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MISSOURI PUBLIC SERVICE COMMISSION

FILE NO. EA-2025-0222

DIRECT TESTIMONY

OF

JENNIFER SPURLOCK

ON

BEHALF OF

AMEREN TRANSMISSION COMPANY OF ILLINOIS

**St. Louis, Missouri
May 2025**

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I. INTRODUCTION

Q. Please state your name and business address.

A. My name is Jennifer Spurlock. My business address is Ameren Services Company ("Ameren Services"), 1901 Chouteau Avenue, St. Louis, Missouri 63103.

Q. How are you employed?

A. I am employed by Ameren Services as a Senior Real Estate Agent in the Real Estate Department.

Q. What are your responsibilities as a Senior Real Estate Agent?

A. In this role, I lead real estate scope requirements for electric transmission line projects on behalf of the transmission-owning entities of Ameren Corporation ("Ameren"), including Ameren Transmission Company of Illinois ("ATXI"). The Ameren Services Real Estate Department provides, among other services: (a) feedback on transmission line and substation routing and siting; (b) assistance and planning for public workshops and public outreach related to such construction; (c) acquisition of land rights and permits required for transmission line and substation construction through direct negotiations with landowners and agencies; and (d) settlement or restoration of construction damages that may occur during transmission line construction.

Q. Please describe your educational background and employment experience.

1 A. Ameren Services ("AMS") hired me on November 7, 2022, as a Real Estate Agent
2 in the Real Estate Department. I was promoted to Senior Real Estate Agent in September 2023.
3 During my career with AMS, I have been real estate lead for many electric transmission rebuild
4 and maintenance projects to ensure the reliability of our infrastructure.

5 I hold a bachelor's degree in business management from Mid-Continent University and
6 maintain a Real Estate Salesperson License in Missouri, with 13 years of experience in the
7 construction and right-of-way industries. I am a member of the International Right of Way
8 Association ("IRWA") for Chapter 37 in Region 3, which includes Missouri. My IRWA
9 membership began in 2018, and I served on the Executive Board for Chapter 12 in Region 5, which
10 includes Illinois, for two years supporting the right-of-way industry.

11 **Q. Have you previously testified before the Missouri Public Service Commission?**

12 A. No, I have not.

13 **II. PURPOSE OF TESTIMONY**

14 **Q. Are you familiar with the electric transmission project for which ATXI is**
15 **requesting Commission approval in this proceeding?**

16 A. Yes, ATXI, in collaboration with Citizens Electric Corporation ("Citizens"), proposes
17 to construct an approximately 4-mile, 138 kV transmission line to connect Citizens' existing Wittenberg
18 substation in Perry County, Missouri, across the Mississippi River to a new substation near Ameren
19 Illinois' existing Grand Tower substation in Jackson County, Illinois.

20 **Q. What is the purpose of your direct testimony?**

21 A. The purpose of my testimony is to discuss real estate matters related to the Project.
22 Specifically, I explain the real property rights that ATXI needs to acquire to construct the Project,
23 the status of land right acquisitions, the potential impact of the Project on real estate, and how

ATXI will mitigate any negative impacts. I will further outline the process for ATXI's acquisition of right-of-way, including ATXI's efforts to obtain voluntary easements through good faith negotiations associated with transmission line projects such as this Project.

Q. Are you sponsoring any schedules with your testimony?

A. Yes, I am sponsoring the following:

- **Schedule JS-01** – Legal Description of the Proposed Route
- **Schedule JS-02** – Example Easement Agreement
- **Schedule JS-03** – List of Landowners along the Final Proposed Route
- **Schedule JS-04** – ATXI Standards and Procedures

III. LAND RIGHTS NECESSARY FOR THE PROJECT

Q. Where does ATXI propose to construct the Project?

A. The final Proposed Route is represented in the direct testimony of ATXI witness Dan Schmidt and in his accompanying exhibit, **Schedule DS-01**. Furthermore, **Schedule JS-01**, attached to my direct testimony, provides the legal description for the final Proposed Route.

Q. What land rights will ATXI need to construct the Project?

A. ATXI will need to acquire permanent 150-foot-wide (typically 75 feet on each side of centerline) along the route approved by the Commission, in addition to a 600-foot-wide (typically 300 feet on each side of centerline) at both sides of the Mississippi River to allow sufficient space to construct and house the River Crossing towers and anchor towers. This means ATXI will request easements totaling approximately 52 acres in Missouri. In total, ATXI requires approximately 80 acres of easements for the total Proposed Route.

Q. Why will ATXI request 150-foot-wide easements?

1 A. ATXI will request a 150-foot-wide right-of-way to accommodate the Transmission
2 Line's initial 138-kilovolt circuit and the potential future 345-kilovolt circuit and ensure that all
3 applicable clearance requirements and design standards are met, as further explained by ATXI
4 witness Justin Wenk in his direct testimony.

5 **Q. Will ATXI need access to maintain vegetation near the Transmission Line?**

6 A. Vegetation management is necessary to ensure the reliability of the Transmission
7 Line for public safety. The Company's standard easement, which ATXI will use to acquire
8 easement rights for the Transmission Line, contains language that allows ATXI to trim, cut, clear
9 and remove trees and shrubs on or adjacent to the easement area that may endanger the safety of
10 or interfere with Grantee's exercise of the rights to maintain the reliability of its transmission lines.
11 A copy of the sample easement agreement is attached to this testimony as **Schedule JS-02**.
12 **Schedule JS-02** is provided for illustrative purposes, and the terms may be modified as
13 circumstances require based on discussions with landowners.

14 **Q. Has ATXI considered the potential need to deviate from the Final Proposed**
15 **Route?**

16 A. Yes. While ATXI's planning of the Proposed Route was based on considerable due
17 diligence, there may, in some circumstances, be a need to deviate from the Proposed Route, but
18 within the 600-foot-wide Notification Area. For example, ATXI will work with landowners,
19 where possible, should they request a change in the placement of a structure which might require
20 a deviation within the final Notification Area. ATXI therefore proposes in its Certificate of
21 Convenience and Necessity ("CCN") Application that it will use all reasonable efforts to abide by
22 the Proposed Route on each of the parcels identified in the CCN Application and over which an

easement will be required, but that ATXI be allowed to deviate from the Proposed Route within one of those parcels within the 600-foot-wide Notification Area in the following two scenarios:

Scenario 1: If surveys or testing do not necessitate a deviation, ATXI may deviate from the depicted route on a particular parcel upon request of ATXI or the landowner and mutual agreement.

Scenario 2: If ATXI determines that surveys or testing requires a deviation, ATXI will negotiate in good faith with the affected landowner and if agreement can be reached, ATXI may deviate from the depicted route on that parcel, as agreed with the affected landowner.

Q. Has the Commission granted such deviation rights to ATXI in the past?

A. Yes, the Commission adopted a similar condition in File No. EA-2017-0345 (*see* Order Approving Unanimous Stipulation and Agreement, File No. EA-2017-0345 [Jan. 10, 2018] at pp. 4-5, ¶ 4) and in File No. EA-2021-0087 (*see* Order Approving Stipulation and Agreement, File No. 2021-0087 [Nov. 3, 2021] at pp. 4-5, ¶ 3).

IV. LAND RIGHTS ACQUISITION

Q. How many parcels of property would ATXI need to acquire land rights to construct the Transmission Line?

A. The number of affected landowners from whom an easement will be required on the Proposed Route with regards to Missouri, as determined by a review of the Perry County Assessor's county-level tax data, is twelve (12) distinct landowners. Together, these landowners own twenty (20) different parcels. I have attached as **Schedule JS-03 (Confidential)** to my testimony a list of the landowners in Missouri and Illinois along the Final Proposed Route which includes those landowners from whom an easement will be required, as well as those landowners within the Notification Area.

1 **Q. Has ATXI used best efforts to inform landowners about the Proposed Route?**

2 A. Yes. ATXI provided notice to the landowners in the Study Area for the Project
3 and held a series of public meetings. The notice process, public meetings, open houses, and
4 other public engagement activities and initiatives are discussed in further detail in the direct
5 testimony of ATXI witness Leah Dettmers.

6 **Q. How will ATXI acquire the easement rights it needs to construct the**
7 **Transmission Line?**

8 A. ATXI representatives will contact the owners of the land in which it needs
9 easement rights to construct the Transmission Line to negotiate the purchase of the easements it
10 needs. Each landowner will be assigned to one land acquisition representative contact. These
11 representatives initially will contact the landowners in person, if possible.

12 **Q. What information will ATXI give to landowners at that time?**

13 A. The representatives will explain to the landowners the reason for the contact and
14 the purpose of the Transmission Line, and they will answer any questions the landowners might
15 have about the Transmission Line. At that initial meeting, the representatives will also give the
16 landowners a written statement of the purpose of the Project and the Transmission Line, a parcel
17 map with aerial photography of the easement area needed, a Professional Land Surveyor-
18 generated legal description and plat of the proposed easement area that shows the calculated
19 acreage and dimensions of the easement needed, and information regarding the type and location
20 of the Transmission Line facilities that ATXI proposes to construct in the easement. ATXI will
21 also provide a copy of a proposed easement purchase agreement and/or the easement document.

22 **Q. Will ATXI offer to purchase the easements it needs at that initial meeting?**

1 A. Yes. ATXI will offer compensation and will explain the basis for its calculation
2 of its offer.

3 **Q. How will ATXI determine the compensation it will offer to landowners to**
4 **acquire easements for the Transmission Line?**

5 A. Although ATXI has not yet determined what it will offer for the particular
6 easements it needs to construct the Transmission Line, the compensation it offers will be based
7 on valuation data provided by a third-party independent licensed appraiser. ATXI intends to
8 obtain an overall market study covering the route approved by the Commission. ATXI will
9 review any third-party appraisals that landowners provide it during negotiations. In addition,
10 ATXI representatives will be available to discuss the easement purchase with each landowner, as
11 needed.

12 **Q. Does ATXI anticipate using eminent domain to construct the Transmission**
13 **Line?**

14 A. It is ATXI's goal to obtain all land rights needed for the Project by negotiation.
15 However, if negotiations are not successful, ATXI may need to pursue condemnation. ATXI has
16 not begun negotiating easement acquisition for the Transmission Line, so it does not know now
17 whether eminent domain will be required. ATXI will make all reasonable efforts to acquire the
18 necessary land rights by negotiation, and it will seek to exercise eminent domain authority only if
19 it determines that it cannot acquire the land rights through negotiation.

20 **IV. IMPACT OF CONSTRUCTION AND MITIGATION REMEDIATION**

21 **Q. Does ATXI utilize any standards and procedures regarding construction,**
22 **repair, and maintenance in right-of-way areas on and around the Project footprint?**

1 A. ATXI's Standards and Procedures are attached to this testimony as **Schedule JS-**
2 **04**. These Standards and Procedures detail how ATXI plans to manage the construction,
3 maintenance, and repair activities within the Project. These Standards and Procedures cover a
4 range of issues, including right-of-way acquisition, construction and clearing, maintenance and
5 repair, and indemnification.

6 **Q. Once a transmission line easement or other right-of-way agreement is**
7 **executed, who within ATXI is responsible for administering the agreements and**
8 **responding to any requests for payment of damages, complaints, or claims related to**
9 **ATXI's activities pursuant to the easement or agreement?**

10 A. The Standards and Procedures attached to this testimony as **Schedule JS-04**
11 provide for numerous contact points for administering the agreements and responding to any
12 requests for the payment of damages, complaints, or claims related to ATXI's activities. That
13 being said, my department is ultimately responsible for ensuring those requests, complaints, or
14 claims are properly addressed.

15 **Q. Describe in further detail how that process will work.**

16 A. Prior to construction, ATXI's designated representative will personally contact
17 each landowner, or designated contact for a parcel in the instance there are multiple interests in
18 the parcel, to discuss access to the right-of way on their parcel and any special concerns or
19 requests that the landowner desires to make ATXI aware of. During construction, and through
20 the completion of restoring access and the right-of-way, ATXI's designated representative will
21 be on-site, meaning at or in the vicinity of the route, or on call, to respond to questions or
22 concerns. This process is outlined in **Schedule JS-04**.

1 **Q. How does ATXI plan to address damage to private property, if any, resulting**
2 **from construction of the Transmission Line?**

3 A. ATXI is responsible for the restoration of, or payment for, any damages to the
4 property, including crops, of landowners and tenants caused by the Company or its contractors.
5 Pre-payment of damages may be offered to the landowners at the time of easement negotiations.
6 ATXI will notify each landowner before commencement of construction. Upon completion,
7 ATXI will assess each property for any damage not repaired or previously compensated. Each
8 landowner will be provided with contact information for an ATXI representative to report
9 damages.

10 **Q. How does ATXI plan to dispose of trees on the property of the landowner**
11 **that must be removed from the right-of-way?**

12 A. As discussed in Section III, Paragraph 3 of **Schedule JS-04**, ATXI will allow the
13 landowner the right to retain ownership of the trees and consult with the landowner regarding the
14 landowner's preferred disposition of the trees. Any non-standard disposition of trees will be
15 memorialized in an agreement with the relevant landowner.

16 **Q. Will the construction of the Transmission Line remove any farmland from**
17 **cultivation?**

18 A. Other than the footprint of the foundations for the structures supporting the
19 Transmission Line, construction will not remove agricultural land from cultivation. If the
20 Proposed Route is selected, less than one (1) acre of farmland will no longer be tillable in
21 Missouri, out of the approximate eighty (80) total easement acres required for the entire Project,
22 as a result of the Transmission Line's construction. Thus, most of the easement area will only
23 have overhanging wires and farmers can continue to use the land under the transmission lines.

1 **Q. In your experience, what is the impact to the ability to farm in areas outside**
2 **the easement area?**

3 A. The existence of the transmission line should not affect the ability to farm, or the
4 yields for that matter. And in the very rare circumstance that ATXI would need to use land
5 outside of the easement area (say to access the line under emergency conditions), affected
6 landowners will be compensated for any and all damage due to ATXI and its contractors' work,
7 including any crop loss.

8 **Q. In your experience, what is the impact of transmission facilities on the ability**
9 **to engage in livestock and grazing activities within the easement area?**

10 A. The impact is minimal. It is quite common for grazing and other livestock activities
11 to co-exist around transmission line structures. Again, the monopole design associated with this
12 Project further enhances that co-existence, as there are no guy wires or anchors that would impact
13 access to the easement area or a landowner's ability to mow, for example. ATXI has experience
14 in working with farmers and ranchers to accommodate their livestock during the construction
15 phase of the Project. As discussed in Section III, Paragraph 8 of **Schedule JS-04**, if necessary for
16 construction, ATXI will reimburse landowners for their time required to move livestock from one
17 location to another and, where feasible, may install temporary fences or gates to keep livestock out
18 of the construction area.

19 **Q. Will ATXI restore or pay for any damage to drainage tile, should that occur?**

20 A. Yes. The Company intends to work with landowners to identify and avoid any
21 existing drain tile or repair or compensate landowners for damage to drain tile that cannot be

1 located or avoided.

2 **V. CONCLUSION**

3 **Q. Does this conclude your direct testimony?**

4 **A.** Yes, it does.