

# Public Informational Meeting Pipeline Extension Project

Washington and Johnson Counties

December 9, 2025



# Introductions

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Sara Houlihan – Director ROW Services

William Barry – Gas Projects Manager

Scott Bull – Sr. Engineer 2, Integrity Mgt.

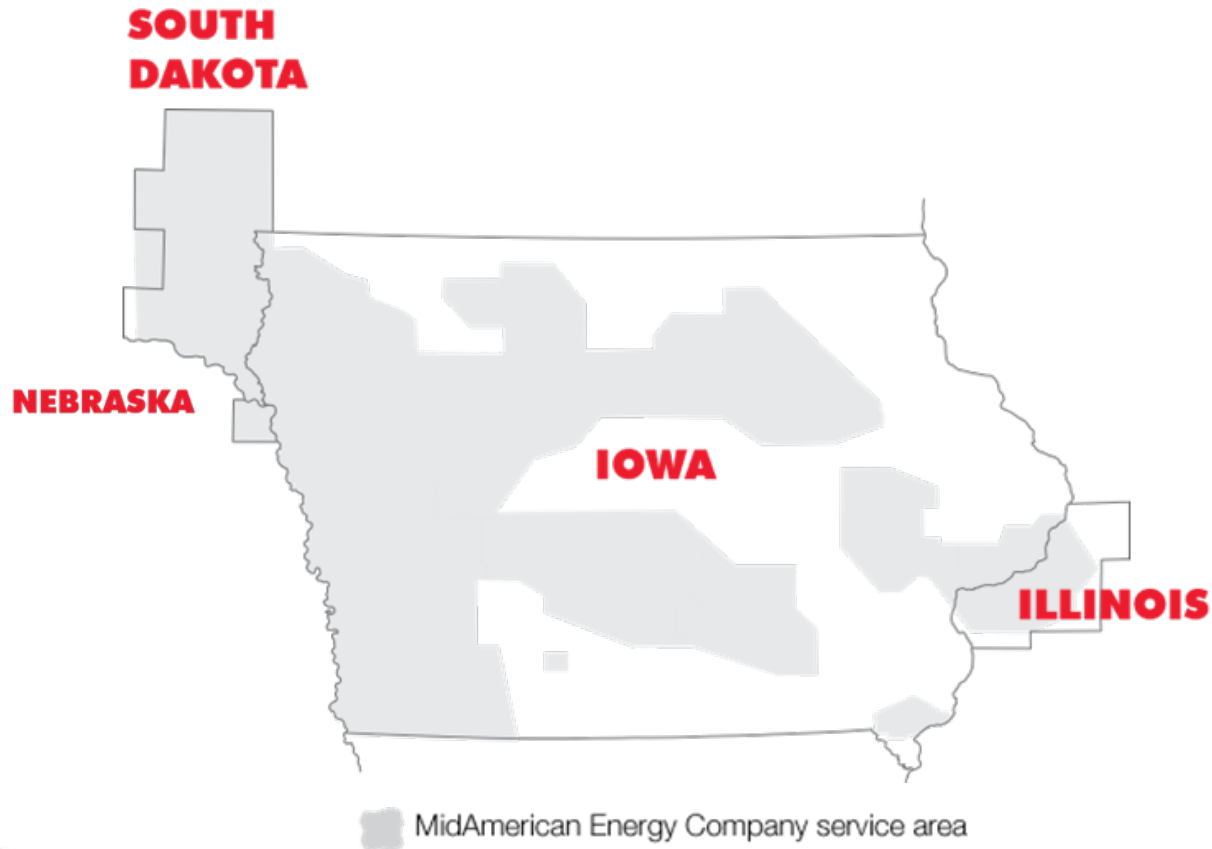
Joshua Morse – Right of Way Agent



WAYNE CLAASSEN ENGINEERING  
& SURVEYING, INC.



# Company Overview - MidAmerican Energy



MidAmerican serves natural gas customers in Iowa, Nebraska, South Dakota and Illinois

  
**789,000** gas  
customers

  
**279** towns with gas  
services in Iowa

  
**670** miles of  
of transmission gas mains

  
**13,433** miles of  
distribution gas mains

# Project Need and Benefits

## ► Need

- MidAmerican has agreed to increase the natural gas supply to Alliant Energy's Prairie Creek Generation Plant in Cedar Rapids
- Current MidAmerican pipeline system needs expansion to supply the needed capacity

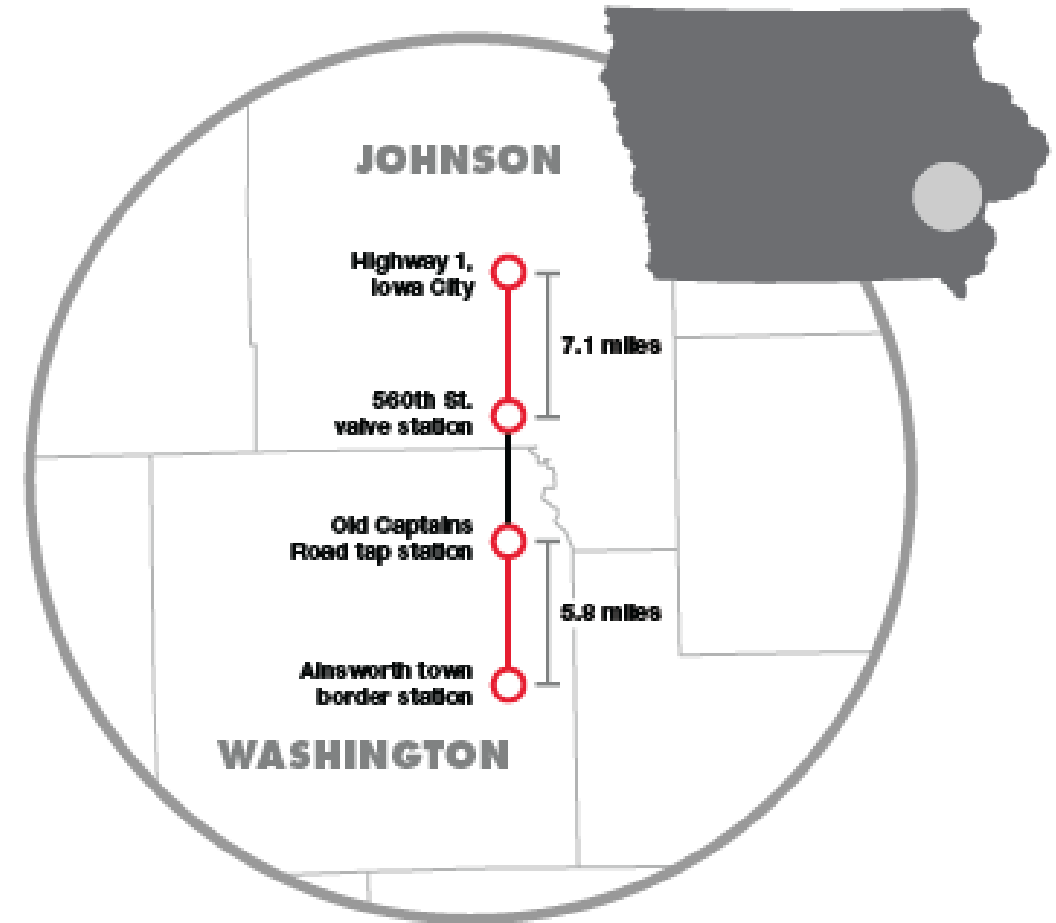
## ► Benefits

- Alliant Energy will convert the Prairie Creek Generating Station to natural gas and cease burning coal in 2026
- Increased system reliability



# Project Overview

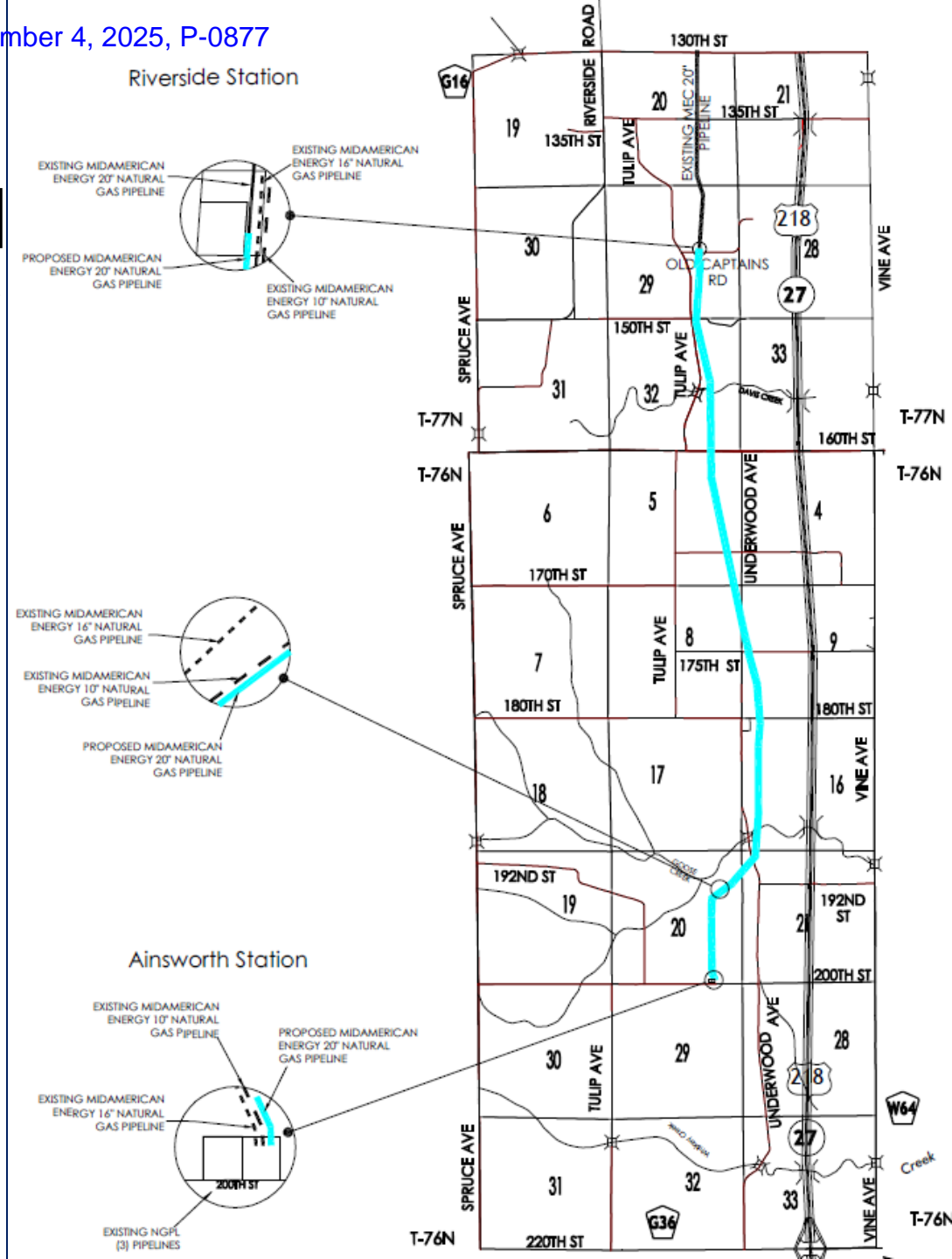
- ▶ **MidAmerican ICCR669 proposed South Extension:**
  - New 5.8-mile-long natural gas pipeline
  - Starting at MidAmerican's Ainsworth Town Border Station in Washington County
  - Route primarily follows the existing MidAmerican ICCR653 and ICCR664 pipelines
  - Ending at MidAmerican's Town Border Station on Old Captains Road south of Riverside, Iowa
- ▶ **MidAmerican ICCR669 proposed North Extension:**
  - New 7.3-mile-long natural gas pipeline
  - Starting at MidAmerican's 560th Street valve station near Hills, Iowa
  - Route primarily follows the existing MidAmerican ICCR653 and ICCR664 pipelines
  - Ending at a point south of Highway 1 in Iowa City



# Proposed Line Location and Scope – Washington County

## ► ICCR669 South Extension:

- New 5.8-mile-long natural gas pipeline
- 20" diameter, 0.375" wall thickness, 596 psig MAOP
- Starting at MidAmerican's "Ainsworth TBS" facility near the intersection of 200<sup>th</sup> Street and Underwood Avenue
- Route primarily follows existing pipeline routes
- Ending at MidAmerican's "Riverside Station" near the intersection of Old Captain's Road and Tulip Avenue

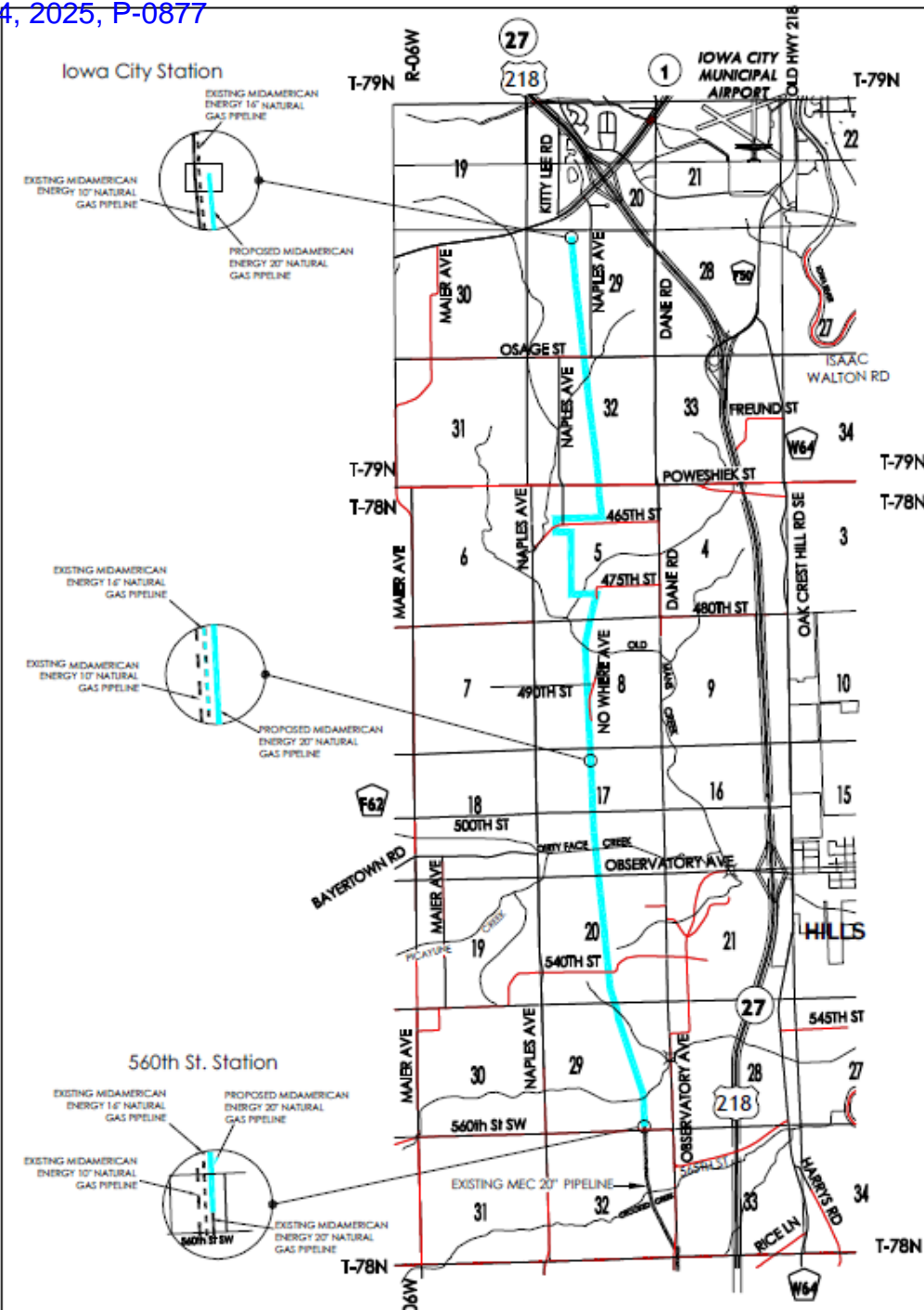


► ICCR669

- Constructed in 2009
- 20” diameter, 5.5 miles long
- Starting at MidAmerican’s “Riverside Station” near the intersection of Old Captain’s Road and Tulip Avenue
- Ending at MidAmerican’s 560th Street Station near intersection of 560th Street and Observatory Road

# Proposed Line Location and Scope – Johnson County

- ▶ ICCR669 North Extension:
  - New 7.3-mile-long natural gas pipeline
  - 20" diameter, 0.375 wall thickness, 596 psig MAOP
  - Route primarily follows existing pipeline routes
  - Starting at MidAmerican's 560<sup>th</sup> Street Station near intersection of 560<sup>th</sup> Street and Observatory Road
  - Ending at a newly proposed station south of Iowa Highway 1 and Naples Avenue





# Tentative Construction Schedule

- ▶ Amendment #1 Washington Co.
  - Tentative start as early as 3/2/2026
  - Regulator station work at the end points of each section of pipeline
- ▶ Amendment #2 Johnson Co.
  - Tentative start as early as 4/13/2026
  - Pipe installation via open trenching
  - Required completion date 11/1/2026
  - Final commissioning and startup



# Construction Practices

- ▶ Open Trench Installation
  - Majority of pipeline will be installed via open trench excavation
- ▶ Horizontal Directional Drilling
  - Roadway crossings
  - Minimal roadway closures anticipated
  - Waterway crossings
- ▶ Erosion Control and Restoration
  - Installation of silt fencing and socks
  - Topsoil will be separated and used for final restoration
  - Johnson and Washington Counties will appoint an independent inspector(s)
- ▶ Construction Conflicts
  - Fences, tiles, vegetation, etc. will be identified prior to construction



# Past Construction - Open Trench





# Past Construction - Horizontal Directional Drilling





# General Construction

- ▶ Topsoil separation
- ▶ Soil fences and socks
- ▶ Route transitions
- ▶ Power lines
- ▶ Tile repairs



# Restoration

- ▶ IUC Land Restoration rules updated two years ago
- ▶ Permanent repairs to tiles and fences

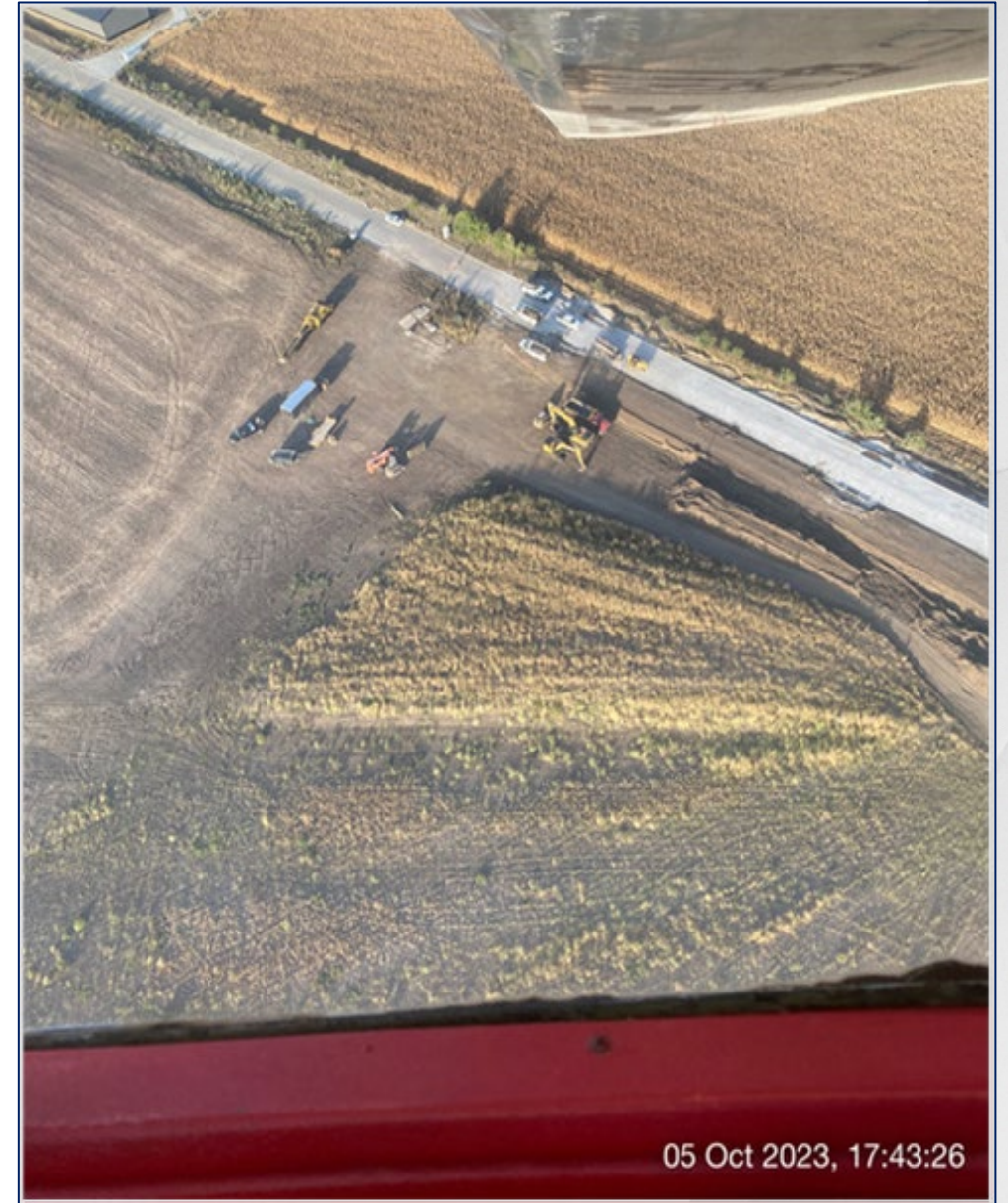




# Pipeline Safety

## ► Pipeline Safety

- All welds non-destructively tested
- Pipeline internal inspections with smart tools
- Rupture mitigation valves
- Odorant – pipeline will contain mercaptan (rotten egg smell) so that leaks can be easily detected
- Leak surveys and cathodic protection surveys
- Aerial damage prevention patrols in Spring and Fall
- Transmission standby – for construction or excavations within 25 feet of a gas transmission pipeline
- Pipeline locates – 811 Iowa One-Call



# Regulatory Next Steps

- ▶ File petition with Iowa Utilities Commission for pipeline permit
  - Amendment #1: 3rd quarter 2025
  - Amendment #2: 1st quarter 2026
  - Installation of pipeline cannot commence until permit approval
  - Facility (regulator station) modifications can be completed without permit approval
- ▶ Obtain various permits
  - County
  - Environmental





# Right-of-Way Overview

- ▶ What is an easement?
- ▶ Specifics of MidAmerican easements
- ▶ Easement payments
- ▶ What to expect during the easement process
- ▶ Construction damages

# What is an Easement

- ▶ An easement is a nonpossessory right to use and/or enter onto the real property of another person without owning said property
- ▶ Easements are filed with the county recorder and will remain with the property regardless of future ownership
- ▶ MidAmerican is seeking permanent easements to construct, attach, reconstruct, operate, maintain, replace or remove piping, line(s) and facilities for the transportation of natural gas
- ▶ Will restrict encroachments of permanent structures and other obstructions
- ▶ Physical elements include meters, valves, support brackets, line markers; some easements may be for temporary construction areas

# Easement Types

- ▶ Permanent easement rights will be required for the proposed ICCR669 pipeline
  - 50-foot-wide easements
  - Easements may be offset from road right-of-way to allow for future roadway expansions
- ▶ Temporary construction easements
  - May be requested for ease of construction, layout of pipe and vehicle access to construction areas
  - Areas adjacent to pipeline route to store topsoil until final restoration can be completed

# Option and Cancellation

- ▶ Easement options will be obtained, and MidAmerican will exercise those options when and if needed
- ▶ You may cancel the option up to seven (7) business days after signing
  - The notice of cancellation form will be provided to all landowners
- ▶ Easement option payment
  - 20% of the total paid after option cancellation period has passed
  - 80% paid at the time the option is exercised





# Easement Compensation

- ▶ Recent land sales in your area were compiled by an Iowa appraiser to determine a market valuation for the properties that MidAmerican is seeking an easement for on this project
- ▶ Each total easement payment will equal 50% of land value for the acres under permanent easement

Parcel # JOHN-001  
 Landowner John & Jane Doe

**METHODS & FACTORS - IOWA CODE 6B.45**  
**Easement Payment Calculation Sheet (Agriculture)**

**A. Land Value / Acre** \$15,000.00 /Acre

*Land Values based on an average Appraised Market Value*

**B. Permanent Easement Area Value** \$7,500.00 /Acre

*50% of land value / acre*

**C. Temporary Easement Area Value** \$3,750.00 /Acre

*25% of land value / acre*

**D. Permanent Easement Area In Acres** 1.00 Acres

**E. Temporary Easement Area in Acres** 0.00 Acres

**F. Pole Payment** \$0.00

*0 N/A*

**G. Payment For Permanent Easement** \$7,500.00

*Payment = B x D*

**H. Payment For Temporary Easement** \$0.00

*Payment = C x E*

**I. Miscellaneous Payment** \$0.00

*Description:*

**J. Total Easement Payment** \$7,500.00

*Payment = F + G + H + I*

**K. Easement Option Payment** \$1,500.00

*Payment due at signing = 20% of J*

**L. Balance of Total Easement Payment** \$6,000.00

*Payment due upon exercise of option, Payment = J - K*

Date: \_\_\_\_\_

Landowner:

MidAmerican Energy Company:

\_\_\_\_\_  
 \_\_\_\_\_

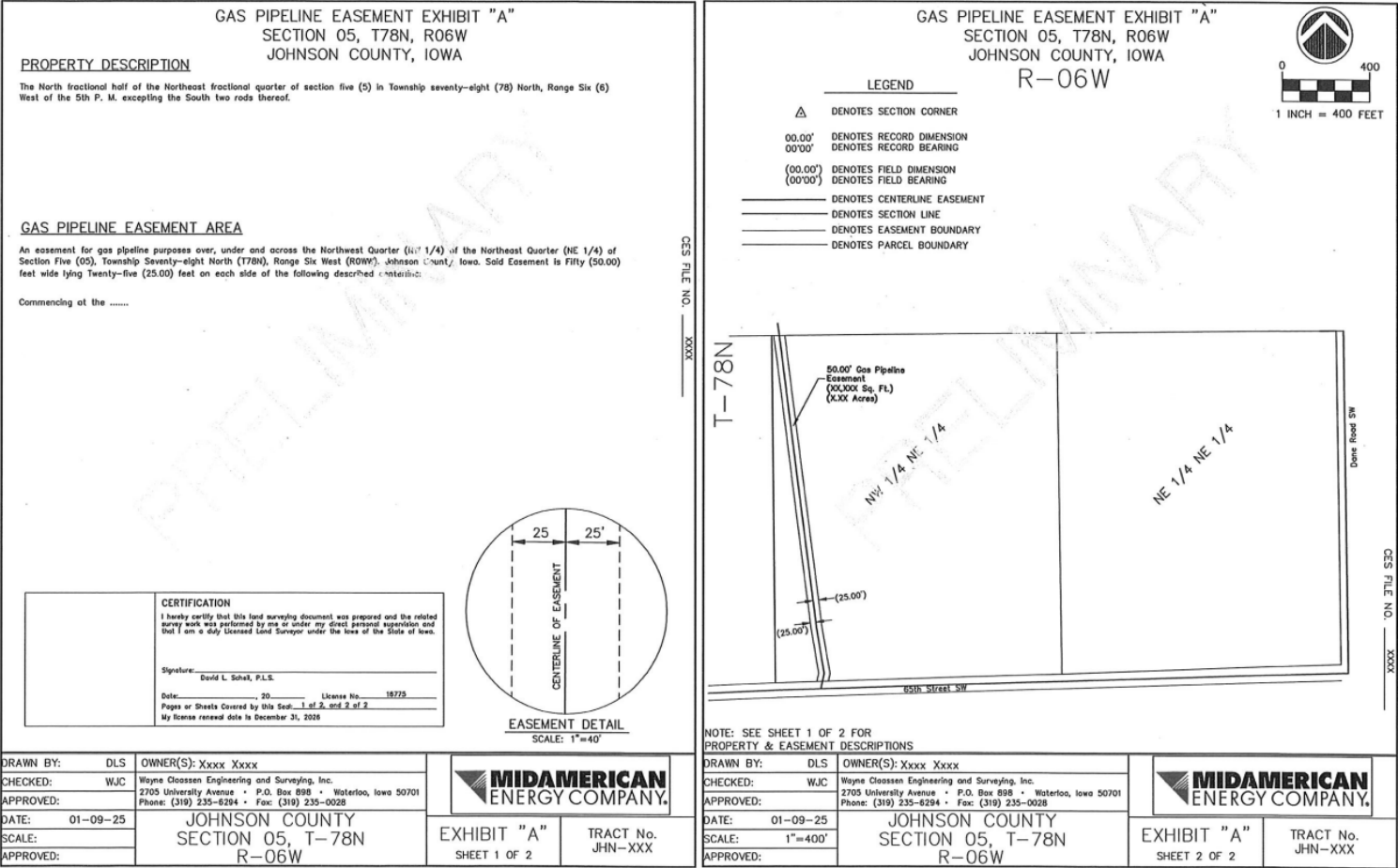
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# Methods and Factors

- ▶ Calculation Spreadsheet
- ▶ Recent sales in each county were used to determine the average amount per acre

# Sample Exhibit (prepared by Claassen Engineering)

The exhibit will specify the acres under easement, which is a factor in the compensation



# Construction Damages

- ▶ Upon completion of the project, damages are calculated using the county average yield at a market price
  - MidAmerican will pay higher yields and/or prices when provided appropriate documentation
- ▶ Up-front damage offer for row crop acres (paid upon project completion)
  - If crops are in the field at the time of construction, the following will be paid:
    - 100% of the crop yield in the damaged area for year 1, 50% for year 2 and 25% for year 3
  - If no crops are planted, the following will be paid:
    - 50% of the crop yield in the damaged area for year 1 and 25% for year 2
- ▶ Damages identified after 3rd year



**STATEMENT OF  
DAMAGE  
CLAIMS**

**MIDAMERICAN  
ENERGY COMPANY**  
Obsessively. Reliably. At Your Service®



# What is Next?

- ▶ The landowner packet you received with the notice for this meeting contains many of the documents discussed today along with some additional resources
- ▶ After this informational meeting, a land agent will contact property owners to answer questions and discuss specifics about your property
- ▶ Project communication-construction questionnaire
  - Access
  - Gates
  - Livestock
  - Special characteristics of your property
  - Construction start dates



Not everyone who received a notice will be contacted for an easement

