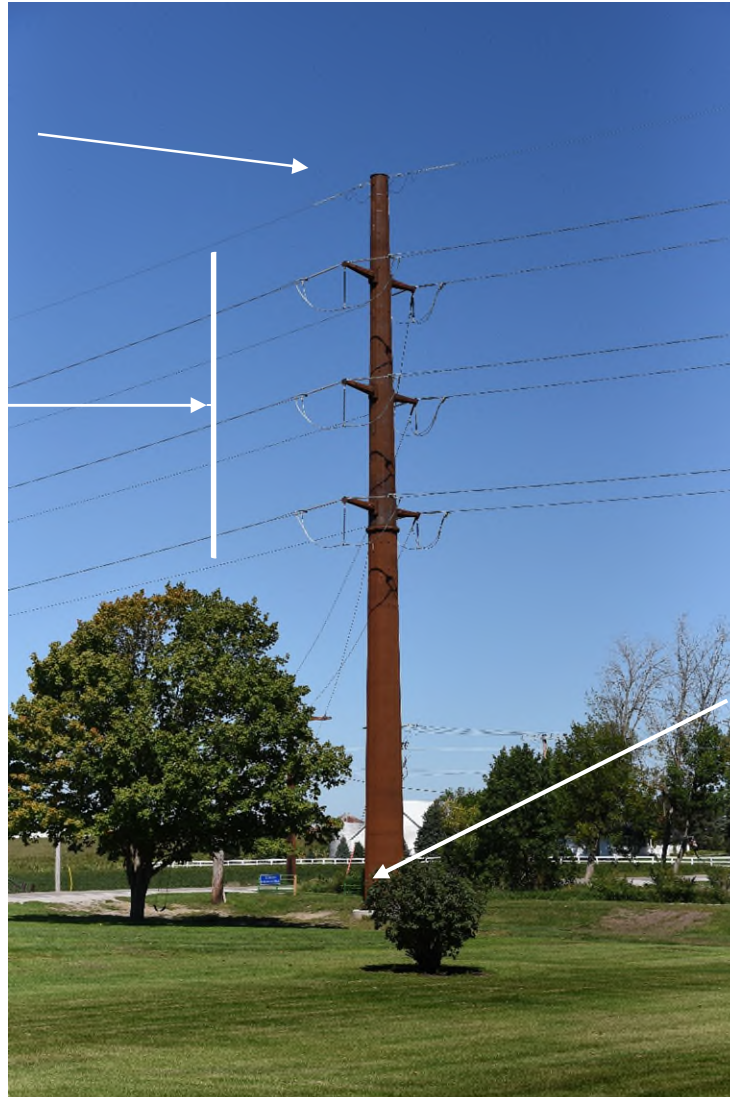


# Typical 161 kV Steel Structure



Shield Wire

161 kV Transmission Wires



Mounted to Engineered Foundation

# 161 kV Corner Structure



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



# How is a transmission line built?



## Matting may be used in various locations to:

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



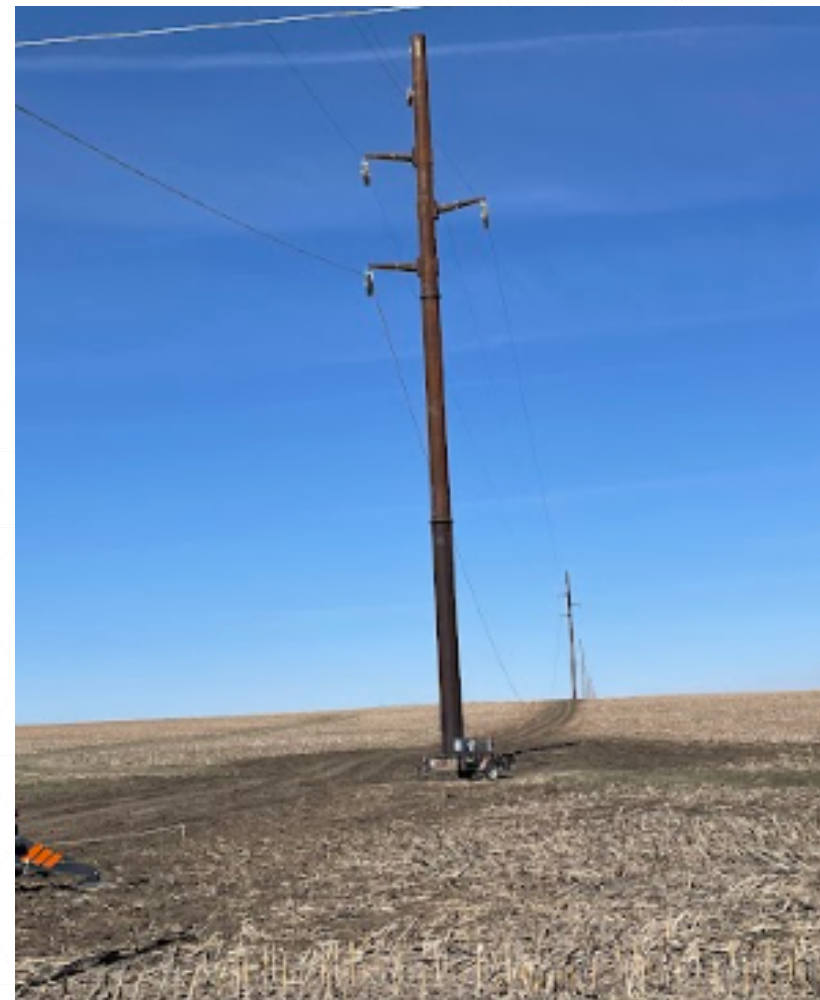
# How is a transmission line built?



**Structure construction**

# How is a transmission line built?

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



# How is a transmission line built?

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.





# How is a transmission line built?

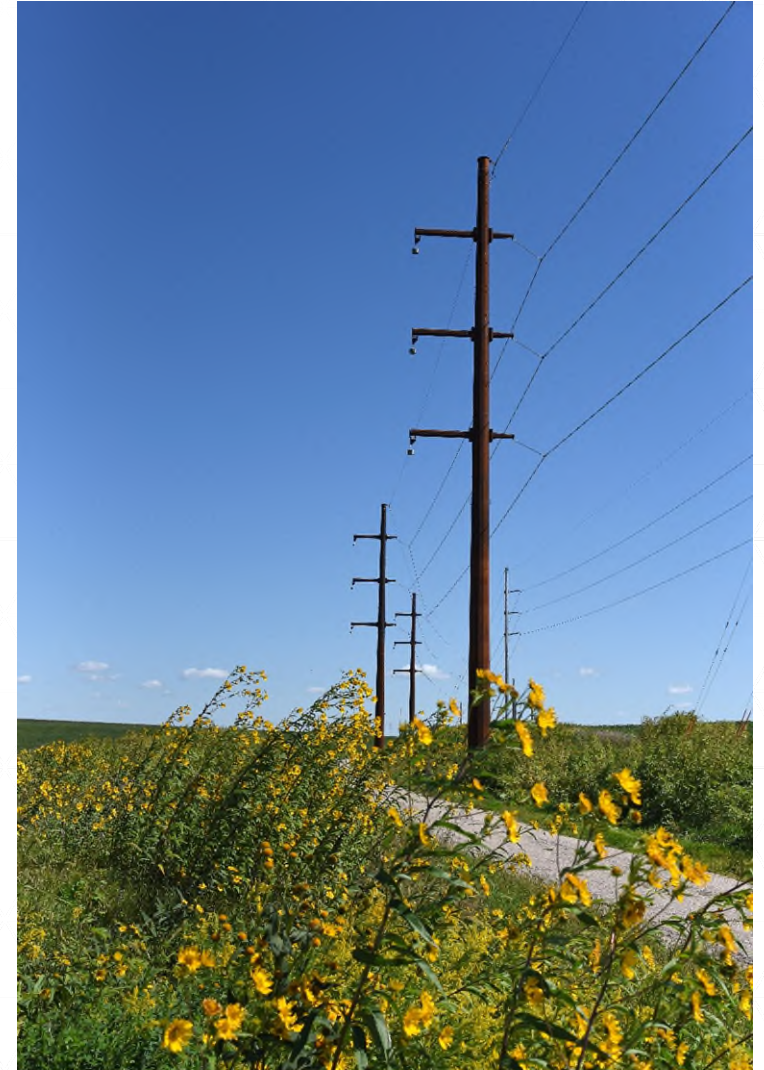


Helicopters could be used to string the wires, inspect and/or maintain transmission lines. This saves time and minimizes environmental impacts.



# 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.
- **Landowner discussions:** JCG Land Services, Inc. will meet individually with landowners to negotiate line easements.
- **Petition filing:** ITC Midwest will file a franchise petition with the Iowa Utilities Board.
- **Following the petition filing:** regulatory review by the Iowa Utilities Board.
- **Approximately third quarter 2025:** anticipate beginning construction, if approved by the Iowa Utilities Board, with construction anticipated to be complete by 2026.

# What are we requesting from you?



## An easement

- Purchasing an easement is not the same as transferring complete 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 ownership of the land covered by the easement, including many rights such as the right to plant and harvest crops within the easement area.**

# Three types of easements

- Full transmission line easement
- Overhang easement
- Vegetation Management easement

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

# Full Transmission Line Easement

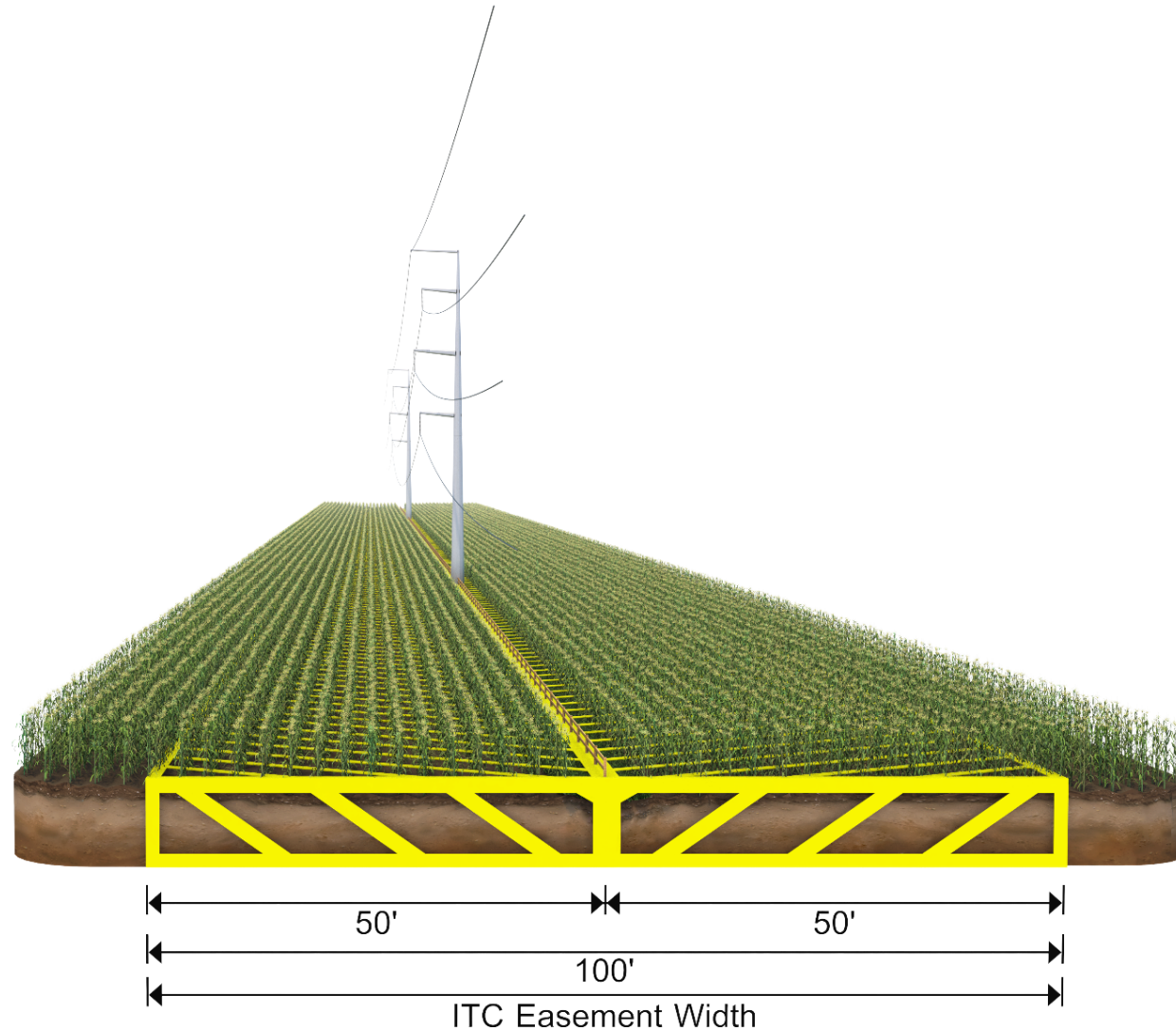
- Poles and conductors (or wires) are placed on private property, either immediately adjacent to the public road right-of-way or on a cross-country route.
  - 55' of easement on private property when parallel to road right-of-way.
  - 100' of easement when the line travels cross country.
- ITC Midwest 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



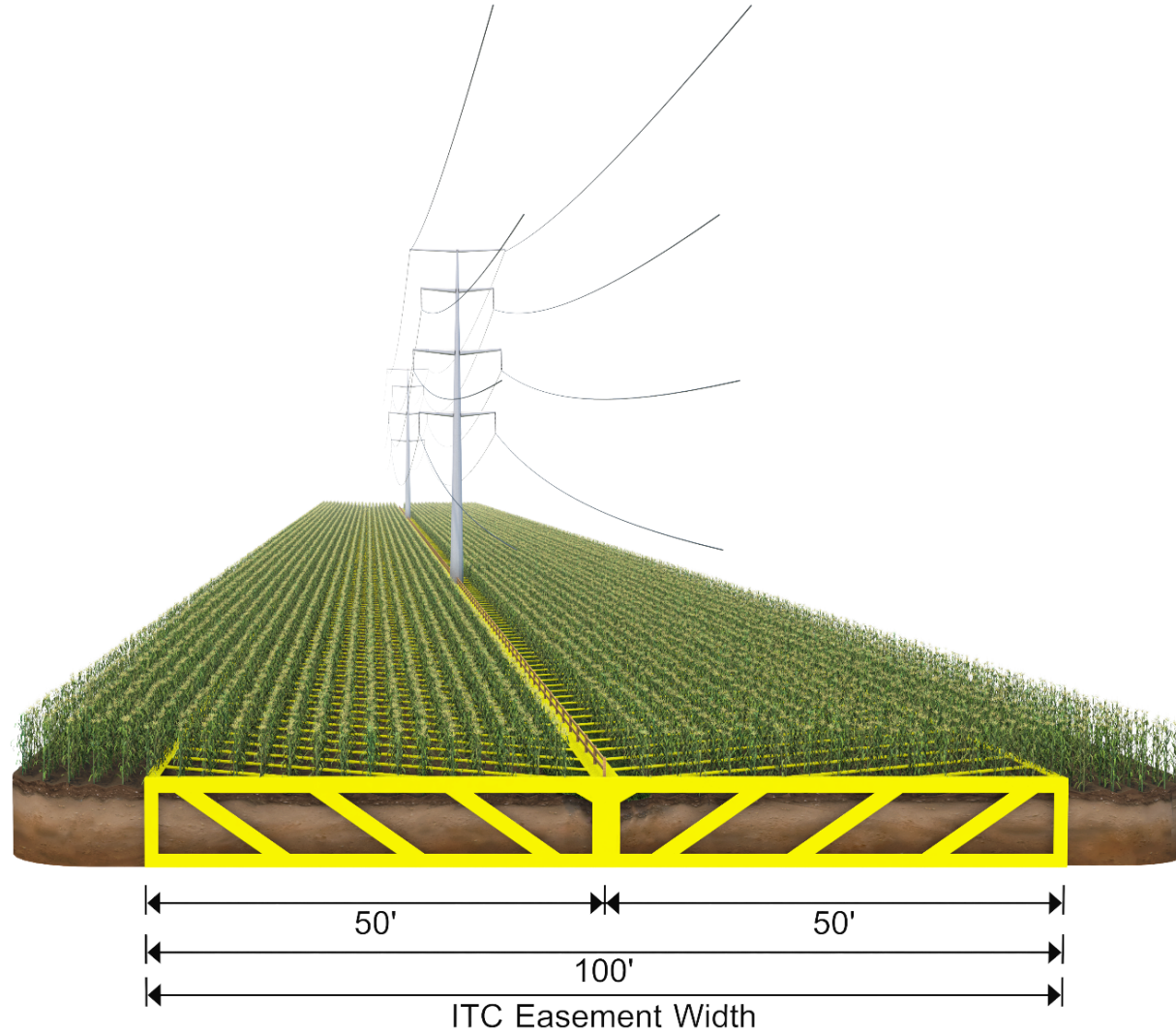
**Typical Full Transmission  
Line Easement - Cross  
Country  
(Single circuit)**



# Structures Located on Private Easement



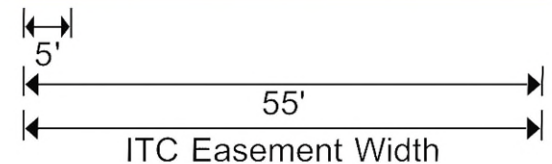
**Typical Full Transmission  
Line Easement - Cross  
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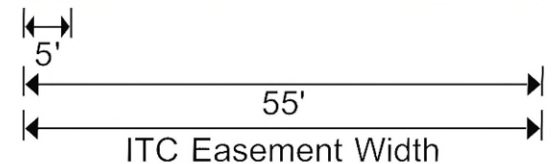
# Poles Located Adjacent to Public Right of Way

**Typical Transmission  
Line Easement Adjacent  
to Public Road ROW  
(Single circuit)**



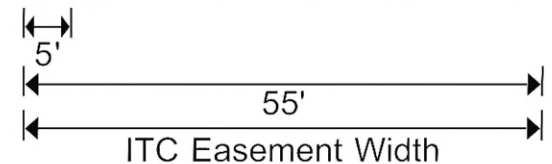
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to Public Road ROW  
(Double circuit)**



# 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 Story 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 Story County is \$13,999/acre. Story County is the only county impacted by this project.
- 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.**

# 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.)
- ITC Midwest 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.



# 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.



# 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 16 years, achieving more than 98% voluntary easements.**

# Project Website



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

# Thank you

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





# Questions?