

Exhibit No. _____
Issues: Landowner Preference
Witness: Troy Thurman
Exhibit Type: Direct Testimony
Sponsoring Party: Co-Mo
Electric Cooperative
Case No.: EO-2022-0190
Date Testimony Prepared: March 7, 2022

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

CASE NO. EO-2022-0190

**DIRECT TESTIMONY OF
TROY THURMAN
ON BEHALF OF
CO-MO ELECTRIC COOPERATIVE**

**Bunceton, MO
March 2022**

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1. **INTRODUCTION**

2. **Q. Please state your name and job title.**

3. A. My name is Troy Thurman. I am the owner and President of Troy Thurman
4. Construction Company, Inc. (TTCCI).

5. **Q. What is your business address?**

6. A. 15400 Hwy J, Bunceton, Missouri 65237.

7. **Briefly describe the business of TTCCI.**

8. A. Construction and development of residential homes.

9. **Q. How long have you been in the construction business?**

10. A. The company was founded around 2000 and I personally have been in
11. construction my whole life whether real estate or construction.

12. **Q. Have you ever testified in a proceeding before the Missouri Public Service
13. Commission?**

14. A. No.

15. **PURPOSE AND SCOPE**

16. **Q. What is the purpose of your testimony in this proceeding?**

17. A. The purpose of my testimony is to provide additional information why TTCCI chose
18. Co-Mo to serve my development. This decision was made based on personal and
19. professional interactions with Co-Mo first and second the demographics of the residents
20. in the development, which we anticipate to be first time home buyers and the additional
21. products and services that are critical, this isn't just about electric service, this is about
22. electric service with other vital services Co-Mo offers and more specifically, high speed
23. data, video and phone in addition to electric service. I also want to support the

24. Application of Co-Mo who is seeking an Order from the Commission to allow Co-Mo to
25. serve my development.

26. **Q. Are you sponsoring any schedules in support of your direct testimony?**

27. A. Yes. I am sponsoring **Schedule TT-01** (deed to Fox Hollow), **Schedule TT-**
28. **02** (Notice Letter), **Schedule TT-03** (Annexation Ordinance), **Schedule TT-04**
29. (City Council approval and development agreement), **Schedule TT-05** (Fox
30. Hollow plat map), and **Schedule TT-06** (construction schedule).

31. **II. LANDOWNER PREFERENCE**

32. **Q. Are you currently a member of Co-Mo Electric Cooperative?**

33. A. Yes. My residence is currently served by Co-Mo and I also own a wedding
34. venue next to Fox Hollow that is served by Co-Mo. We also had Co-Mo at our previous
35. residence for 20+ years.

36. **Q. Are you the designated representative of Troy Thurman Construction**
37. **Company, Inc.?**

38. A. Yes.

39. **Q. Is Troy Thurman Construction Company, Inc. the owner of the land we**
40. **refer to as Fox Hollow?**

41. A. Yes. Refer to **Schedule TT-01**.

42. **Q. Are there any other owners of land at Fox Hollow?**

43. A. No. TTCCI is the sole owner of the land known as Fox Hollow development.

44. **Q. Did TTCCI submit to Ameren a written request to invoke mandatory**
45. **good faith negotiations under Section 394.312 as contemplated in Section**
46. **386.800.4 to determine which electric service supplier is best suited to serve**

47. **Fox Hollow?**

48. A. Yes. Refer to **Schedule TT-02.**

49. **Q. Is it TTCCI's preference that Co-Mo provide electric service to Fox
50. Hollow?**

51. A. Yes, it is.

52. **Q. How did your interest in having Co-Mo serve Fox Hollow come about?**

53. A. I was familiar with Co-Mo due to having several electric services with them
54. and was satisfied with their customer service and responsiveness. When I
55. originally bought the Fox Hollow property in March of 2019, I began looking at
56. development plans and what new homeowners would want. At that point I
57. began discussions with the City of Boonville regarding the development. I
58. initially was not sure of the size of lots or whether I wanted it to be inside the
59. city or outside of the city so I was looking at all options for not only electric service but
60. highspeed data, video and phone options and kept coming back to the fact the Co-Mo
61. was the only one able to provide all of the services that I needed to meet the demands of
62. the development.

63. **Q. When did you first notify Co-Mo that you had selected it to be the electric
64. service provider for Fox Hollow?**

65. A. I sent my notice letter which Ameren Missouri and Co-Mo received the
66. first week of December 2021.

67. **Q. Describe the annexation process you went through regarding Fox Hollow.**

68. A. The annexation was a 2+ year period. The revised petition for annexation was
69. submitted in January 2021. There were public meetings held in March. I spent the next

70. several months negotiating with the city. I eventually worked out a development
71. agreement with the city. The city held another public hearing in November. There were a
72. lot of ongoing negotiations and moving parts really through early December. The City
73. Council approved the development plan of Fox Hollow on December 6, 2021. The
74. effective date of the annexation was January 18, 2022. I have attached a copy of the
75. approved annexation ordinance and development agreement as **Schedule TT-03**.

76. Q. Do you have a map which shows the planned layout of Fox Hollow?

77. A. Yes. I have a plat map which is labeled as **Schedule TT-04**.

**78. Q. Do you have a certain construction schedule which you need to adhere to
79. when developing Fox Hollow?**

80. A. Yes. I have it marked as **Schedule TT-05**. Phase 1 and 2 of Fox Hollow
81. involve the city and TTCCI jointly installing infrastructure. The city is putting
82. in a portion of the street and water line. TTCCI and the city have to coordinate
83. all of this and the city has a process that takes time including very specific bid
84. requirements and timelines for this work, so TTCCI adhering to the schedule we have is
85. critical. Co-Mo has stated that they will be able to meet my construction schedule so long
86. as the Commission approves their Application. I know they've been getting permits and
87. doing right-of-way work on this already so they can meet my schedule.

**88. Q. Would Co-Mo serving Fox Hollow minimize unnecessary encumbrances
89. on the property and landscape?**

90. A. Absolutely. Co-Mo's planned construction of the Fox Hollow subdivision
91. includes all underground lines so there will be minimal above-ground
92. encumbrances on the property and landscape. This benefits public safety and

93. aesthetics.

94. Q. Do you need Co-Mo to provide electric service to Fox Hollow?

95. A. Yes. A residential development needs electricity to the homes. Phase 1 and 2

96. of Fox Hollow involve the city and TTCCI jointly installing infrastructure.

97. Because of this, I need to adhere to our construction schedule.

98. Q. Does this conclude your Direct Testimony?

99. A. Yes, it does.

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

In the Matter of the Application of Co-Mo)
Electric Cooperative for Approval of) Case No. EO-2022-0190
Designated Service Boundaries Within)
Portions of Cooper County, Missouri.)

AFFIDAVIT OF TROY THURMAN

STATE OF MISSOURI)
)ss
COUNTY OF COOPER)

Troy Thurman, being first duly sworn on his oath, states:

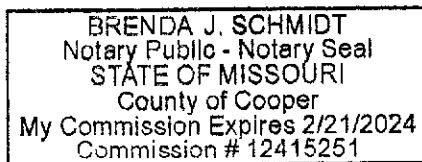
1. My name is Troy Thurman. I am the President and owner of Troy Thurman Construction Company, Inc.
2. Attached hereto and made a part hereof for all purposes is my Direct Testimony on behalf of Co-Mo Electric Cooperative consisting of 8 pages, having been prepared in written form for introduction into evidence in the above-captioned docket.
3. I have knowledge of the matters set forth therein. I hereby swear and affirm that my answers contained in the attached testimony to the questions therein propounded, including any attachments thereto, are true and accurate to the best of my knowledge, information and belief.

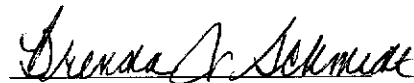


TROY THURMAN

Subscribed and sworn to before me this 8 day of March, 2022.

(notary seal)





Notary Public