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Subject: Ameren Transmission of Illinois Gentry County Property Assessment
Date: Wednesday, February 19, 2025 5:25:36 PM
Attachments: [image001.png](#)

Good Afternoon, Ms. Woods,

My name is Anna Martin and I am an Associate Counsel at the Office of the Public Counsel (or “OPC”). Our office represents the Missouri public in cases that deal with investor-owned natural gas, electric, or water public utilities (think Ameren or Evergy West) in front of the Missouri Public Service Commission. I am contacting you in regards to a case that I am working on—EA-2024-0302—if you need more info, here’s a link to the case page: <https://efis.psc.mo.gov/Case/Display/86962>

This case deals with into a request by Ameren Transmission of Illinois (also called “ATXI”) to build and operate a big transmission line that cuts through Gentry County. Here’s the rub, our office is concerned that ATXI may not have followed the proper protocol by contacting the county assessors’ offices in the affected counties and getting an assessment of the property owners whose land this transmission line would intrude upon.

Saying all of that, I have a few questions that I would be thrilled if you all would be able to answer for me:

Question 1: Does your office have any way to check and see if a particular entity contacted your office and/or requested a county assessment any time between January 18, 2024, and July 16, 2024? It would be particularly helpful if you would be able to provide some sort of receipt or proof of communication.

Question 2: If you have the ability to see if a company requested those a county property assessment during that time, would you be willing to see if ATXI (may also be referred to as “Union Electric” or “UE”) contacted your office during that time frame?

Question 3: If an entity called your office to request a property assessment, is there a process that you or any member of your office would encourage that entity to go through for those records? If so, what is that process? Does is cost money for that third party to obtain those records? Is there some sort of record of that transaction?

Question 4: Is there any way for a third party to receive an up-to-date, accurate DeKalb County property assessment without contacting your office?

I apologize if all of my questions seem odd, it just came to my attention in a different county that ATXI’s attempt to follow a regulation has encountered some problems. The regulation is meant to requiring public utilities to tell landowners if they are going to seek to construct or purchase an asset that may infringe on those landowners’ property. The regulation is 20 CSR 4240-20.045(6)(K) and requires the utility to “provide notice of its [Public Service Commission] application [for a certificate of convenience and necessity] to the owners of the land, or their designee, *as stated in the records of the county assessor’s office*, on a date not more than sixty (60) days prior to when the notice is sent.”

I would prefer if you could respond to the above questions in writing, if possible (just so

I have a physical record). but I should also be available at the phone number in my signature _____

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