



Iowa Utilities Board



Iowa Utilities Board
1375 E. Court Ave.
Des Moines, IA 50319-0069

Email: iub@iub.iowa.gov



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 (*Northeast Missouri Electric Power Cooperative*)
- Question and Answer Session

Your Information Handout Includes:

- Agenda
- The IUB's Informational Meeting Presentation
- Statement of Property Owner's Rights
- Filing Instructions for IUB's Electronic Filing System
- Sample Form for Filing Comments/Objections
- Iowa Code Chapter 478
- 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

What is the Iowa Utilities Board?

- The Board 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.
- Board 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 last informational meeting.

The Franchise Process Overview

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

Comments or Objections

- 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-22441) in your comment or objection letters.
- Comments or objections may be filed either electronically or by mail.
- A sample comment or objection form is included in the handout packet.

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, they 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 of your choice to assist in negotiation of the easement terms.
- 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.
- Notice of the IUB hearing will be sent by the utility company through registered 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.
- FAQs about eminent domain are included in the 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.

Des Moines, IA 50319-0069

Phone: 515-725-7300

Email: iub@iub.iowa.gov

Website: iub.iowa.gov



Iowa Utilities Board

Northeast Missouri Electric Power Cooperative (Northeast Power)

69,000 Volt Transmission Line

Moravia Tap



Northeast Power

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



Northeast Power

- Douglas Aeilts
CEO and General Manager
- Kevin White
Chief Operations Officer
- Michael Jeffries
Right-of-Way Manager
- Allie Bennett
Manager of Economic Development and Member Services



Northeast Power

- Skyler Wiegmann
Engineering & NERC Compliance Manager
- Brian Fuqua
System Engineer



Chariton Valley Electric Cooperative

- Non-profit distribution cooperative
- Headquartered in Albia, 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.



Chariton Valley Electric Cooperative

- Leilani Todd
CEO/General Manager
- Becky Teno
Assistant General Manager
- Carson Hodge
Operations Manager



Northeast Power – Chariton Valley Relationship

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



Stanley Consultants

- Headquartered in Muscatine, Iowa
- Specializes in engineering design
- Project role includes:
 - Preliminary design and final design
 - Assistance with Iowa Utilities Board franchise application
 - Right-of-way procurement
 - Permitting
 - Environmental compliance
 - Construction services



Stanley Consultants

- Eric Kamm
Project Manager
- Ryan Dreessens
Design Lead



Key Sub-Consultants

- JCG Land Services
 - Right-of-Way Acquisition Services
 - Tyler Buckingham – Project Support
 - Jimmy Buckingham – Project Manager
 - Phil Sporrer – Land Acquisition Specialist
- Bear Creek Archeology
 - Section 106 Archeological Services
 - Derek Lee - Owner

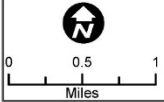
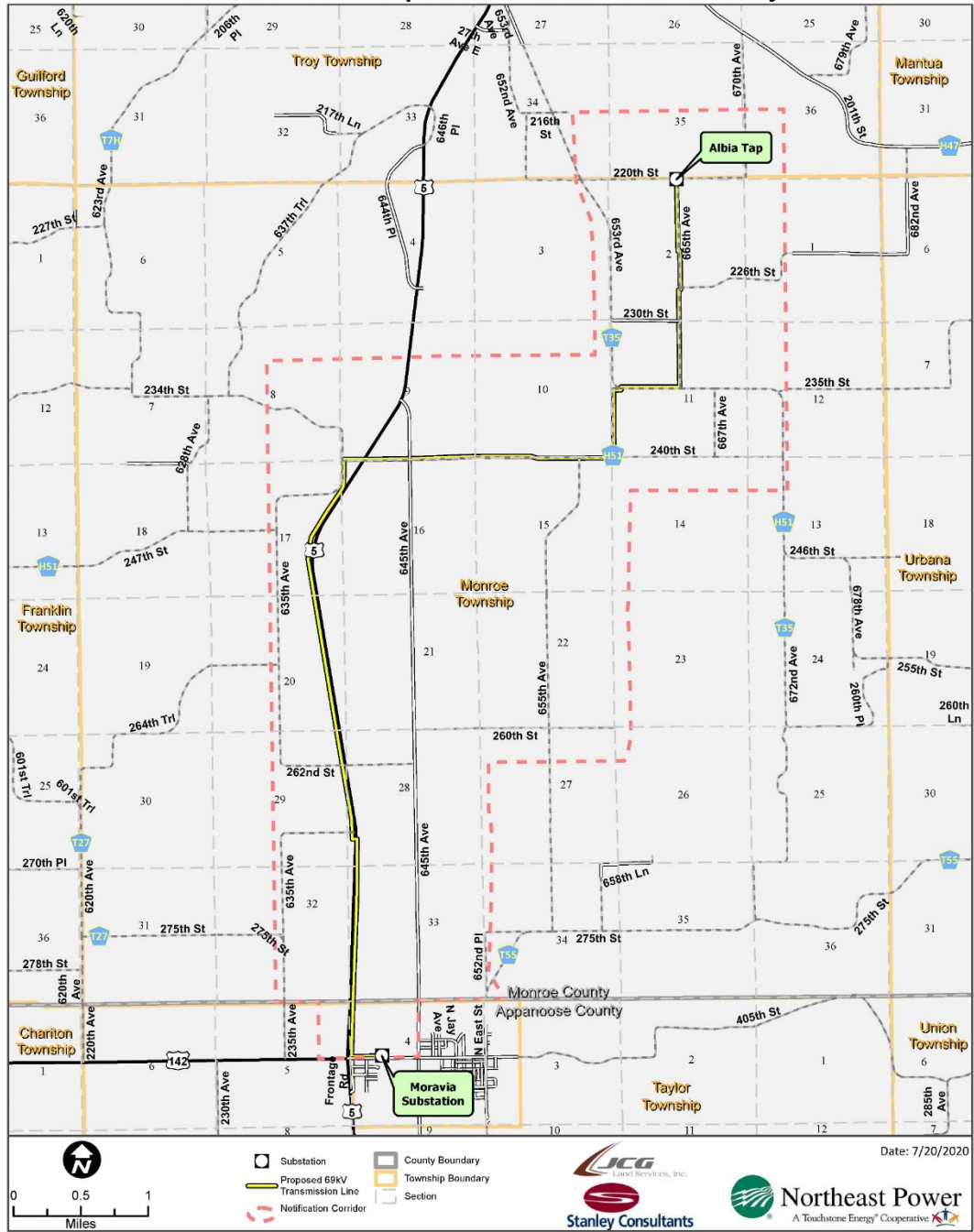


Proposed Transmission Line Project

- The proposed 69,000 volt (69 kV) transmission line will originate at the existing Albia Tap 69 kV transmission line owned and operated by Northeast Power.
- The line will proceed 9.4 miles south and west and terminate at the existing Moravia Substation owned and operated by Northeast Power.



Moravia – Albia Tap 69 kV Transmission Line Project



- Substation
- Proposed 69kV Transmission Line
- Notification Corridor
- County Boundary
- Township Boundary
- Section



Date: 7/20/2020

Utility Service Requirements and Planning

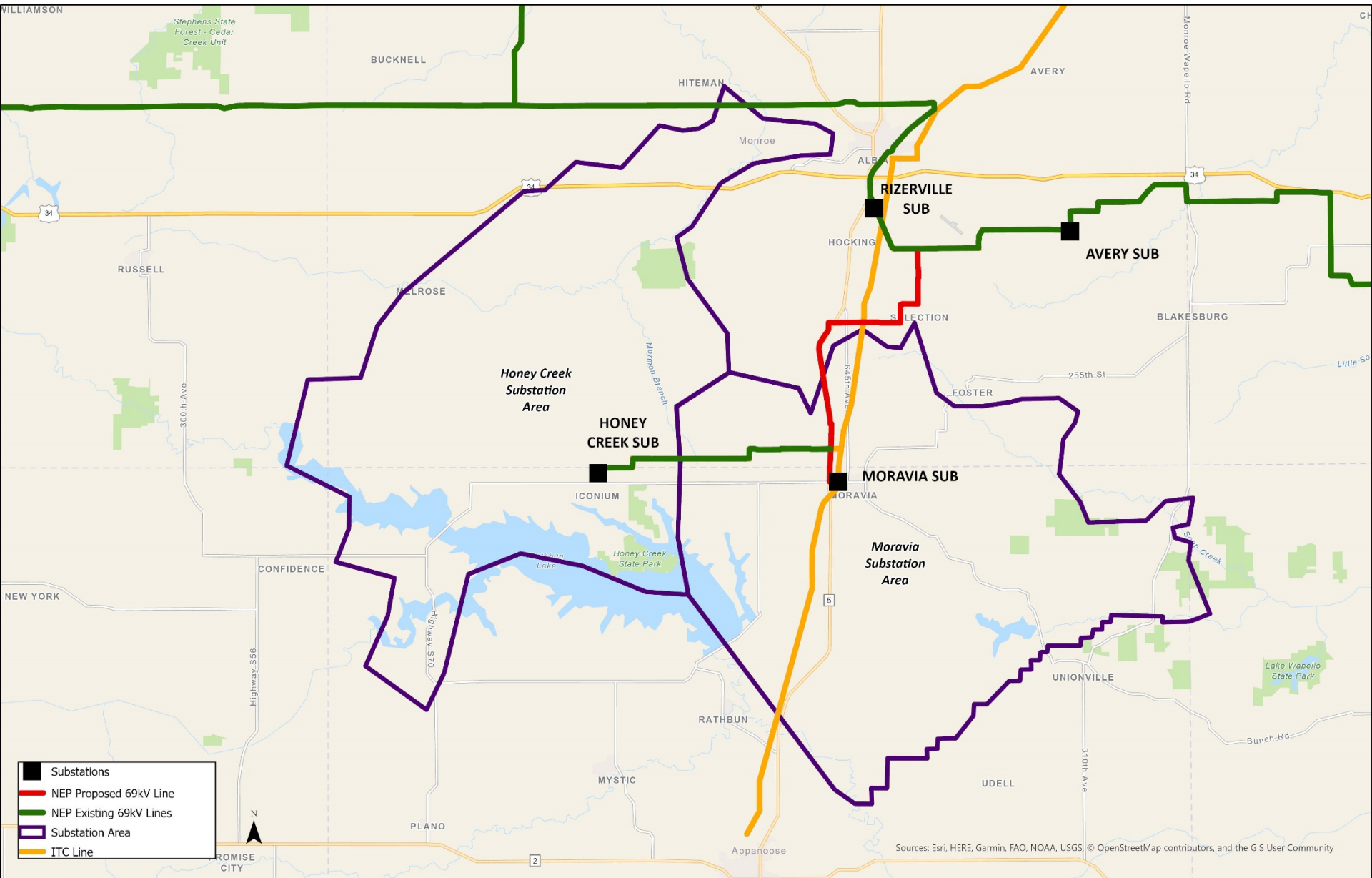
- Provide a new feed to Moravia and Honey Creek Substations
- Enhance reliability through improved controls
- Reduce outage time to Chariton Valley Members within the Moravia and Honey Creek Substation territory



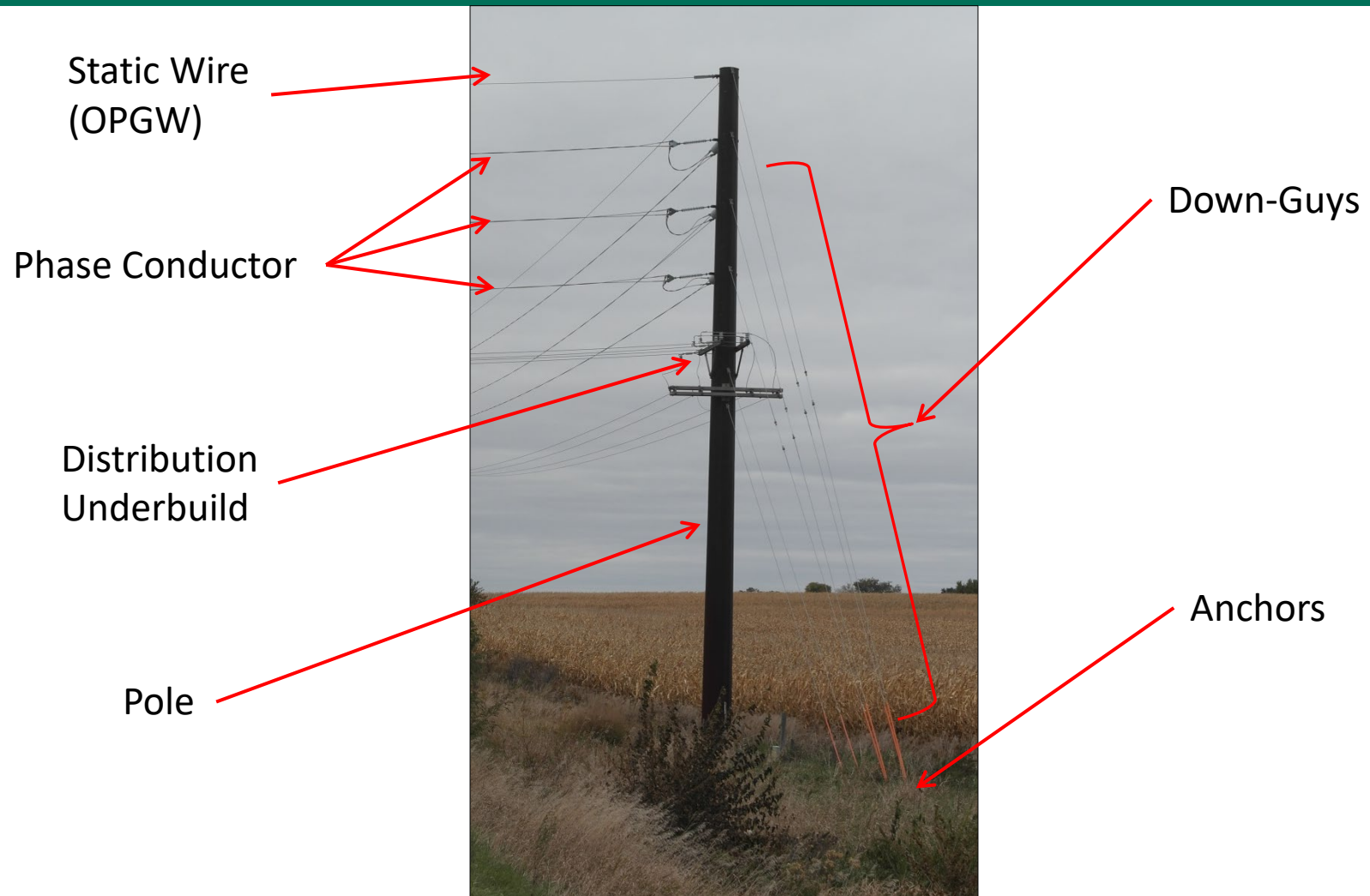
Utility Service Requirements and Planning

- Moravia and Honey Creek Substations are fed from an ITC 69 kV transmission line through a manually operated switch
- Several routes and service configurations were evaluated
- Proposed option provides independent feed with remote operation to improve power restoration at both substations





Terminology



Construction Description

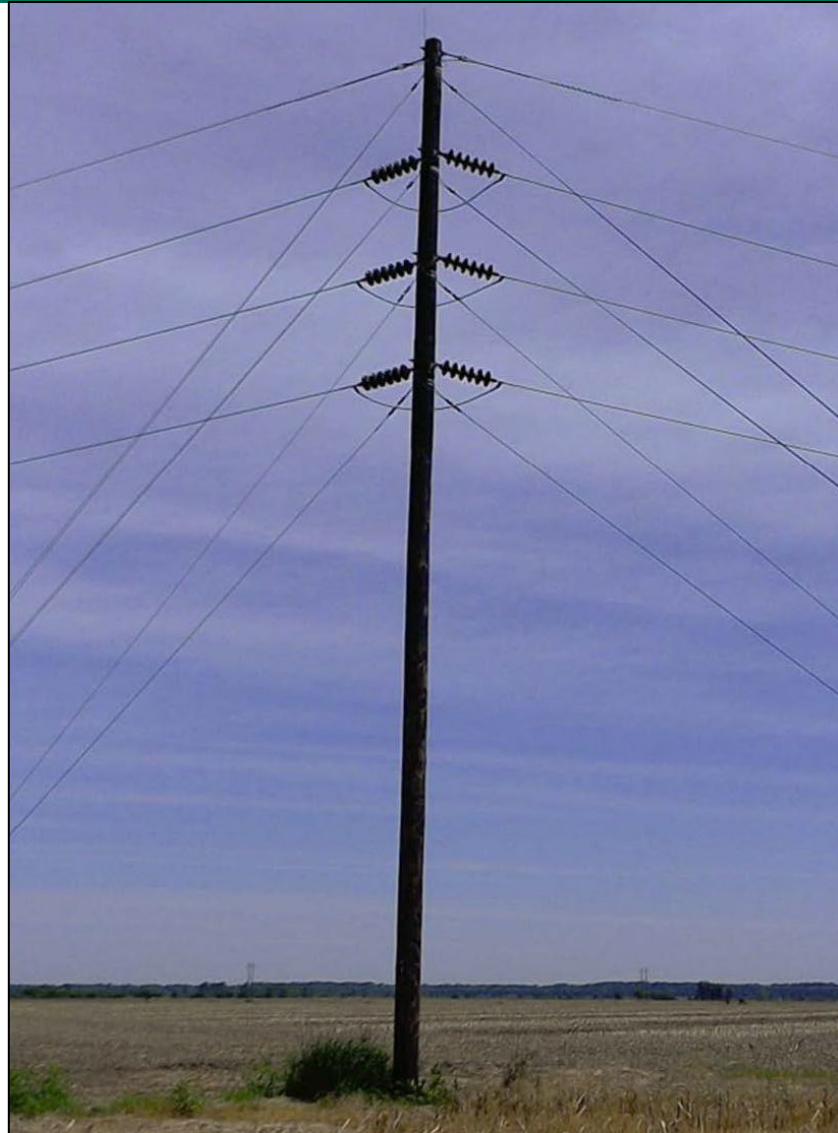
- Line will be constructed primarily with wood poles
- Each pole will support three phase conductors and one static wire (OPGW)
- Poles may also support 12.47/7.2 kV distribution line owned by Chariton Valley or other utilities
- Poles will typically be 60-75 feet tall and will be placed 250-350 feet apart
- Most angle and dead-end poles will be wood poles using down-guys and anchors



Wood Pole TSZ



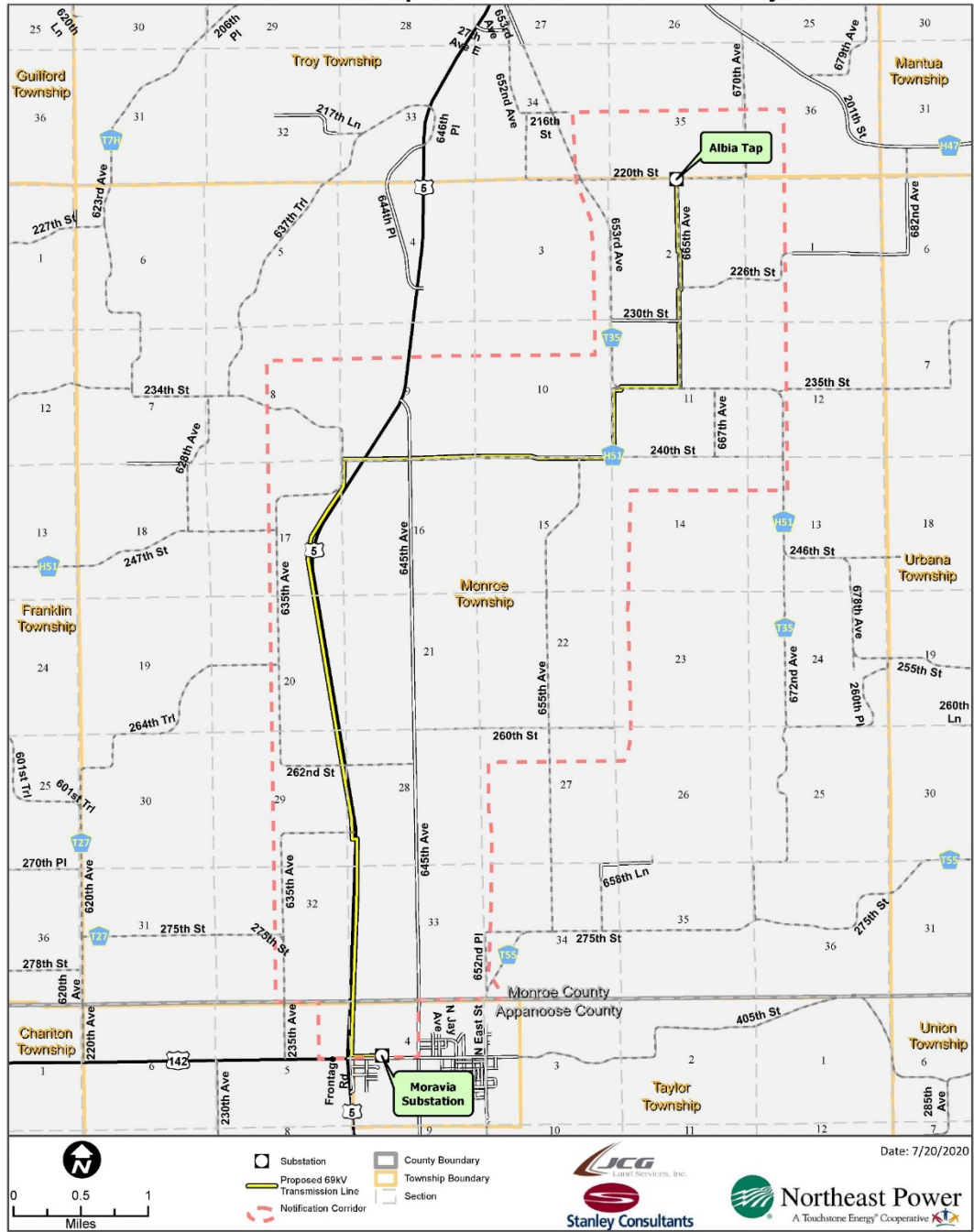
Wood Pole Angle Structure



Wood Pole TP



Moravia – Albia Tap 69 kV Transmission Line Project



Line Routing Considerations

- Consider impact of construction on agricultural land use
- Iowa Administrative Code 199, CH 11.3
- Follow existing roads when possible
- Follow divisional lines of land (i.e. Section, ½ Section, ¼ Section, etc.)
- Meet National Electric Safety Code requirements for clearances
- Build in private right-of-way



Schedule

- JCG Land Services representatives will begin contacting land owners at the conclusion of this meeting
- Following final route selection, a petition for franchise will be submitted to the Iowa Utilities Board
- Archeological and required surveys will be completed following landowner agreements
- Following IUB approval, final design will be completed and contractors and materials procured
- Construction is expected to begin in late summer of 2021 and last approximately five months



Rights Petitioner Seeks by Acquisition of Easements

- Right to construct, operate, maintain, repair, replace and reconstruct their transmission and communications facilities (including distribution underbuild and OPGW)
- Rights to cut, clear or remove trees and underbrush as necessary
- Right to ingress and egress
- 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

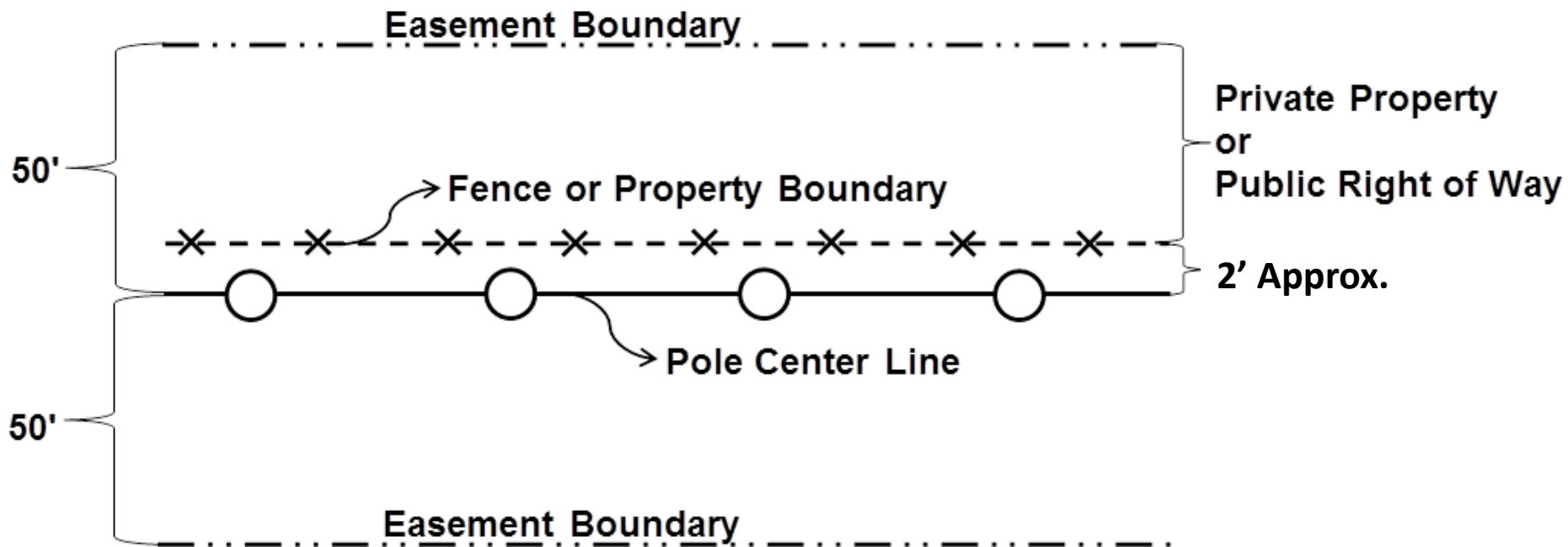


Easement Description

- The easement sought is based on a 100 foot easement, 50 feet on each side of the centerline of the pole line
- Poles generally located adjacent to property fence, or right-of-way line
- Easement may straddle two adjoining land owner in which case both property owners will be entitled to easement compensation.



Typical Easement Description



Easement Acquisition Payments

- 75% of the current market value of land per acre within the easement based on a detailed market assessment
- \$200 payment for each additional brace poles, guy wires and anchors, and other appurtenances that extend beyond 50 foot from centerline of pole line
- 50% of payment at commencement tree clearing or construction
- Remainder paid in full at completion of the project with signed release by landowner
- Fees will be paid by Northeast Power
- Landowners have seven days, excluding Saturday and Sunday, to formally rescind their voluntary easement after the date of signing



Market Assessment

- Conducted by JCG Land Services
- Detailed market analysis for Monroe and Appanoose Counties
- Considers:
 - Trends in ag land values and ag land rents
 - Analyze comparable sales
- Values assigned to property based on primary use relative to the market analysis



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 at project completion and release by landowner unless immediate attention is needed
- Northeast Power or their contractor will repair damage when possible
- Landowners should contact Northeast Power Right-of-Way Manager to address issues during construction



Contact Process

- Sign-in sheet identifies preferred method of contact
- JCG Land Services representatives in attendance
- Initial contact with property owners will be made based on preferred construction route



Contact Process

 **Northeast Power**
A Touchstone Energy® Cooperative 
P.O. Box 191
Palmyra, MO 63461



Upcoming right-of-way activity in your area.

- Surveying/Aerial Mapping
- Environmental Impact Studies
- Geotechnical Boring
- Right-of-Way Clearing
- Power Line Construction/Maintenance
- Right-of-Way Reclamation
- Other _____


If you have questions or concerns, please contact
our Right-of-Way Manager, Mike Jeffries.


Office: 573.769.8242


Cell: 573.822.7477

Email: mjeffries@northeast-power.coop



 energizingsafety.coop

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Sample Documents

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



Potential Hazards

- Known grass air strips or other unique features within one mile from the project?



Questions?



