



Dixon REC – Walcott North

Scott County

Public Information Meeting
Proposed 69,000 volt (69 kV) Transmission Line



AGENDA

ITC Midwest overview and introduction

Proposed project, routing requirements and route selection

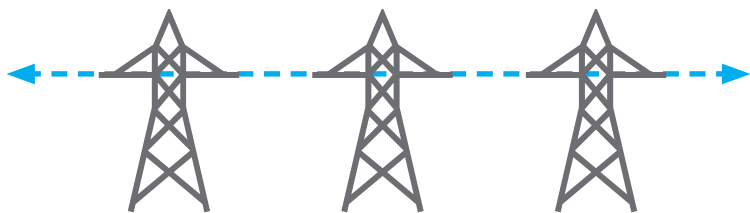
Key project milestones

Transmission line construction and maintenance

Land use easement process

ITC Midwest Profile

6,600 MILES
of transmission lines

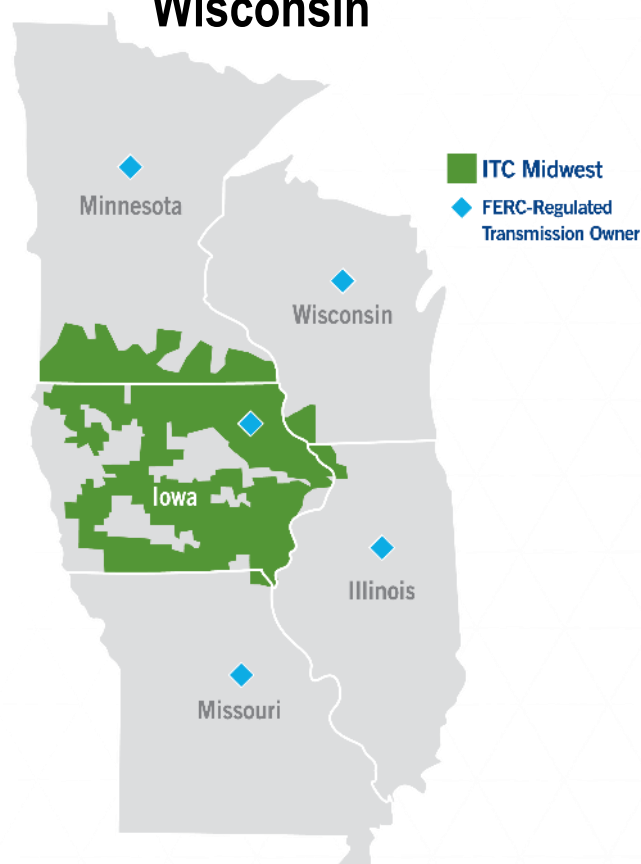


286 stations and substations



SERVICE TERRITORY

Iowa, Minnesota, Illinois, Missouri,
Wisconsin



125+ employees, and
225+ field personnel

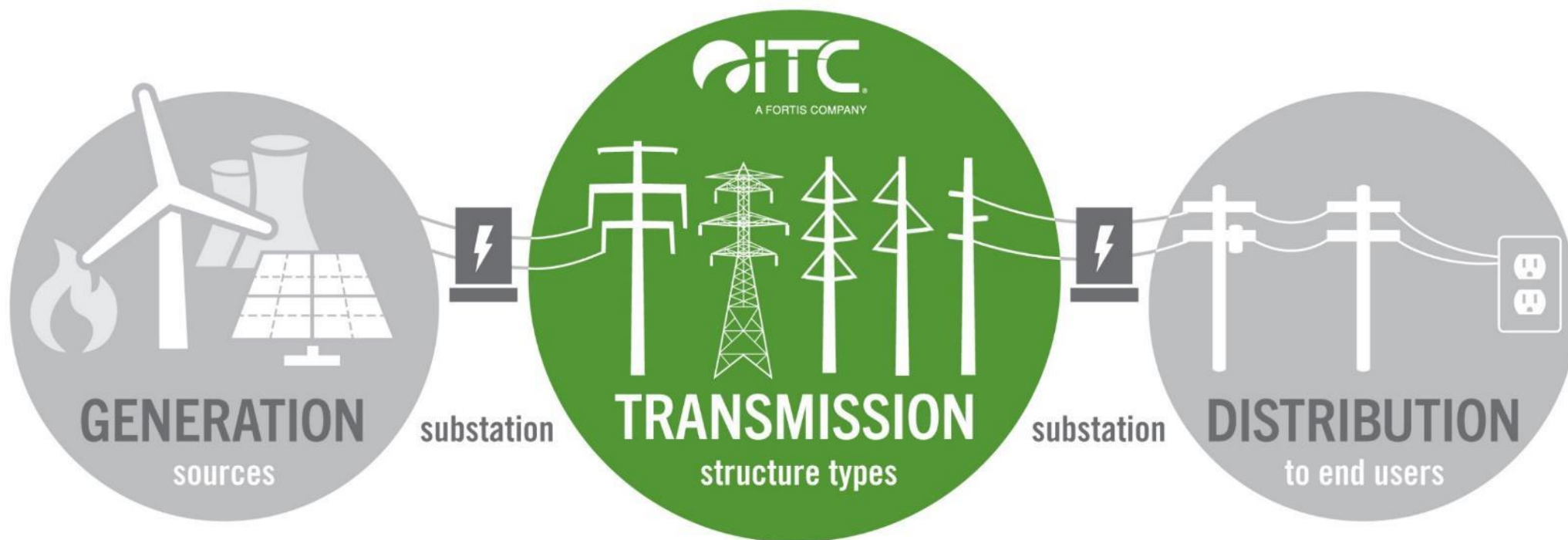


Headquarters:
Cedar Rapids

Major offices & warehouses:

Des Moines, Dubuque, Iowa City and
Perry, Iowa; Albert Lea and Lakefield,
Minnesota

How the Electric System Works



Our Mission

ITC Midwest invests in electric transmission infrastructure to:

- Improve electric reliability
- Increase electric grid resiliency
- Expand transmission system capacity
- Reduce electric system congestion



Project Website



The graphic features the ITC logo (A FORTIS COMPANY) and the slogan "FOR THE GREATER GRID." on the left. The central text states that ITC Midwest has created a project website for landowners, providing the URL www.dixon-walcott.com and the launch date of Thursday, April 3. On the right, a circular map shows the project area in Iowa, highlighting the locations of Dixon, Plainview, and Walcott, with Highway 130 and Highway 80 indicated. A QR code is positioned at the bottom right of the graphic.

ITC
A FORTIS COMPANY

**FOR THE
GREATER GRID.**

**ITC Midwest has created a
project website to serve as an
information source for
landowners at:**
www.dixon-walcott.com

The website will be launched on Thursday, April 3

Map labels: IOWA, Dixon, Plainview, Walcott, 130, 80



- ITC Midwest has established a project website to serve as an information source for landowners, including all materials covered today.
- Postcards with this information are available at the check-in table.

Proposed Project

- For this project, ITC Midwest proposes building a new 69,000 volt or 69 kV transmission line along a route in Scott County.
- The proposed transmission line route is approximately 7.75 miles. It will be owned and operated by ITC Midwest.



Why do we need to build this 69 kV line?

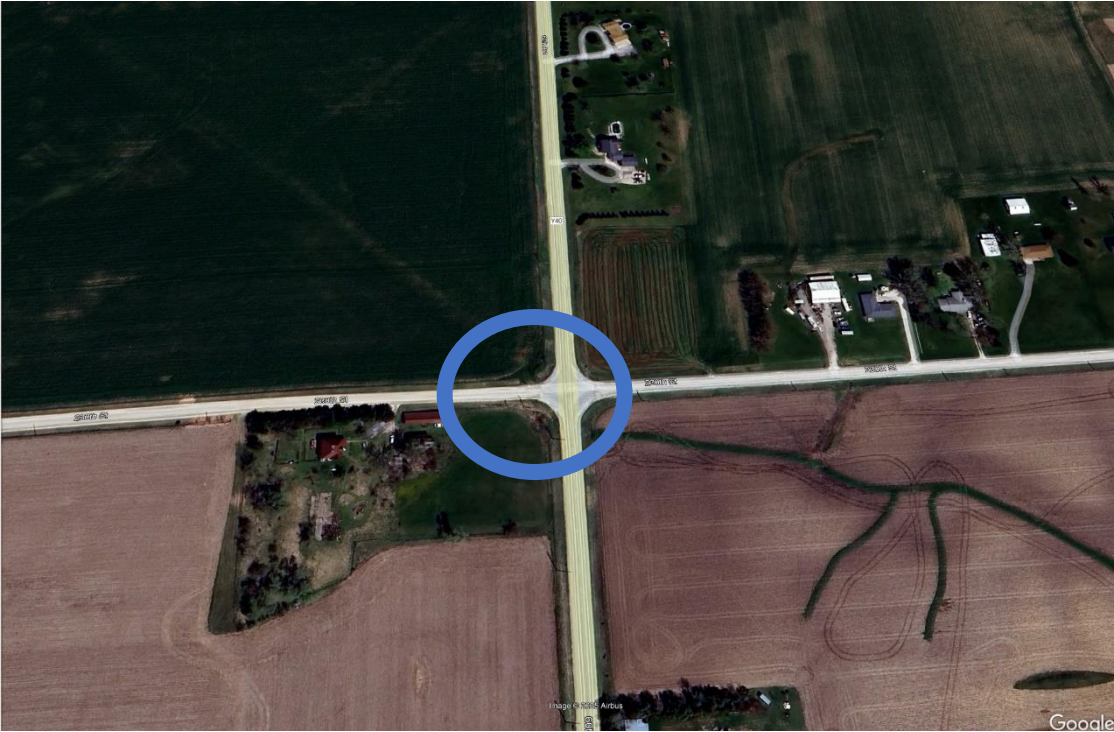
- This proposed new transmission line is part of ITC Midwest's continuing efforts to improve system reliability, enhance grid resilience to better withstand extreme weather, and increase capacity of the electric transmission system.
- The new 69 kV line will be networked to provide additional back-up capability during planned and unplanned outages, and better serve the area's electricity demand during normal and contingency operations.
- This line will be built to new construction standards and include lightning protection for enhanced system reliability.
- This line project is part of a comprehensive plan to upgrade the outdated 34.5 kV transmission system to a modern 69 kV system across Iowa to meet the growing needs of energy consumers.

Substation Interconnections

The proposed 69 kV line will connect the Dixon REC Substation to an existing ITC Midwest 69 kV line approximately 1.3 miles north of Alliant Energy's Walcott North Substation.



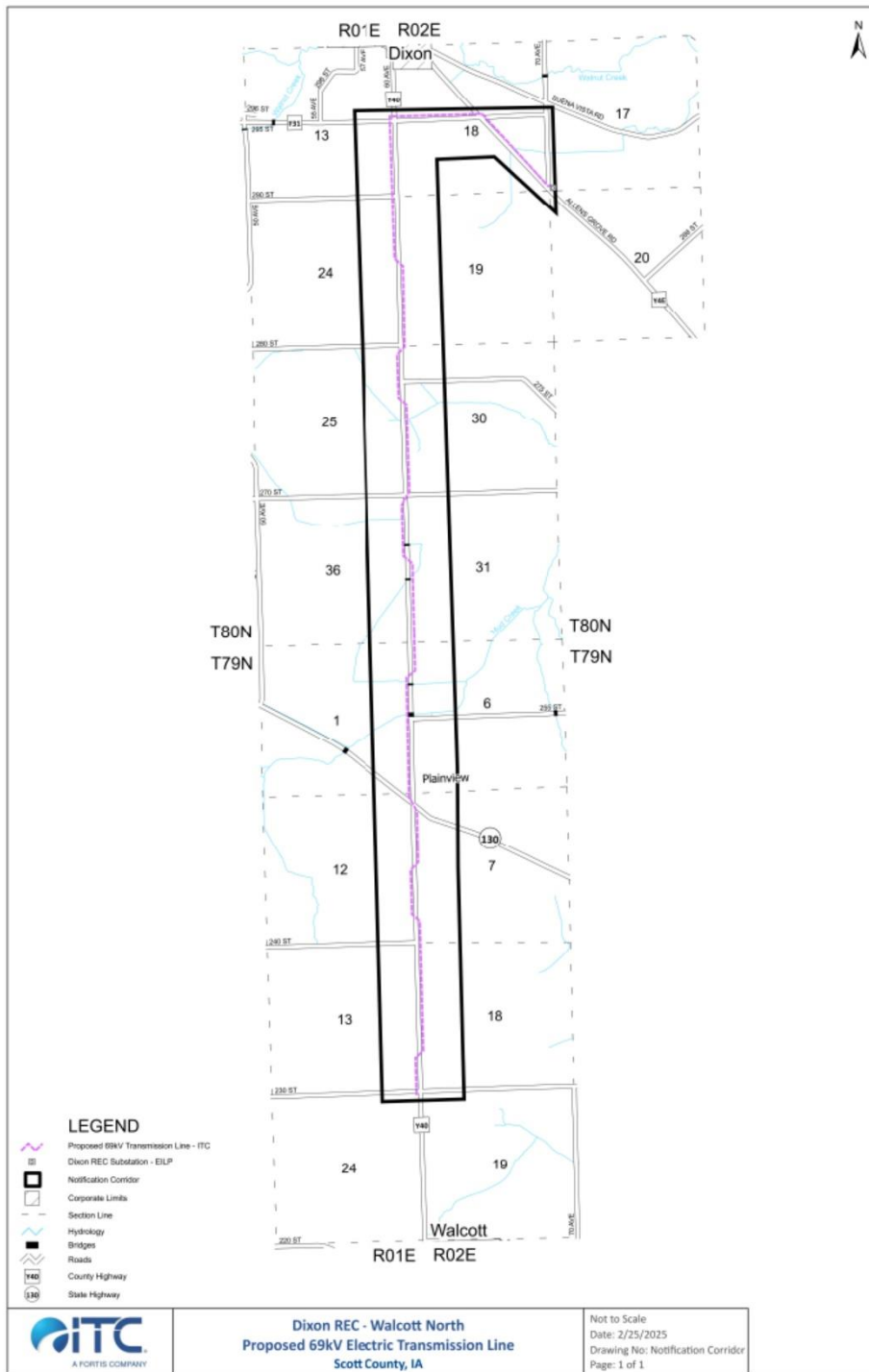
Eastern Iowa Rural Electric Cooperative's Dixon REC Substation near Dixon, Iowa.



69 kV line connection point near the intersection of County Road Y40 and 230th Street approximately 1.3 miles north of Alliant Energy's Walcott North Substation near Walcott, Iowa.

Selecting the Proposed Line Route

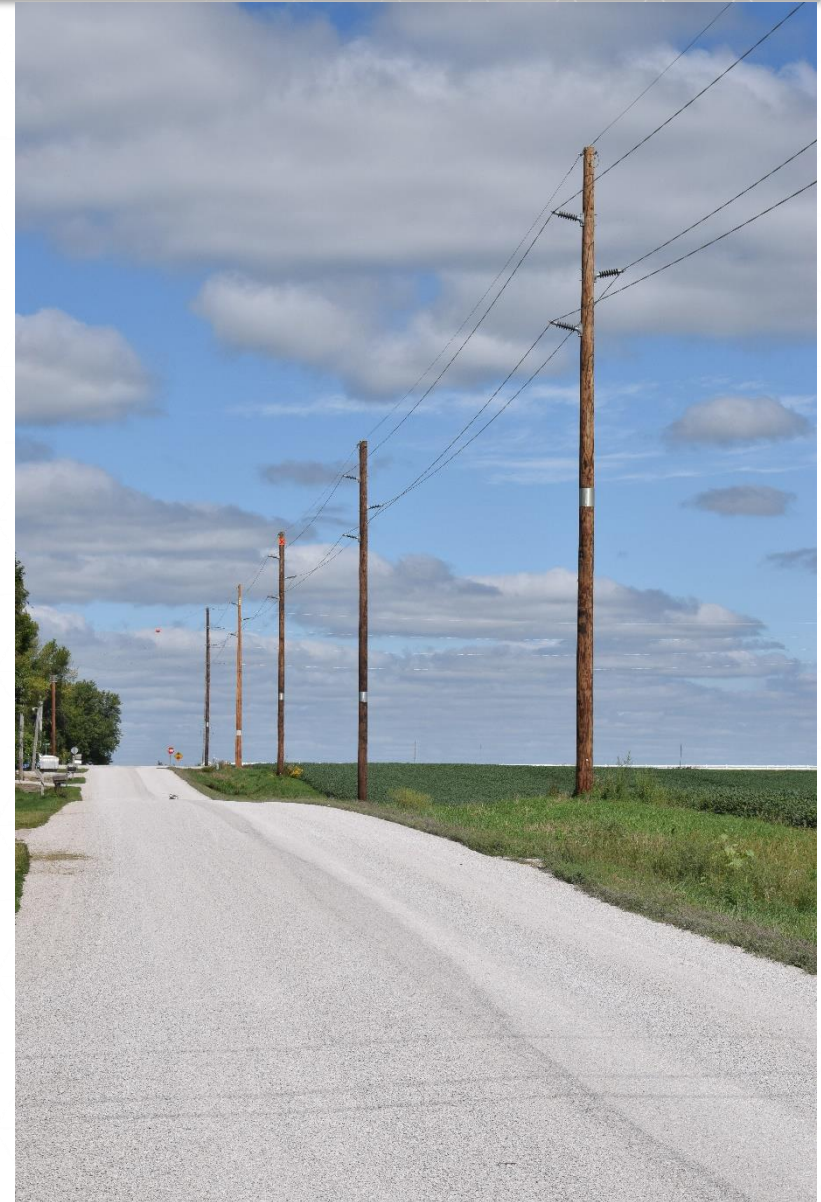
- The proposed route area for the 69 kV transmission line in Scott County follows the magenta line.
- Your meeting notice included a map showing the proposed line route with a defined notification corridor.



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 Commission for approval, which is required before construction can begin.
- According to our proposed schedule:

Easement acquisition complete by:	First quarter 2026
If approved, construction will begin:	First quarter 2027

What will the Transmission Line look like?

- The conductors, or wires, have the appearance of being twisted which helps prevent outages during icing events in winter weather.
- Poles will typically be 60 to 85 feet tall after installation.
- Poles will be spaced approximately 275 feet apart.



Typical 69 kV Wood Structure with Distribution Underbuild

- Transmission wires are placed at the top of wood or wood laminate poles. A few steel poles will likely be used if needed.
- Most poles are directly embedded into the ground without concrete foundations.
- Three-phase distribution wires are located on the cross-arm under the transmission wires.
- Most of the project will also include underbuild of distribution lines to serve local energy consumers.



Typical 69 kV Wood Structure with Distribution Underbuild



Shield
Wire

69 kV Transmission
Wires

Distribution Wires

Direct Embedded Pole

69 kV Corner Structure

Wood corner structures require anchor supports. Anchors in the ground are attached to “guy” wires near the top of the pole. In this picture, three-phase distribution lines are located on cross-arms under the transmission lines.



69 kV Corner Structure

Guy Wires

Anchors



69 kV Steel Structures



A few steel poles may also be used on this project, depending on the final design.



Building a Transmission Line: Pole Installation



Building a Transmission Line: Stringing Rope



Pulleys are used to string the conductor from one pole to the next.



Building a Transmission Line: Reel Trailer



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

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

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.
- **After 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 Commission.
- **Following the petition:** regulatory review by the Iowa Utilities Commission.
- **By approximately first quarter 2027:** anticipate beginning construction, if approved by the Iowa Utilities Commission, with construction anticipated to be complete by third quarter 2027.

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.

Types of easements

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

ITC Midwest may determine that no easement is required.

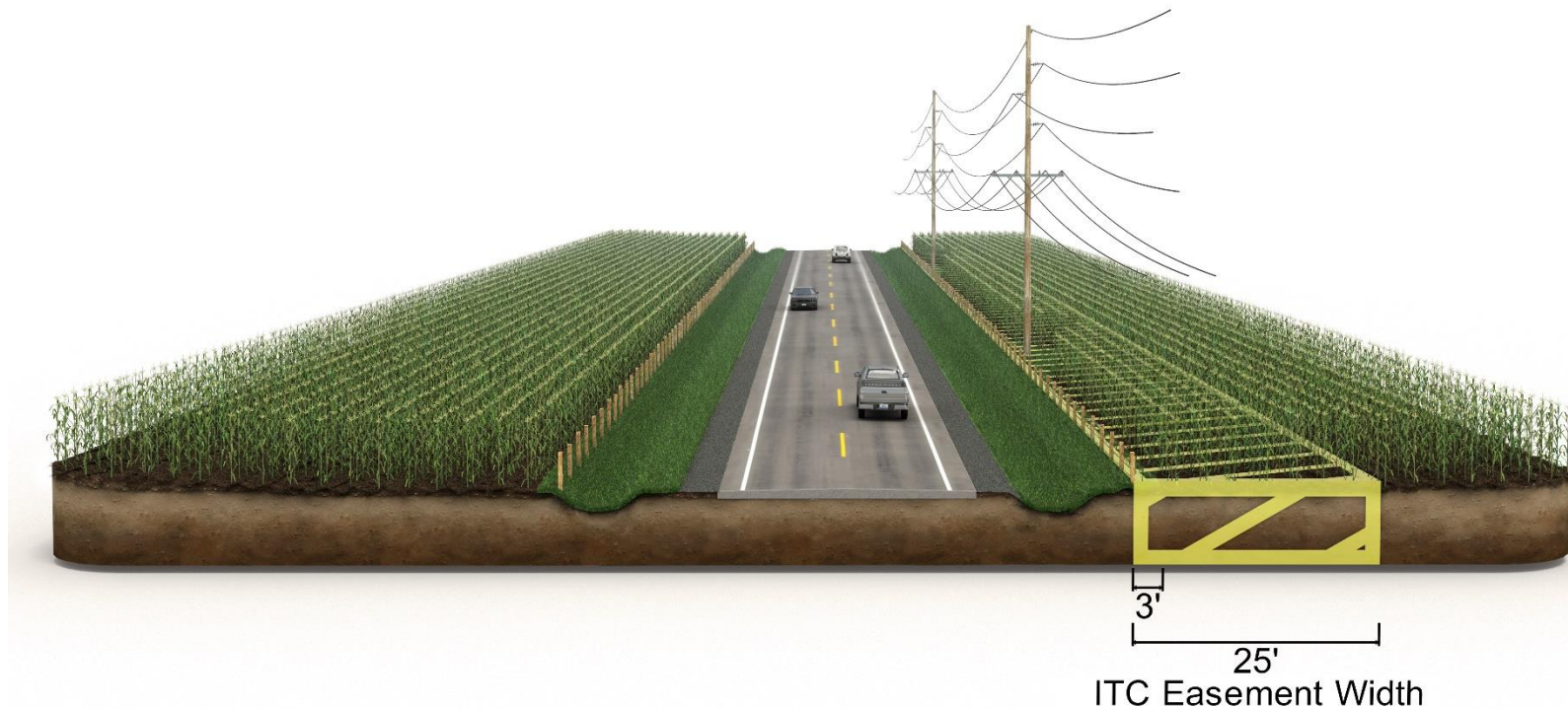
Full Transmission Line Easement

- Poles and conductors (or wires) are placed on private property.
 - 25' of easement on private property when parallel to road right-of-way.
 - 50' 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.



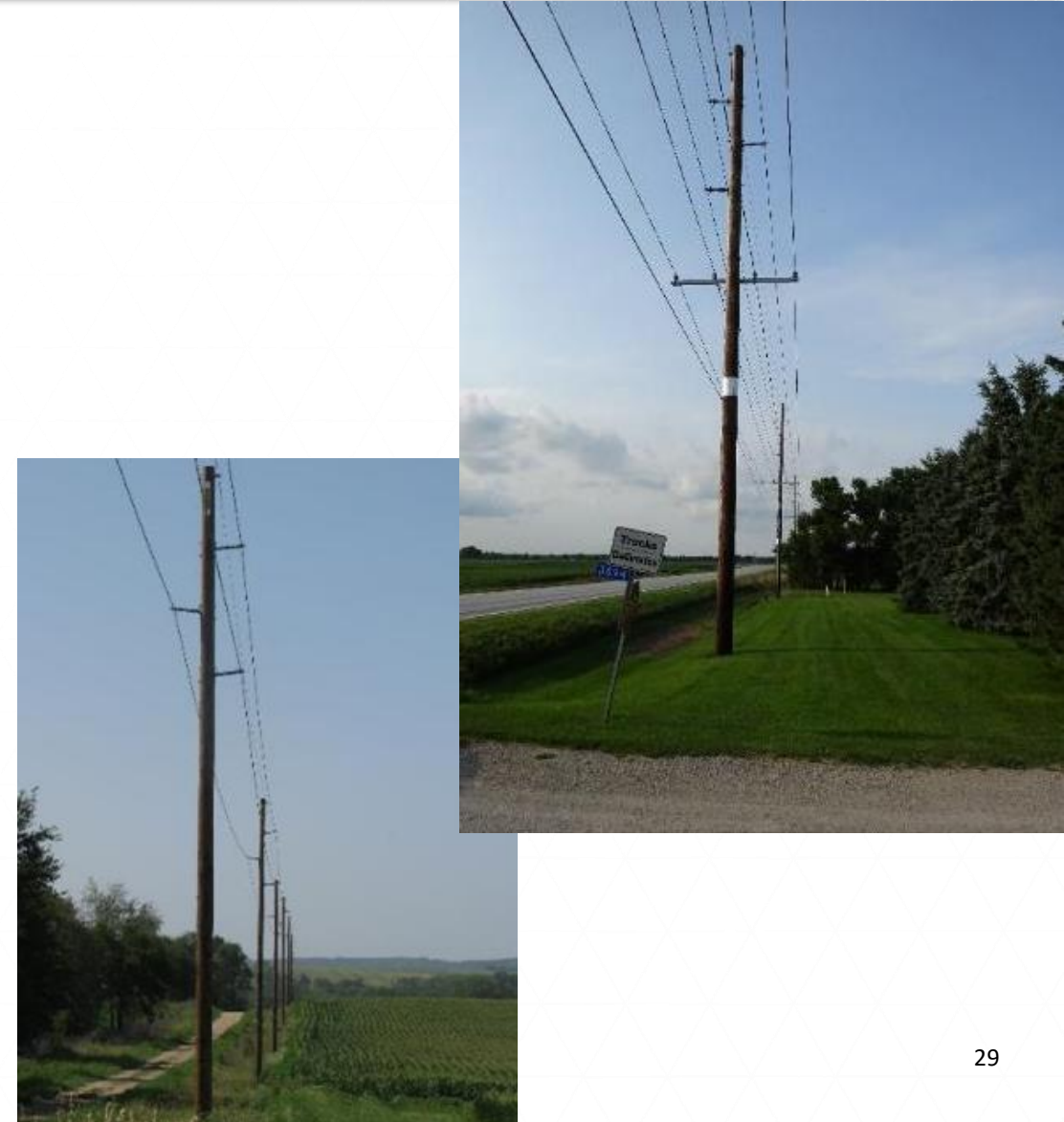
Poles Located on Private Easement

Typical Full Transmission Line Easement
Adjacent to Public Road ROW



Overhang Easement

- When poles are located in public road right-of-way, conductors (or wires) may overhang private property.
- ITC Midwest would have the right to access/use the easement area for pre-construction, construction and maintenance activities, but no permanent facilities would be placed within the easement area.
- Also includes the right to perform vegetation management.



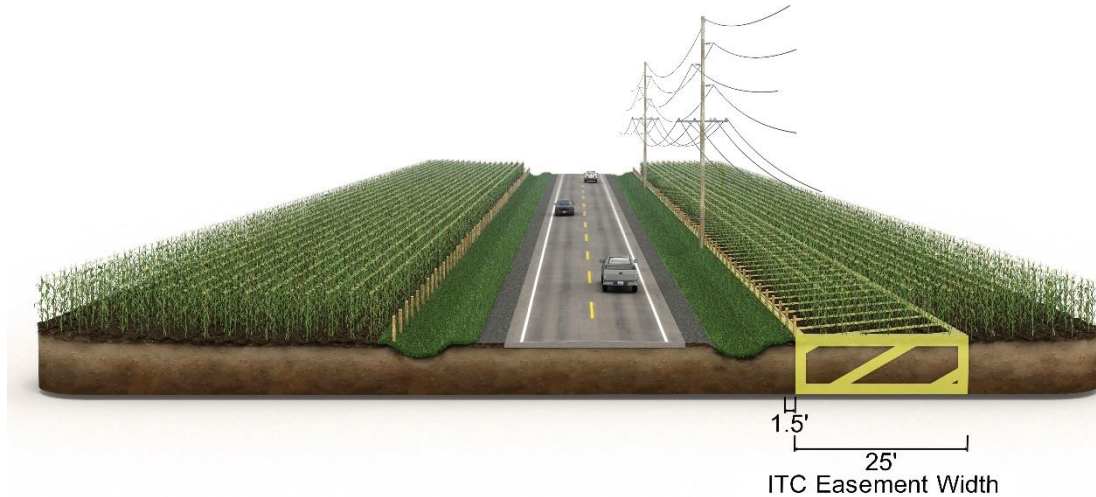
Vegetation Management Easement

- With a vegetation management easement, poles and conductors (or wires) may be located in public road right-of-way.
- ITC Midwest would have the right to access the easement area to cut or trim trees and other vegetation to protect the transmission line.

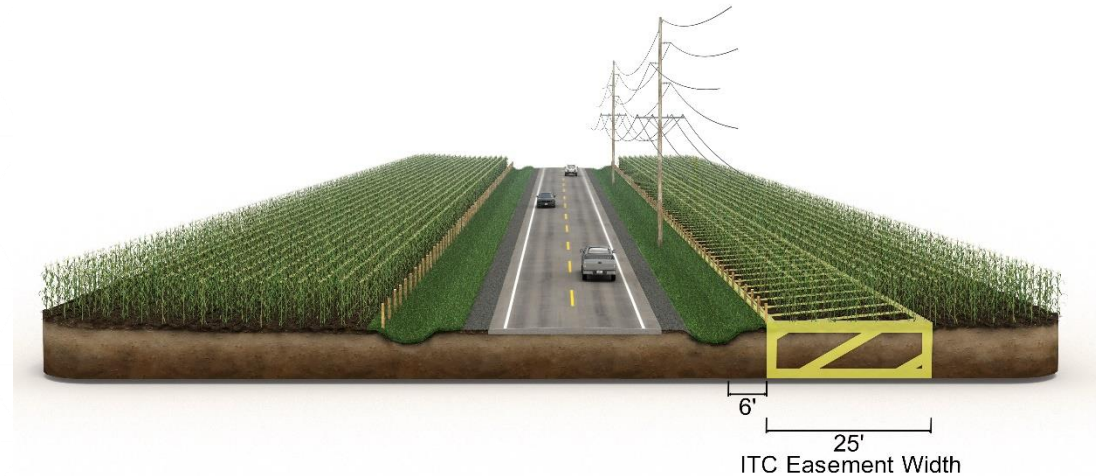


Poles Located in Public Right of Way

Typical Overhang Easement



Typical Vegetation Management Easement



Easement Payment

- ITC Midwest is *only* asking to acquire an easement on your property.
- 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 Scott 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 Scott County is \$14,846/acre.
- Full transmission line easements are paid at 100% of the county average *fee* land value.
 - Overhang easements are paid at 50% of the county average *fee* land value.
 - Vegetation management easements are paid at 25% 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 end of first quarter 2026.



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:

First Year	100%
Second Year	50%
Third Year	30%
Fourth Year	20%
Total:	200%

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:

First Year	66%
Second Year	50%
Third Year	30%
Fourth Year	20%
Total:	166%

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.



Signing and Time of Landowner Compensation

- ITC Midwest will pay 10% of the total easement value at the time of signing. The remaining compensation for the easement will be paid after all regulatory approvals have been received but prior to line construction.
- Landowners may cancel an easement within 7 business days of signing by sending written notice by certified mail.

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 17 years, achieving more than 99% voluntary easements.

Project Website



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The website will be launched on Thursday, April 3



- ITC Midwest has established a project website to serve as an information source for landowners, including all materials covered today.
- Postcards with this information are available at the check-in table.

Thank you



We appreciate you
taking time to meet
with us today.



Questions?