

## Additional:

It is essential for the Public Service Commission to review the actions of ATXI in this case as they are currently engaging in another project ( Northern Missouri Grid Transformation Program, EA 2025-0087) I have had local resources, state representatives, invited Mike Cierpiot and his committee to come view the property (as well as the PSC) and see what ATXI has (and has not) done. I have discussed with the local newspaper (the southeast Missourian) and the Times – Tribute of Northern Missouri , whose readers are about to suffer the same fate as my family and I. As well as notified Shawn Schukar who as of his 12-11-2024 testimony is responsible for “I oversee those Ameren Services personnel and the transmission services they provide. I am also responsible for transmission policy and regulatory activities related to transmission on behalf of the Ameren operating companies..” Despite all of that, The actions of ATXI Contradict their testimony to the PSC, therefore, How can they be trusted? Again I invite the PSC to tour the property to full grasp the damage and dishonesty of ATXI, However, Pictures have also been provided. Additionally Please review the following examples.

- 1) Emily Hyland, (4/28/2021 testimony), responsible for public outreach. 12/9/2020, filed a motion for a waiver of in person meeting. This enabled ATXI to skip individual meetings with landowners in favour of virtual meetings. Not having access to high speed internet and reliable cellular service, allowed ATXI to proceed without the majority of the landowners having input. Participation in the virtual meeting was described as “Robust”, however very few landowners actually participated in the meetings based on the PSC transcripts. Personally, I was never made aware of ANY of the meetings. Supposedly certified mailings were sent out, but that is not an accurate indication of service. Many comments were made that in-person meetings were preferred. I did not receive the mailings. My property and concerns were not addressed until Tim Barrett of Contract Land staff contacted me until January 2022. At which time we discussed the burial site on the property, and the medical use of the property.

2) Craig Hiser , (4/28/2021 testimony), Ameren real estate supervisor. Page 9 of his testimony states “the compensation it offers will be based on market valuation data provided by a third party independent appraiser” (page 9).

A. AWS appraisal page 2, “at the request of the client the subject site inspection has been limited to a viewing of the property from the public roadway”...”the -before-value did not include improvements”, **Present use of whole property** :Recreational/agricultural/rural residential, **Use reflected in appraisal**: Land only.

B. **523.001. Definitions.** — For the purposes of this chapter, the following terms shall mean: (1) "**Fair market value**", the value of the property taken after considering comparable sales in the area, capitalization of income, and replacement cost less depreciation, singularly or in combination, as appropriate, and additionally considering the value of the property based upon its highest and best use, using generally accepted appraisal practices. If less than the entire property is taken, fair market value shall mean the difference between the fair market value of the entire property immediately prior to the taking and the fair market value of the remaining or burdened property immediately after the taking. “The highest and best use of the whole property, as vacant, is for agricultural /recreational use.” (Page 4 AWS appraisal)

C. The “independent” appraiser is directed by ATXI to value the entire property as vacant to minimize their financial responsibility. Simultaneously they acknowledge that the statute states “the entire property” is supposed to be valued in this instance. WD70655 Expansion authority v. Ivanhoe discusses the unfortunate practice of condemning authorities using appraisals that “fall short” of good faith appraisal.

3) Page 13 of Craig Hiser Testimony: Q. How does ATXI determine the commercial value of timber for the purpose of compensation to the landowner? A. If commercial timber is present on the right of way to be acquired, that value will be reflected in the appraisal which will be the basis of ATXI's offer to the landowner.

A. Aws appraisal page 3. The Subject property is heavily wooded. We have not performed a timber cruise and have not separately valued any merchantable timber.

4) CH-03 Craig Hiser testimony: ATXI will cut logs 12" in diameter or more into 10 to 20 foot lengths and stack them along the edge of the right-of-way for handling by the landowner.

A. Pictures, a tree shear, was used to clear the property. Upon contacting the lumber mill to transport the trees they indicated that trees that have been sheared vs cut they do not accept. Apparently (pictures) shearing breaks the heart in the tree whereas "cutting does not. Approximately \$25,000 worth of timber was lost due to ATXI not adhering to Craig Hisers testimony. Video available of conversation with Asplundh (clearing crew) where they state "We never do that", and how that would add weeks to months of additional time.

5) CH-03 Craig Hiser testimony: Stumps will be cut as close to the ground as practical, but in any event will be left no more than 4" above grade as terrain allows.

A. Poettker construction was told by landowner to remove stumps with the excavators while on the site. Request was made to leave them until clearing crew had finished to allow them to "walk" up and down the hillside. Pictures available showing stumps greatly exceed 4". Equipment has been damaged by hitting stumps which are protruding and also hidden under the "mulch"

6) CH-03 Craig Hiser testimony: reseeding. land will be restored using a native plant mix consisting of native grasses and forbs, before seeding the disturbed areas will be prepared to allow for good seed to soil contact to promote seed-germination and early growth. The native seed mix will be applied with any needed soil amenities and a cover crop consisting of oats or winter wheat, no large barren areas.

A. Pictures. Seed picture showing NO oat or Wheat cover was used. Seed to soil contact was not possible due to the mulching process. Two years after construction the land is still barren. Cattle used to graze the area, and now supplemental hay has to be purchased to feed the remaining cattle that have not died. None of this has been reimbursed.

7) CH-03 Craig Hiser testimony: If necessary for construction, ATXI will reimburse landowner for their time required to move livestock from one location to another and, where feasible, may install temporary fences or gates to keep livestock out of the construction area.

A. Letter From Denise Thompson Ameren services, 6/9/2022. "ATXI does not plan to install any fencing on your property that does not currently exist."

8) CH-03 Craig Hiser testimony: Gates will be securely closed after use.

A. Pictures and video of gates being left open. We have lost 15+ head of cattle due to the actions of ATXI on the property. There has been no reimbursement.

9) CH-03 Craig Hiser testimony: Should ATXI damage a gate, ATXI will repair that damage.

A. Pictures available of gates that were damaged. Nothing has been reimbursed.

10) CH-03 Craig Hiser testimony: If ATXI installs a new gate, ATXI will either remove it after construction and repair the fence to its pre-construction condition, or will maintain the gate so that is it secure against the escape of livestock.

A. See pictures. Over 15 cattle have been lost Due to ATXI leaving the gates and Fences DOWN. Some occasional temporary repairs with tie wire, and other times just complete disregard for the fencing. Construction rolled a boulder into the fence at one location, and its still there. By failing to repair the fencing ATXI intentionally released my livestock. Police reports were filed.

11) CH-03 Craig Hiser testimony: ATXI will make every reasonable effort to repair, replace, or pay to repair or replace damaged private property within 45 calendar days, weather and landowner permitting, after the transmission line has been constructed across the affected property.

A. The approximate last day of construction was 1-8-2024. Jim jontry was sent a letter on February 4, 2024, outlining the current damages and requesting compensation. Over 400 days have passed and the property has not been, repaired, replaced, or compensated for. And there is no plan to do so.

12) CH-03 Craig Hiser testimony: ATXI will deep rip to a depth of 12 inches all pasture and hayland that has been traversed by construction equipment to alleviate compaction impacts, unless the landowner specifies other arrangements that are acceptable to ATXI.

A. This also has not been done. Additionally, as of November of last year ATXI made the statement that the area was left in "Pristine Condition". After a site visit on 11/19/2024 admissions were made that ATXI had more work to do out there.

