

**Langan, Matthew (COMM)**

**From:** Javon Bea [jbea98@aol.com]  
**Sent:** Friday, April 29, 2011 11:13 PM  
**To:** Langan, Matthew (COMM)  
**Subject:** Corrected letter Oronoco Segment 3

April 29, 2011

**CORRECTED LETTER**

Office of Energy Security, MN Department of Commerce  
Matt Langan, State Permit Manager  
85 7<sup>th</sup> Place East, Suite 500  
St. Paul, MN 55101-2198

Re: CapX2020 Hampton-Rochester-LaCrosse 345kV Transmission Line Project PUC  
Docket # E002/TL-09-1448  
Draft Environmental Impact Statement Comments **Regarding Segment 3**

Dear Mr. Langan,

*The purpose of this letter is to help you understand the location and impact on my property which I sent to you in a **previous email letter dated April 12, 2011**. I would have sent this clarification letter earlier but I have had trouble with my internet service.*

My name is Javon Bea and I am President/CEO of a \$1.2 Billion Health System. I have lived in Oronoco Township since 1980, over 30 years. I own 8 separate farm homesteads for development for a total of 292 acres. All of these acres are a combination of rolling hills, woods, and tillable land with beautiful vista views of the Oronoco river valley and which would be **negatively impacted** if the 345kV power poles run along 3P "preferred route". The negative impact on my property according to an appraiser, Tim Figge, who has worked on public utility condemnations would be a **financial loss in value of my property of \$4,820,333**. The total value of my property is \$7,230,500. From all my acreage the 345 KV power poles will destroy the country views. The land is valued at approximately \$10,000/ac for a total of \$2,920,000. There are improvements on the properties including a 10,500 sq. ft. residence, a 4,000 sq. ft. residence, and a 2,000 sq. ft. residence along with several barns. The improvements are valued at \$4,310,500. The value of the land and improvements is \$7,230,500. As I mentioned earlier I met with an appraiser, Tim Figge of RVA Residential valuation and administration,

27A

27B

Hastings, Minnesota, who has worked on public utility condemnations and he has informed me that I can expect a drop in value of 2/3 of my total value which is \$4,820,333. **This drop in value does not include the loss of business income of one of my completely restored, century old country barns. It is rented for wedding receptions, family reunions, etc. and the loss of repetitive annual income would be between \$67,000 and \$80,000. The power lines will be running within a few hundred feet of this particular barn located at 1197 – 115<sup>th</sup> St. NW, Oronoco, Minnesota.** I am faxing a map to go with this letter so you can see the exact location of my property and that the power lines will be running next to this completely restored century old barn that generates significant business income and this revenue stream would be lost with the power poles. No one will want a wedding reception or party below high voltage power lines throwing off stray voltage.

27C

**CapX power line should not run along White Bridge route 3P "preferred route" because this route is plotted by Rochester as future residential development property and is already in the Rochester School District. Already the land is selling for over \$10,000/ac to developers. Over 100 acres on the North side of the intersection of 14<sup>th</sup> Ave. NW and County Rd. 12, a stone throw from White Bridge sold to a developer for \$10,000/ac. (Also marked on the map)**

27D

My land in the same vicinity will significantly drop in value as the power poles will destroy the vista views from my home and land. In addition there is a family of bald eagles that live in the woods that would be destroyed near the century old red barn. Theses eagles fly in the river valley where the power poles will be crossing. There are large cliffs that would start severe erosion problems going down to the Oronoco river valley which my property borders on.

27E

27F

**Please provide me your plan to reimburse me for the following:**

- 1. A loss of repetitive annual revenue of \$80,000 generated from renting out the fully restored century old barn.**
- 2. Loss of over \$4.8 million of land value and improvements on my 8 farms.**
- 3. Cost to restore a wood lot of mature oak, pine, and walnut trees that would be destroyed.**
- 4. Cost to build retaining walls to prevent my land from eroding down the steep cliffs of the Oronoco river valley.**

27G

Because the White Bridge route is within the Rochester School District there are many physicians from the Mayo Clinic and IBM executives who live in the vicinity of the 3P "preferred route". One of my neighbors is a physician at Mayo Clinic and my other neighbor is an executive at IBM. Obviously we will all suffer drops in our high land values because our land is in the Rochester school district and due to the loss of country views, dangerous stray voltage and static electrical noise.

27H

27I

The route that should be utilized for CapX should be 3A route "alternate route" crossing in Wabasha County because the land has a much lower market value and is not slated for residential development within a high powered school district like Rochester's school district. The 3A "alternate route" has flatter terrain for less erosion, less woods to destroy, and is land not planned for significant residential development by a large city like Rochester, Minnesota.

27J

Below is my contact information to provide me with the answers and information I am requesting in numbers 1 – 4 above.

Thanks you in advance for this information.

Sincerely,

Javon Bea  
11123 11<sup>th</sup> Ave. NW  
Oronoco, MN 55960  
507-254-9745  
jbea98@aol.com

FAX

2 pgs including cover

To: Matthew Langan

From: Javon Bea  
507 254 9745  
jbea98@aol.com

Dear Mr. Langan,

The attached map goes with the letter I emailed you today, Friday, April 29, 2011.

Thank you.

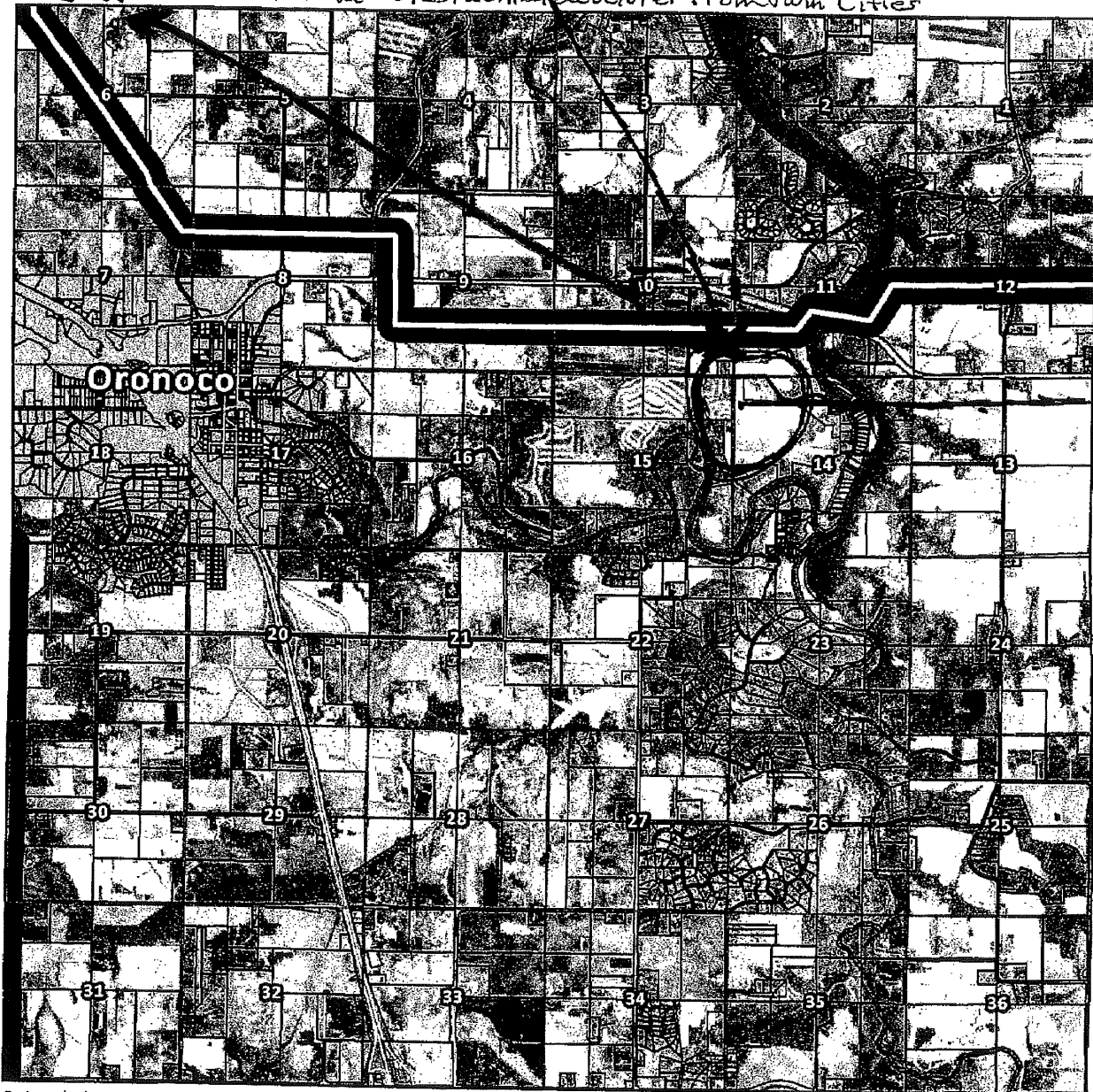
Javon Bea

map goes with email letter sent April 29, 2011.

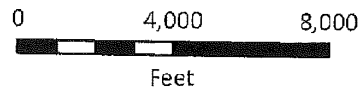
X is location of century old red barn rented for wedding, receptions, parties, etc. generating annual income of \$80,000.00

# ORONOCO TOWNSHIP

100+ acres sold to residential developer from Twin Cities



Date: 4/12/2011



Preferred Route



## Langan, Matthew (COMM)

From: apache@web.lmic.state.mn.us  
 Sent: Friday, April 29, 2011 10:30 PM  
 To: Langan, Matthew (COMM)  
 Subject: Bea Fri Apr 29 22:30:22 2011 E002/TL-09-1448

This public comment has been sent via the form at:  
[www.energyfacilities.puc.state.mn.us/publicComments.html](http://www.energyfacilities.puc.state.mn.us/publicComments.html)

You are receiving it because you are listed as the contact for this project.

Project Name: Hampton to Rochester to La Crosse 345kV and 161kV Transmission Line

Docket number: E002/TL-09-1448

User Name: Javon Bea

County: Olmsted County

City: Oronoco

Email: jbea98@aol.com

Phone: 507-254-9745

Impact: April 29, 2011 Office of Energy Security, MN Department of Commerce Matt Langan, State Permit Manager 85 7th Place East, Suite 500 St. Paul, MN 55101-2198 Re: CapX2020 Hampton-Rochester-LaCrosse 345kV Transmission Line Project PUC Docket # E002/TL-09-1448 Draft Environmental Impact Statement Comments Regarding Segment 3 Dear Mr. Langan, The purpose of this letter is to help you understand the location and impact on my property which I sent to you in a previous email letter dated April 12, 2011. I would have sent this clarification letter earlier but I have had trouble with my internet service. My name is Javon Bea and I am President/CEO of a \$1.2 Billion Health System. I have lived in Oronoco Township since 1980, over 30 years. I own 8 separate farm homesteads for development for a total of 292 acres. All of these acres are a combination of rolling hills, woods, and tillable land with beautiful vista views of the Oronoco river valley and which would be negatively impacted if the 345kV power poles run along 3P "preferred route". The negative impact on my property according to an appraiser, Tim Figge, who has worked on public utility condemnations would be a financial loss in value of my property of \$4,820,333. The total value of my property is \$7,230,500. From all my acreage the 345 KV power poles will destroy the country views. The land is valued at approximately \$10,000/ac for a total of \$2,920,000. There are improvements on the properties including a 10,500 sq. ft. residence, a 4,000 sq. ft. residence, and a 2,000 sq. ft. residence along with several barns. The improvements are valued at \$4,310,500, total value of \$7,230,500. As I mentioned earlier I met with an appraiser, Tim Figge of RVA Residential valuation and administration, Hastings, Minnesota, who has worked on public utility condemnations and he has informed me that I can expect a drop in value of 2/3 or \$4,820,333. This drop in value does not include the loss of business income of one of my completely restored, century old country barns. It is rented for wedding receptions, family reunions, etc. and the loss of repetitive annual income would be between \$67,000 and \$80,000. The power lines will be running within a few hundred feet of this particular barn located at 1197 -- 115th St. NW, Oronoco, Minnesota. I am faxing this letter with a map so you can see the exact location of my property and that the power lines will be running next to this century barn that generates significant business income and would be lost with the power poles. No one will want a wedding reception or party below high voltage power lines throwing

off stray voltage. CapX power line should not run along White Bridge route ( 3P "preferred route" because this route is plotted by Rochester as future residential development property and is already in the Rochester School District. Already the land is selling for over \$10,000/ac to developers. Over 100 acres on the North side of the intersection of 14th Ave. NW and County Rd. 12, a stone throw from White Bridge sold to a developer for \$10,000/ac. (Also marked on the map) The route that should be utilized for CapX should be 3A route "alternate route" crossing in Wabasha County because the land has a much lower market value and is not slated for residential development within a high powered school district like Rochester's school district. The 3A "alternate route" has flatter terrain for less erosion, less woods to destroy, and is land not planned for significant residential development by a large city like Rochester, Minnesota. My land in the same vicinity will significantly drop in value as the power poles will destroy the vista views from my home and land. In addition there is a family of bald eagles that live in the woods that would be destroyed near the century old red barn. These eagles fly in the river valley where the power poles will be crossing. There are large cliffs that would start severe erosion problems going down to the Oronoco river valley which my property borders on. Please provide me your plan to reimburse me for the following: 1.A loss of repetitive annual revenue of \$80,000 generated from renting out the fully restored century old barn. 2.Loss of over \$4.8 million of land value and improvements on my 8 farms. 3.Cost to restore a wood lot of mature oak, pin, and walnut trees that would be destroyed. 4.Cost to build retaining walls to prevent my land from eroding down the steep cliffs of the Oronoco river valley. Because the White Bridge route is within the Rochester School District there are many physicians from the Mayo Clinic and IBM executives who live in the vicinity of the 3P "preferred route". One of my neighbors is a physician at Mayo Clinic and my other neighbor is an executive at IBM. Obviously we will all suffer drops in our high land values because our land is in the Rochester school district and due to the loss of country views, dangerous stray voltage and static electrical noise. Below is my contact information to provide me with the answers and information I am requesting in numbers 1 -- 4 above. Thanks you in advance for this information. Sincerely, Javon Bea 11123 11th Ave. NW Oronoco, MN 55960 507-254-9745 jbea98@aol.com

Mitigation:

Submission date: Fri Apr 29 22:30:22 2011

This information has also been entered into a centralized database for future analysis.

For questions about the database or the functioning of this tool, contact:

Andrew Koebrick  
andrew.koebrick@state.mn.us

**Langan, Matthew (COMM)**

**From:** Javon Bea [jbea98@aol.com]  
**Sent:** Friday, April 29, 2011 10:27 PM  
**To:** Langan, Matthew (COMM)  
**Subject:** Oronoco Segment 3

April 29, 2011

Office of Energy Security, MN Department of Commerce  
Matt Langan, State Permit Manager  
85 7<sup>th</sup> Place East, Suite 500  
St. Paul, MN 55101-2198

Re: CapX2020 Hampton-Rochester-LaCrosse 345kV Transmission Line Project PUC  
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Javon Bea  
11123 11<sup>th</sup> Ave. NW  
Oronoco, MN 55960  
507-254-9745  
jbea98@aol.com

**27A.**

The decline in property values suggested by the comment is much higher than existing research indicates is likely under normal circumstances.

**27B.**

See Section 7.3.1 of the EIS.

**27C.**

A new transmission line would be visible from the renovated event barn described in the comment, although it is not clear why the view change, while not desirable, would greatly effect the rental business at the facility as people become used to a transmission structure.

**27D.**

This area is zoned for residential development. However, the exact location and numbers of new residences along a route cannot be predicted at this time, and transmission infrastructure is not specifically prohibited by the zoning ordinance. Therefore, this is one of many factors to be taken into account by OAH and the Commission as part of their final route recommendation and decision.

**27E.**

See Section 7.6 of the EIS.

**27F.**

As noted in Section 7.8.7 of the EIS, the construction stormwater general permit (MN R 100001) was re-issued by the PCA on August 1, 2008. Under the re-issued permit an NPDES/State Disposal permit would be required for the construction of this transmission line. The types of activities associated with the construction of powerlines which trigger the need for a stormwater construction permit include ROW clearing, staging areas, access roads, landings for storage of equipment and timber, and other types of activities which disturb soil.

The construction stormwater permit requires the preparation of a project specific pollution prevention plan that identifies controls and practices that would be implemented during construction to prevent erosion. Specific strategies and requirements for controlling erosion will be developed during permitting and will be tailored to the unique erosion challenges that the permitted route presents.

**27G.**

Any increased erosion or direct damage to the commenter's property would be compensated by the applicant. Regarding the other compensation requested, the issue of fair compensation for utility transmission lines has been debated at the state legislature for nearly a decade without any changes made. Currently, the easement price for the ROW required is the standard payment required.

**27H.**

See Section 7.1 of the EIS.

**27I.**

See Section 7.3.2 of the EIS.

**27J.**

Your objection/preference of the specified route is noted. The comment is part of the record in this matter by its inclusion in the EIS, and will be submitted to the OAH and Commission for consideration.