

THE PRESERVATION OF RURAL IOWA ALLIANCE
DECEMBER 2015 -KEY POINTS

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ALLIANCE INFORMATION

The Preservation of Rural Iowa Alliance (PRIA), a nonprofit 501(c) 6 grassroots organization, representing thousands of landowners in the state. We are opposed to the use of eminent domain to take private property and the potential harm the proposed Rock Island Clean Line high voltage transmission line will cause.

KEY TOPICS OF CONCERN:

EMINENT DOMAIN: The Electrical Transmission Line Franchise Process includes the use of eminent domain to take private property if franchise status is approved by the IUB. The RICL proposed project involves 375 miles in 16 counties involving 1540 private easements from individuals or entities. PRIA supports landowners, tenants, families, businesses and community members who are opposed to the use of eminent domain to take private property (including prime agricultural land) for economic gain.

Common statements regarding this opposition include. "There is an existing IUB process and we need to let that process work." The IUB process is governed by Iowa Code Iowa Code (composite of all permanent laws enacted by the Iowa General Assembly). Chapter 478 of the Iowa Code contains the laws related to Electrical Transmission Lines. (Section 478.15 addresses eminent domain)

OBJECTIONS and VOLUNTARY EASEMENTS: RICL stated in several informational meetings that they were confident they would obtain 98% voluntary easements. At the time of RICL's franchise petition filing on November 6, 2014 – RICL documents indicated ` **194 out of 1540** voluntary easements have been signed in all 16 impacted counties.

As of December 15, 2015 only 177 voluntary easements are filed at the county court houses in all 16 counties along the route AND 1335 formal objections are filed with the IUB.

LANDOWNER EASEMENT AGREEMENT Red Flags: The "Understanding Your Contract Before You Sign" presentation by the Iowa Center for Law and Taxation identifies several red flags including the damage clause, negligence clause, actual easement area, abandonment clause, ingress and egress and the landowner's access to other areas of property. Landowners have greater protection under Iowa's eminent domain stature.

LAND VALUES: According to Appraiser Kurt Kielisch from Oshkosh, Wisconsin; "A number of studies indicated there was a measureable effect and that effect ranged from a loss of 10% to 30% of the overall property value which significantly impacts the long term values of all types of property and businesses.

HEALTH IMPACTS: The Alliance believes the evidence for potential adverse long term health effects is inconclusive and believe ongoing research is important to answer critical long term health impact questions.

IMPACTS ON LIVESTOCK AND INTERFERENCE WITH EXISTING AND FUTURE AGRICULTURAL TECHNOLOGY: PRIA supports concerns raised by livestock owners and farmers related to livestock and crop production. This line also has the potential to negatively impact aerial spraying and the growing use of precision agriculture.

REASONABLE AND PRACTICAL ROUTING: PRIA believes the proposed transmission line does not meet the reasonable and practical routing criteria. The majority of the route does not follow abandoned railroads, existing right of ways, fence lines or along road ways. Instead the route cuts through the middle of prime farm land, through century farms, private airports, family cemeteries, and near homes and livestock buildings.

OVERALL TRANSMISSION GRID: This line does not represent a reasonable relationship to an overall plan of transmitting electricity in the public interest. RICL is not listed in the 2012 Midwest Independent System Operator (MISO) Multi Value project list as it has not undergone the conventional transmission planning process of MISO.

ILLINOIS INFORMATION: The Illinois Commerce Commission (ICC) issued an approval order on November 25, 2014 which is conditional and contains two very high hurdles: (1) Land Acquisition; RICL does not have eminent domain powers and must negotiate with landowners to purchase easements across their land. At the time of the order only a handful of the required 443 individual easements had been acquired with a majority of landowners opposed to the project. (2) Financing; RICL must demonstrated to the ICC they have at least \$1.833 Billion in hand to construct the entire line, Iowa and Illinois portions together before construction can begin. While the processes in Illinois and Iowa differ, people in both states are united in one common goal.
Stop the abuse of eminent domain!