

City Council Conference

Agreements relating to NextEra Transmission Line
July 7, 2023



Items for Discussion

- **Transmission Line Easement** (NUA-leased property located at NW corner of Franklin & 12th Ave NE) (**Easement E-2324-I** on tonight's agenda)
- **Compensation Agreement** (Setting compensation for Transmission Line Easement) (**Contract K-2324-20** on tonight's agenda)
- **Lay Down Yard Lease** (Same property as easement) (**Contract K-2324-2I** on tonight's agenda)
- **ROW Agreement** (Impacted crossings and access drive needs, future agenda)
- **Road Use Agreement** (Previously approved 4/25/23 as **Contract K-2223-I46**, wish to add/remove minimal routes, future agenda)



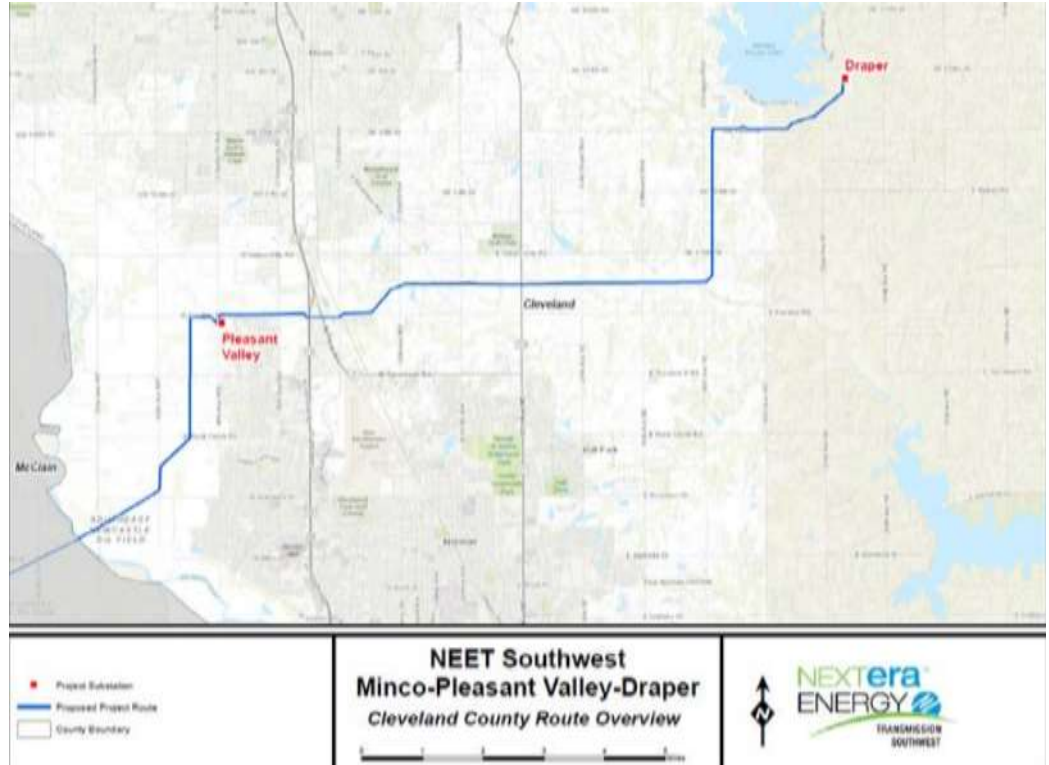
NextEra Companies

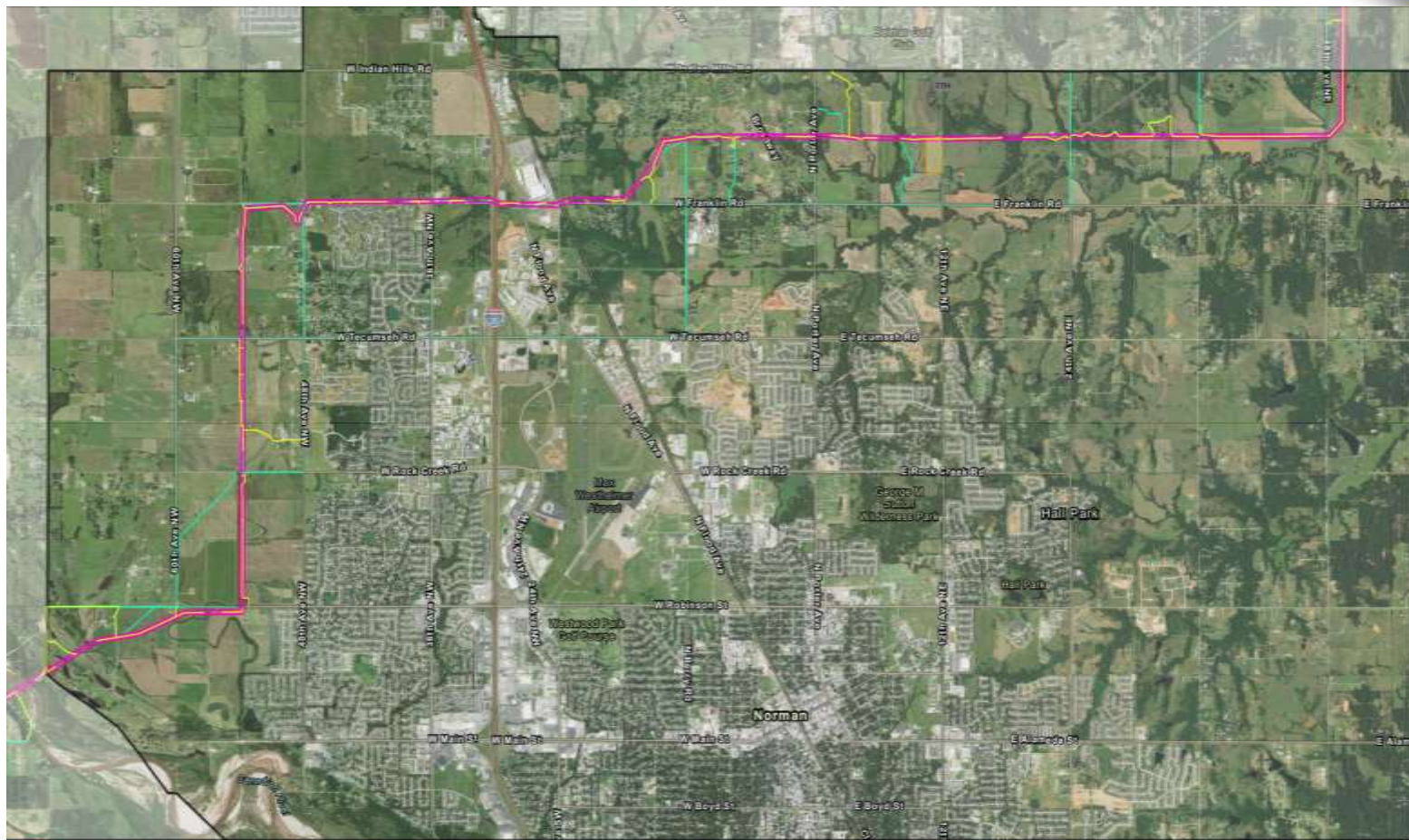
NextEra Energy Transmission Southwest, LLC



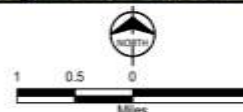
FERC/SPP Project Route

- 48 miles long
- FERC project – SPP
- Connects OGE substations
- Draper/Pleasant Valley/Minco
- Cleveland/McClain/Grady Cty.





- Project ROW
- Access Roads
- Haul Routes
- Laydown Yard
- City of Norman Municipal Boundary



City of Norman
 Minco - Pleasant Valley - Draper
 NextEra Energy Transmission
 Southwest
 Cleveland County, OK

Transmission Poles

- 345 kV
- 100-125 ft.
- Compact footprint
- Weather-hardy
- Concrete foundations and guyed structures



Easement

- **Easement**

- Property located at NW corner of Franklin & 12 Ave. NE – leased to NUA,
 - Along northern boundary
 - Requested 150', negotiations resulted in reduction (70.30' on W to 101.13 on E)
 - 5.22 Acres, all outside of leased area
- No anticipated impact on future North Water Reclamation Facility
- Large changes by City accepted by NEET
 - Accepted our counter-offer, total compensation \$125,280
 - Boundary completely defined, additional approvals for any request
 - Removal of waiver and other language – City legal rights and avenues of recourse
 - Replacement of indemnity, insurance and related language – now in line with other City agreements
 - Property fully restored to original condition of abandoned

- **Compensation Agreement**

- Terms of compensation for easement only



Lease

- Same property, northern boundary of lease is southern boundary of easement (no impact)
- Previously withdrawn, request renewed
- Short term (1 year, month-to-month renewal options for as many as 12 months)
- Counter on compensation accepted by NEET:
 - \$36,000 for first year with \$2,000 bonus
 - \$4500/month in renewal, if any.
- Large changes by City accepted by NEET:
 - Boundary closely defined, as well as access
 - Removal of waiver and other language – City legal rights and avenues of recourse
 - “As is” lease – the City offers no warranties
 - Replacement of indemnity, insurance and related language – now in line with other City agreements
 - Property maintenance particulars to avoid nuisance-type issues during construction



Future Items

- **Amendment #1 to K-2223-146, Road Use Agreement:**
 - Control manner of protecting and repairing roads and crossings during and after construction.
 - Initially approved April 25, 2023, amended to add limited additional routes to the scope (to be safe).
- **Right-of-Way License Agreement:**
 - Aerial crossing of lines, no underground
 - Temporary construction drives/access
 - City has a standard agreement on presence in ROW, but not for larger permanent utility projects
 - Intend an agreement closely resembling current ROW agreement
 - Contain same protections and guarantee language
 - Address additional or unique issues: construction drive before and after, impact on property and vegetation, etc.

• May be on the July 25 meeting agenda



Timeline Moving Forward

- **Tonight:** Easement/Compensation Agreement and Lease
- **Future:** Amendment to RUA and Right-of-Way Agreement expected to be ready for City Council consideration



Questions?

