



Mathewson-Redbud Transmission Line Project

Landowner Frequently Asked Questions

Q: Who is Southwest Power Pool (SPP)

A: SPP is a regional transmission organization (RTO): a nonprofit corporation mandated by the Federal Energy Regulatory Commission to ensure reliable supplies of power, adequate transmission infrastructure and competitive wholesale electricity prices on behalf of its members. SPP's members include Transource Oklahoma, LLC, American Electric Power and Oklahoma Gas & Electric, to name a few known transmission companies in Oklahoma. Learn more about SPP here: <https://storymaps.arcgis.com/stories/c227e9da2bc04d498a81b2f9d845b952>

Q: What is the difference between a “public utility” and a private company? Transource is a company with private investors. So, are American Electric Power and Evergy – the other organizations identified in this project? Can a private company take private property?

A: A public utility provides essential services like electricity and is regulated by government agencies to serve the public interest. Some public utilities, such as American Electric Power (AEP) and Evergy, are investor-owned, meaning they have private shareholders but operate under strict state and federal oversight.

Transource is a transmission-only company formed by AEP and Evergy to build and operate high-voltage power lines. While Transource is privately owned, this project must be reviewed and approved by the Oklahoma Corporation Commission (OCC) to confirm it serves a public need and approve the project route.

Under state law, regulated utility projects may seek easements if approved as being in the public interest. That authority comes with legal requirements and compensation for landowners, and Transource’s priority is to work with landowners to reach voluntary agreements whenever possible.

Q: How did Transource develop the list of community members who were notified of the project and open houses?

A: Transource developed the notification list to ensure landowners who could potentially be affected by the project were informed early and had the opportunity to participate. The mailing list included property owners whose land is directly crossed by a potential route option, as well as adjacent property owners near those routes.

To identify and contact these landowners, Transource used publicly available county tax records to obtain property ownership information and mailing addresses. This approach helps ensure outreach is based on official records and reaches property owners who may have an interest in or questions about the project. In addition to mailed notices, Transource also shared information through local media outlets to help reach community members who may not be directly crossed by a route option but wanted to learn more about the project.



Q: Why is the power line needed?

A: This project was ordered by Southwest Power Pool (SPP), the regional transmission operator, to relieve congestion on the power grid in this area. The load growth that has occurred in recent years and additional industries and businesses that have been established in the Oklahoma City area all require additional power to maintain reliable service.

Q: Where is the evidence that this project is to “relieve congestion”?

A: SPP documented the need for this project in the [2023 Integrated Transmission Planning Assessment Report](#). Page 135 provides further information considered by SPP for this project.

An RFP was issued by SPP to gather bids from transmission companies in the competitive proposal process to develop an electrical solution and cost that are feasible and prudent.

The Southwest Power Pool (SPP) evaluates future power demand using both five-year and ten-year planning models. For projects like this one, SPP determines whether building the project will provide long-term savings that exceed its cost. This approach is different from other reliability projects, which are required to address immediate system needs to maintain safe and reliable electric service. The model that SPP studied in 2023, which led to this project, did not include future data center demand because at that time data center loads were not presented or projected.

Q: Is this transmission line to service a data center? What proof can Transource provide that is not the case?

A: This is a reliability-driven project to relieve congestion on the power grid in central Oklahoma. While that does not mean residents and businesses in this area are experiencing black outs or major power losses, it does mean that the transmission system is currently burdened to meet the current power demand, and the additional power demand, due to rapid growth of rural communities in and around Oklahoma City. The Southwest Power Pool determined the need to relieve this grid congestion *before* it becomes more overloaded and results in more frequent power interruptions.

Q: How will the \$138 to \$225 million in savings be realized for customers?

A: By enabling access to a broader mix of generation resources, the Mathewson–Redbud line helps customers benefit from the lowest-cost energy available at a given time, without being dependent on one type of generation. Those savings are realized through lower cost passed on to customers over the next 40 years. This includes using renewable energy as well as natural gas and coal generation.

Q: How will this project contribute to \$3-\$5 million in county and state taxes over 20 years? How is that calculated and how will Transource be responsible for those taxes?

A: Transource used an economic modeling tool called IMPLAN to estimate potential tax impacts associated with the project. The analysis reflects tax patterns for the model year used in the study, which was 2023.



The taxes shown in the study are not limited to Transource alone. Instead, they represent taxes generated from all economic activity associated with the project, including:

- Direct impacts are activities directly related to building and operating the electric transmission line, such as hiring local contractors, construction crews, and other vendors to support the project.
- Indirect impacts are the economic activities generated through the broader supply chain that supports the project, including purchase of materials, such as steel, concrete, fuel, etc. and jobs supported at those supply chains.
- Induced impacts – spending by workers employed in both the direct and indirect activities.

Because the analysis includes all three categories, the taxes identified reflect the broader economic activity related to the project, not just taxes paid by Transource.

Q: What is the existing generation in western Oklahoma that is being utilized to “serve the larger load centers” in the state? Is the current generation from these facilities used in Oklahoma or elsewhere?

A: Western Oklahoma is home to significant existing wind generation, which is a low-cost source of electricity. That power currently serves customers in Oklahoma and neighboring states such as Texas and Kansas. The Mathewson–Redbud Transmission Line would strengthen the system’s ability to move more of this existing energy to population centers within Oklahoma, helping ensure customers across the state have access to reliable, lower-cost electricity.

Q: Are there existing power lines that could be used to relieve congestion on the regional power grid?

A: Project engineers studied the ability to utilize existing infrastructure to meet the electrical need identified by SPP. The result of the study was that utilizing existing infrastructure did not relieve congestion and meet the electrical needs in central Oklahoma.

Q: How does proximity to transmission lines impact home values, ag land, or resale?

A: Independent studies over several decades have found that transmission lines have little to no consistent long-term impact on overall property values. In some cases, there may be short-term effects depending on the property’s proximity, but market factors like school districts, access to services, and community growth tend to be much stronger drivers of value.

Transmission lines typically do not reduce the agricultural use or productivity of the land. Landowners maintain the ability to farm, graze cattle, or use the property much as they did before, some of the area around the structures are restricted to maintain the structure’s integrity. Studies in farm-heavy regions (e.g., the Midwest) show that ag land under or near transmission lines continues to sell at market value, since farming operations remain viable.

Real estate transactions in areas with existing transmission lines happen every day and buyers and sellers generally adapt to their presence. Some buyers may prefer not to live near a line, while others are unaffected. The market typically balances this out, so long as other attractive features of the property remain.



The most consistent factor in resale value is local growth and demand, not the presence of a transmission line.

Q. Why can't you just build in an existing power line's easement?

A: Easements for other utilities are often exclusive and are only intended for the utilities for which the easement was granted. This power line requires a 130' right-of-way and, about 65' on either side of the centerline of the power line. Due to engineering and safety requirements for operation and maintenance of the power line, the easement area is not shared with other utilities. Where it is feasible to route the power line near an existing county road, the right-of-way may overlap with the county road. Where there are utilities underground along existing roads where this power line may parallel, the utilities typically exist within a utility corridor provided by the county as part of franchise agreements. Transource is not listed as a utility within any of the county utility franchise agreements so it may not place poles in the area encumbered by the utility franchise agreement.

Q: Why weren't the open houses hosted in an open forum where everyone can ask questions and everyone listening can hear the questions and the answers? Is that a transparent way of dealing with the public?

A: The open house format that Transource utilizes for its projects is intended to allow each property owner to talk directly to a Transource project team member to understand the project and how it may affect their properties. We do not present formal presentations because it tends to be less productive and landowners who are directly affected by the project are not able to review detailed maps of their property in relation to the project. We make every effort to be transparent and share information with the public early and often. We encourage those with questions to reach out to Transource at Outreach@TransourceOK.com or (405) 237-5651. We appreciate the feedback and comments we've received and aim to correspond with each person who reaches out with questions or concerns.

Q: Who represents Transource on this project? What are "team members"?

A: Transource is a partnership between American Electric Power (AEP) and Evergy. The majority partner in Transource is AEP, therefore the "team members" who are representing Transource are primarily AEP employees, many of whom work and live in Oklahoma. Some team members are consultants who help Transource to execute this type of project with experience in electric transmission projects. Burns & McDonnell is the consultant who is responsible for the routing and community outreach for the project. Contract Land Services (CLS) is the right-of-way consultant on the project. Each of the consultants works closely with the Transource team as a fellow "team member" to support the successful routing and construction of the power line. Each member of the project team is focused on development of this project and finding the most suitable location for the power line to meet the regional power needs.

Q: Are EMFs (electric and magnetic fields) and are there any health concerns related to them?

A: Commonly called EMF, electric and magnetic fields are invisible lines of force present in the natural environment and wherever electricity flows.



Sources of EMF include electric power lines, electrical wiring in homes and businesses, home appliances, office equipment, electric tools and hospital diagnostic equipment.

Scientific studies over the past several decades have explored the possibility of health effects from EMF exposure. While some of the studies have indicated some statistical associations between EMF and certain health effects, the majority of research has found no such association. Significantly, laboratory research has not shown any causal relationship between EMF exposure and cancer, or any other adverse health effects.

Transource's majority partner, AEP, was among sponsors of the U.S. Department of Energy \$45 million EMF Research and Public Information Dissemination (RAPID) Program which concluded that "scientific evidence suggesting that EMF exposures pose any health risk is weak."

Q: Does Transource use Eminent Domain?

A: If the Oklahoma Corporation Commission approves the company's application for Certificate of Authority, then Transource is provided the authority to use eminent domain. However, it is in Transource's best interest to work with each landowner for a mutually agreeable easement and compensation than to use eminent domain. When eminent domain is necessary, it's typically due to poor property ownership title or there are numerous owners, and the company is unable to locate them all with a reasonable amount of effort to do so. If needed, eminent domain would only be exercised on properties directly crossed by the transmission line right-of-way.

Q: What is the easement width for this size transmission line? How close can houses be built to the power line?

A: The typical right-of-way width for a 345-kilovolt transmission line is 130' – 150', about 65' – 75' on either side of the centerline of the power line. For this project, engineers are designing the power line to use a 130-foot-wide right-of-way. There may be some slight variations depending on terrain and final engineering (i.e. angle or turning structure may require a different right-of-way width). Woody vegetation within the 130-foot right-of-way will be removed to allow for safe construction, operation and maintenance of the power line.

Landowners can build up to the outer edge of the easement area defined in the final engineering easement survey. Typically, restrictions on use of the land within the defined easement area are limited to building habitable structures and other permanent structures that could interfere with the operation and maintenance of the power line. If the land is used for grazing livestock or farming, those practices can typically continue without concern for interference in operation or maintenance of the power line.

Right-of-way agents will discuss the easement restrictions with landowners who are along the final line route at the time of easement acquisition to determine specific property uses and allowances.



Q: How will easement compensation be determined for this project?

A: Easements are typically calculated based on comparable fair market value of other recent property transactions in nearby areas with similar land use. Easement payments are typically paid as a one-time payment, and the easement is perpetual with no term limit.

Contract Land Services (CLS) serves as Transource's right-of-way representatives on this project. CLS agents will work with landowners through a negotiation process to review concerns they have, discuss the terms of the easement and payment.

Q: Who should I (or my representative) contact if I have more questions?

A: Anyone with questions about the project or their specific property and how it may be affected by the project can contact Transource at Outreach@TransourceOK.com or 405-237-5651.