

Exhibit No.: 551
Issue: Impact on Farm Environment
Witness: Scott Nordstrom
Type of Exhibit: Rebuttal
Sponsoring Party: Matthew and
Christina Reichert
Case No.: EA-2016-0358
Date Testimony Prepared: January, 2017

MISSOURI PUBLIC SERVICE COMMISSION

CASE NO. EA-2016-0358

REBUTTAL TESTIMONY OF

SCOTT NORDSTROM

ON BEHALF OF

MATTHEW AND CHRISTINA REICHERT

January 24, 2017

1 **Q: What is your name?**

2 A: Scott Nordstrom.

3 **Q: What is your occupation?**

4 A: I am an architect employed at Altus Architectural Studios, 12925 West Dodge
5 Road, Omaha, Nebraska, 68154.

6 **Q: What Licenses and Certifications do you hold?**

7 A: I hold an Architect's License from the Nebraska Contractors Licensing Board,
8 certification from the American Institute of Architects (AIA), and certification as a LEED
9 Accredited Professional (LEED AP). LEED stands for Leadership in Energy and
10 Environmental Design and is regulated by the U.S. Green Building Council.

11 **Q: How long have you practiced architecture?**

12 A: 34 years.

13 **Q: Please explain what is shown on your Schedule SN-1.**

14 A: There are three graphics shown on SN-1: 1) Background image is of Matthew
15 and Christina Reichert property with multiple easements shown. 2) Lower left is an aerial
16 plan of the “big picture” regarding the Grain Belt Express Clean Line, Inc. proposed
17 route. 3) Lower right is the total easement required in terms of acreage.

18 **Q: What was the source of your Schedule SN-1?**

19 A: Grain Belt Express Clean Line, Inc.

20 **Q: What information did you use to calculate the acreage for easements in**
21 **Schedule SN-1?**

1 A: I relied on the proposed route and easement dimensions prepared and
2 distributed by Grain Belt Express Clean Line, Inc. and easement dimensions for the
3 pipelines as provided by
4 Christina Reichert. The graphic was imported into a Computer Aided Drafting program
5 and distances were calculated and multiplied by the actual easements required.

6 **Q: What standards did you use to calculate the acreage?**

7 A: I used generally accepted architectural practices.

8 **Q: Please explain what is shown on your Schedule SN-2.**

9 A: Actual pole structures/heights given by Grain Belt Express Clean Line, Inc.
10 and their relationship to Matthew and Christina Reichert's house, and what a typical
11 power pole height is.

12 **Q: What information did you use to draft the drawings of the transmission
13 towers relative to the home of Matthew and Christina Reichert in Schedule SN-2?**

14 A: I relied on the dimensional drawings prepared and distributed by Grain Belt, a
15 Preliminary Easement Sketch provided by Grain Belt to the Reichert's, and home
16 dimensions provided by Christina Reichert.

17 **Q: What standards did you use to draft the drawings?**

18 A: I used generally accepted architectural practices.

19 **Q: In your professional opinion, do you have concerns regarding this
20 project?**

21 A: From the information available to the Reichert's and what is available on the
22 Clean Line web site, it would appear that GBE has not done their homework in revealing
23 all the details for the land owners to respond to. If approved in this condition, GBE will

1 be given significant latitude to do what they wish, because there is not precise
2 documentation that they can be held to. They could come back and state that an
3 additional 200 foot tower needs to be installed or the easement relocated because of the
4 terrain or unique situation...which at that time, it is too late for land owners to voice
5 disapproval. A project of this size and with so many land owner's concerns should not be
6 approved without full disclosure of the projects details.

7 **Q: Can you provide an example of what you mean by a lack of detail**
8 **provided by Grain Belt?**

9 A: Yes. In data request number WG.5, the MLA asked Dr. Galli for his best
10 estimate of the number of each of the three types of support structures which he said
11 would be used in the Missouri portion of the line. His response, provided in November
12 of 2016, was as follows: "The number and types of structures that will be used in any
13 given segment of the Grain Belt Express Project is not currently available. These
14 decisions will be made once a centerline across the entire project route, including
15 Missouri, has been approved and will be determined in coordination with engineering
16 design needs, landowner considerations, construction constraints, and overall economic
17 efficiency." Clearly, if Grain Belt does not even know the number of structures they will
18 be using at this time, they cannot know where all of the structures will ultimately be
19 located.

20 **Q: Were you asked to prepare a graphic, depicting the visual impact of the**
21 **Grain Belt line on the Reichert farm?**

22 A: Yes, our objective was to provide a drawing of the line similar to what we
23 submitted in the last case. But trying to prepare accurate graphics depicting what impact

1 this project will have on the landscape has been very difficult, because there are very few
2 details provided as to the current number of proposed towers and their placement on the
3 Reichert's farm.

4 **Q: Is there a rendering available depicting the visual impact?**

5 A: The watercolor rendering from the 2014 hearing, attached as Schedule SN-3,
6 was prepared to illustrate the size of the transmission line in relationship to the Reichert's
7 home and buildings and the unwelcome change to the landscape of the farming
8 community. However, I understand that the route of the line on their property has now
9 been changed by Grain Belt.

10 **Q: Have you provided a revised drawing for this case, based on the revised**
11 **route of the line on the Reichert property?**

12 A: No, it is not possible due to the lack of information that is available from
13 Grain Belt. However, I do believe that the watercolor from the last case, at Schedule SN-
14 3, still accurately depicts the visual impact the line would have on the landscape. It will
15 be very detrimental to the Reichert's Bed and Breakfast business, which Mrs. Reichert
16 describes in her own testimony.

17 **Q: Does this complete your testimony?**

18 A: Yes, it does.

BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI

In the Matter of the Application of Grain Belt Express)
Clean Line LLC for a Certificate of Convenience and)
Necessity Authorizing it to Construct, Own, Operate,)
Control, Manage, and Maintain a High Voltage, Direct) Case No. EA-2016-0358
Current Transmission Line and an Associated Converter)
Station Providing an interconnection on the Maywood-)
Montgomery 345 kV Transmission Line)

Affidavit of Scott Nordstrom

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

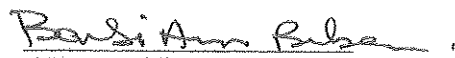
Scott Nordstrom, being first duly sworn on oath states:

1. My name is Scott Nordstrom.
2. Attached hereto and made a part hereof for all purposes is my testimony and schedules submitted to the Missouri Public Service Commission.
3. I hereby swear and affirm that my answers contained in the attached testimony to the questions therein asked are true and accurate to the best of my knowledge, information and belief.

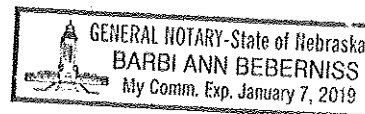


Scott Nordstrom

Subscribed and sworn before me this 9 day of January, 2017.



Notary Public



SN-1

Pipeline Easement

Home

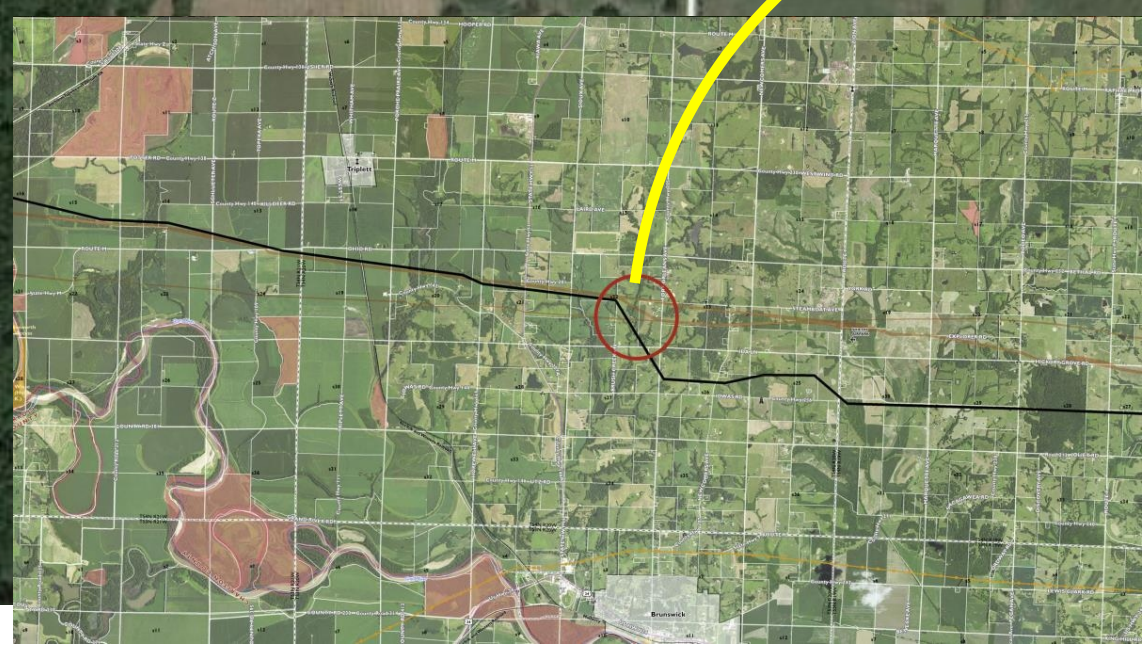
Pipeline Easement

Lattice Pole / Easement

Approx. 4/10th of a mile

Approx. 3/10th of a mile

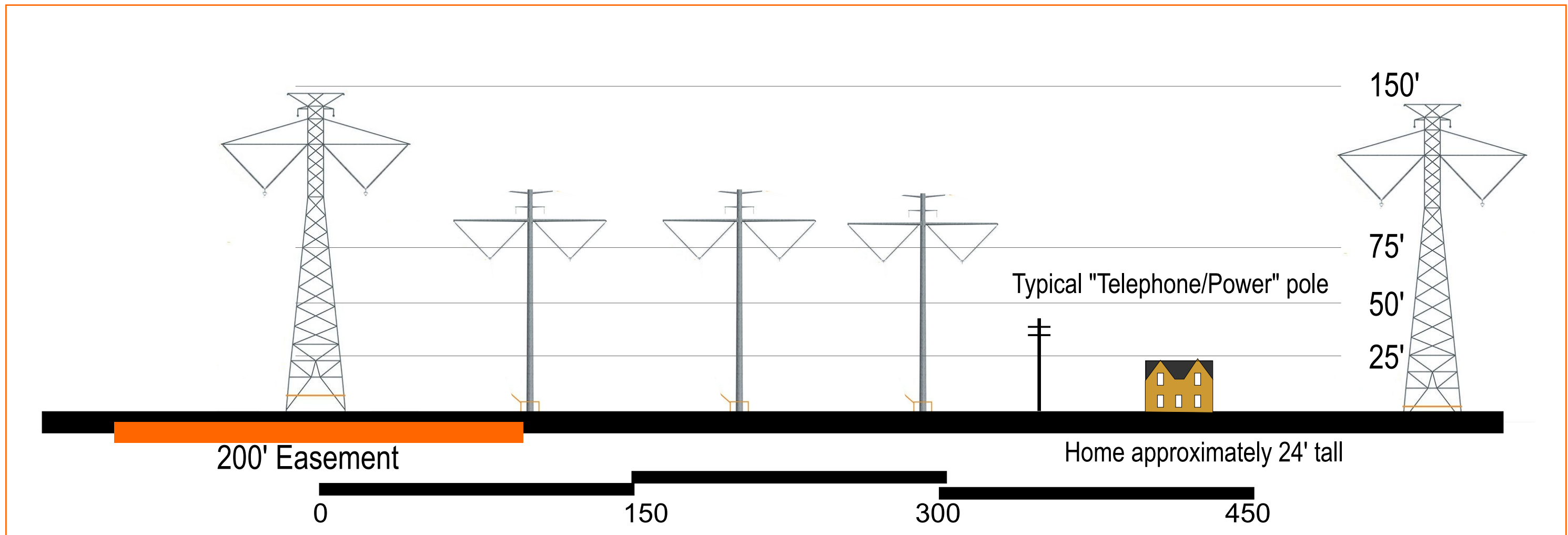
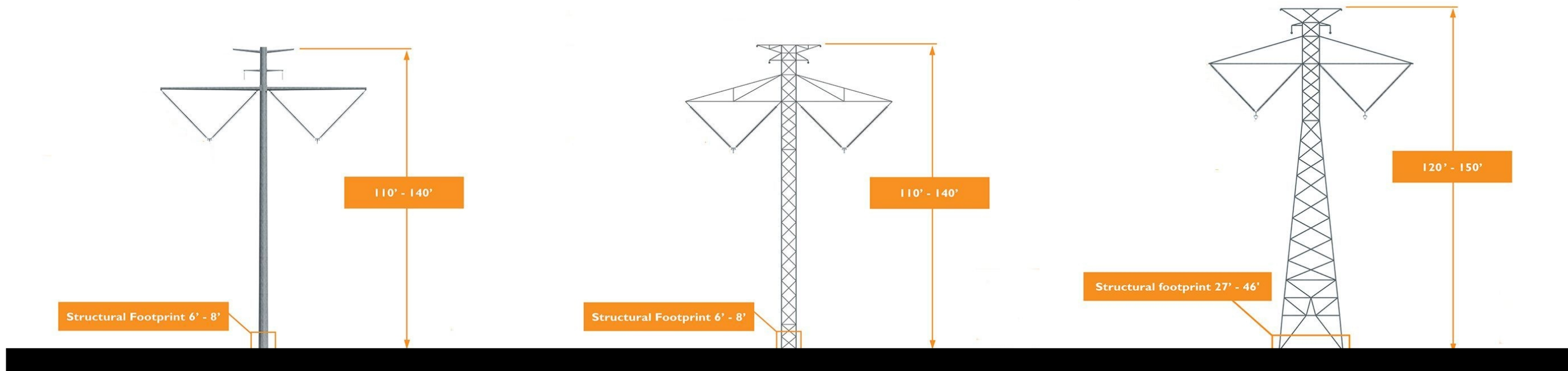
| | |
|---|--------------------|
| Pipelines with easements = | 24.42 acres |
| Grain Belt Express Line with easements | = 14.36 acres |
| Total | 38.78 acres |



TYPICAL MONOPOLE STRUCTURE: 110 - 140 FEET

TYPICAL LATTICE MAST STRUCTURE: 110 - 140 FEET

TYPICAL LATTICE STRUCTURE: 120 - 150 FEET



SN-3

