

Exhibit No.:
Issue(s):
Witness: Rochelle Hiatt
Type of Exhibit: Intervenor Direct
Testimony
Sponsoring Party: Intervenor-Kevin and
Rochelle Hiatt
File No.: EA-2024-0302
Date Testimony Prepared: July 17, 2025

MISSOURI PUBLIC SERVICE COMMISSION
FILE NO.
EA-2024-0302
INTERVENOR DIRECT TESTIMONY
OF
ROCHELLE HIATT
ON
BEHALF OF
INTERVENORS-KEVIN AND ROCHELLE HIATT

July 17, 2025

I. INTRODUCTION

Q: Please state your name(s) and address.

A: I am Rochelle Hiatt. My husband and I reside at [REDACTED] where we own and operate a family farm. We have been granted intervention in this case to address routing concerns affecting our property.

Q: Please describe the use of your property and its characteristics.

A: We own a parcel of approximately [REDACTED] which includes (1) our primary family residence used, in part, for farm business; (2) a bunkhouse and workshop used in farm operations; and (3) large machinery shed used in farm operations. The three structures and the surrounding yard represent the nucleus of our farming operation and our daily life.

Primarily, we raise cattle. To that end, we maintain about [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

As livestock owners we are tied to the operation. Those responsibilities do not take a vacation, so neither do we. Therefore, the farm is also our “recreation” and a gathering place for our children and grandchildren with much of our activity taking place in and around our residence and farm buildings.

Q: Describe the impact(s) of the proposed route.

A: The transmission line route proposed by ATXI is within 300 feet of our property and primary residence. The proposed route will impact the value and peaceful use of our

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property due to its proximity to our residence and essential farm business structures.

A 2018 study by Wyman and Mothorpe in the *Journal of Real Estate Research*¹ found that the proximity of power lines and their visibility impact property pricing negatively. In their study they noted that vacant lots (N=5,455) near high-voltage power lines sell for 44.9% less than equivalent lots that aren't located near power lines. Furthermore, real estate expert, Kelsey Heath² advises that low-voltage utility lines, supported by poles like the ones that are currently adjacent to our home, as you will see in photos below, typically do not impact property values because they are essential to keeping our residences livable. In our case, these utility poles are placed where visibility is mitigated. However, Heath notes the presence of high-voltage power lines do reduce property value. Heath further notes there can be a more severe impact on property value for rural properties where people are less desensitized to the presence of power lines, and where a scenic view is prioritized. We are gathering additional information that will be more specific about impact on our property value.

Additionally, the powerlines will impair the privacy, aesthetics, and the peaceful use of our home and farming business. We value the quality of life we have worked hard to establish and maintain for the last 22 years in the operation of our farm and in family life at this location. The privacy, the unobstructed views, and the quiet are important to our quality of life particularly because our livestock require daily care, and it is rare we can spend significant time away from our farm. Our outdoor space is our refuge in work and in

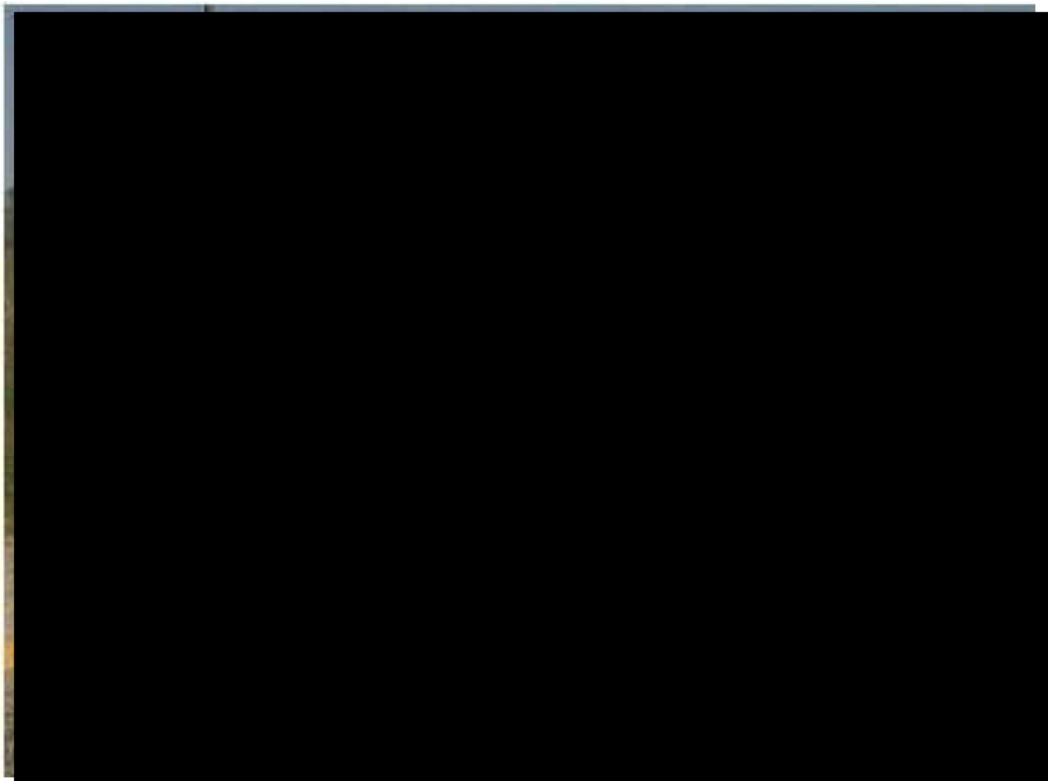
¹ Wyman, D., & Mothorpe, C. (2018). The Pricing of Power Lines: A Geospatial Approach to Measuring Residential Property Values. *Journal of Real Estate Research*, 40(1), 121–154.

<https://doi.org/10.1080/10835547.2018.12091490>

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1 play.

2 Photo Exhibits 900-906 visually demonstrate the proposed route's proximity to our
3 property boundary, residence, and farm buildings. Photo Exhibits 900-902 provide a general
4 visual context for the proposed route. Photo Exhibits 903-906 provide perspective
5 for how close in proximity our residence, structures, and life activities are to our property
6 line along Highway Y, and to the proposed site for the transmission line. The photos also
7 provide perspective on the limited visibility of the utility poles from the sight lines in the
8 front of our residence. The utility poles closest to our residence are placed across from the
9 pasture north of our residence and across from the machine shed south of our residence.



21 Photo Exhibit 900: This is [REDACTED] approaching our property from the south, and heading
22 north towards our residence and farm buildings. This shows where the stretch of the proposed
23 transmission line will cross over [REDACTED] Our property is on the right and the south property
24

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1 line starts just before the curve begins to straighten out. There are 2 white
2 buildings in the background. On the left is our machine shed. The building to the right
3 houses our repair/workshop and a 2-bedroom bunkhouse. As proposed the transmission
4 line will run adjacent to and within 300 feet of, but not on, the west border of our property
5 following the entire length of our property's ½ mile of blacktop road front. Note the
6 powerline in this photo is maintained by United Electric.



18 Photo Exhibit 901: This is a view of our residence in proximity to the other two
19 buildings. It sits across the driveway north of the machine shed (the shed on the left in Photo 1)
20 within 50-60 yards. You can see the concrete entry of the machine shed on the very left edge of
21 this photo just below the stock trailer. The building in the background is the bunkhouse and
22 workshop.

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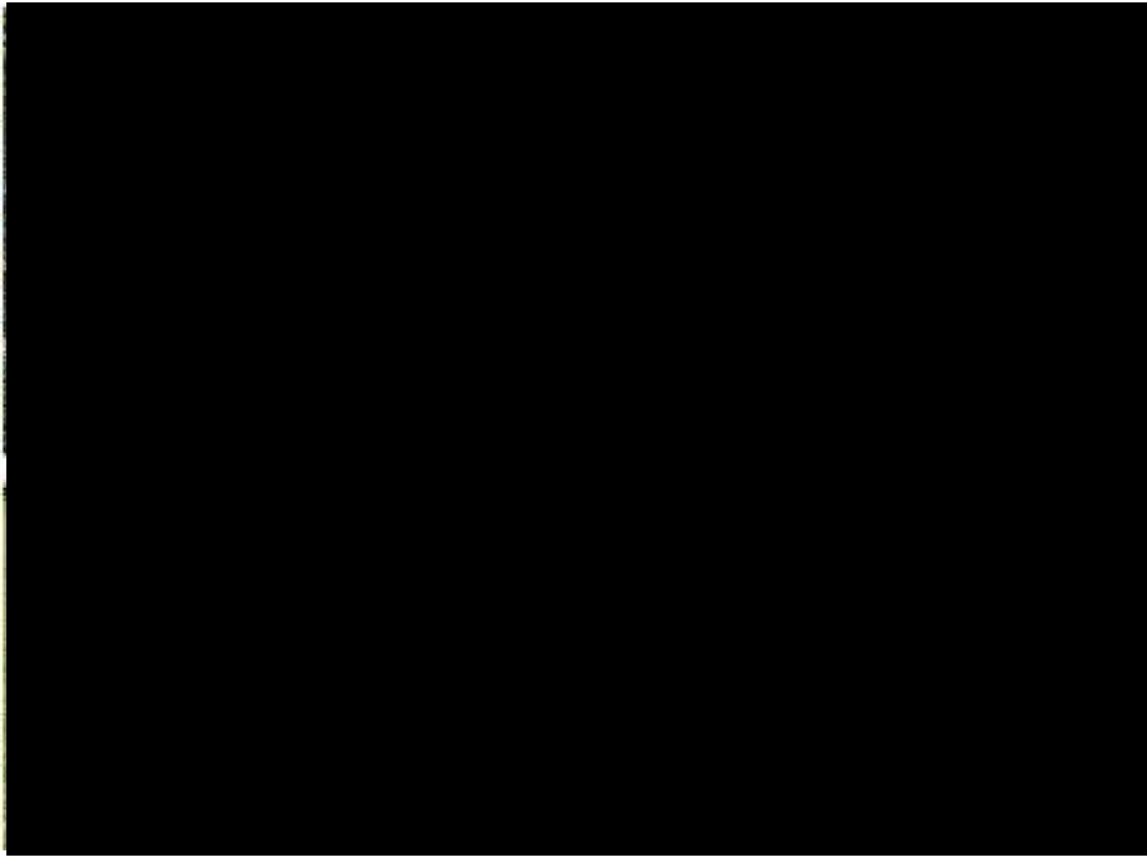


Photo Exhibit 902: This is our residence looking east from [REDACTED] The entire ½ mile of our west property boundary sits within 55 feet from an existing utility line maintained by United Electric Company, and the front steps of our residence sits within 155 feet of the same utility line.

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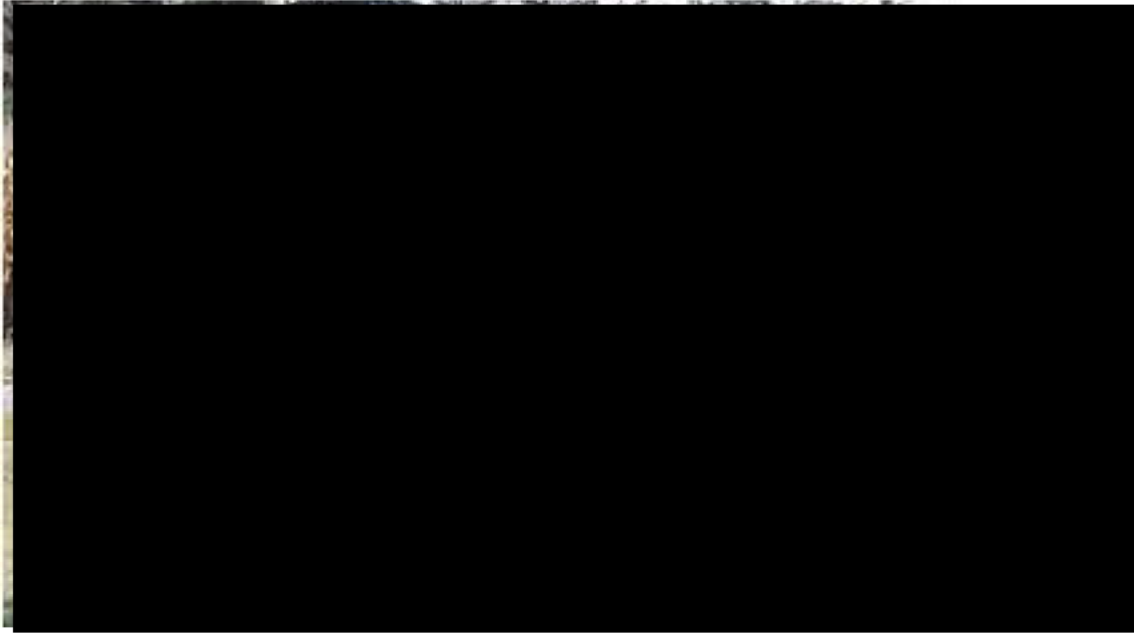
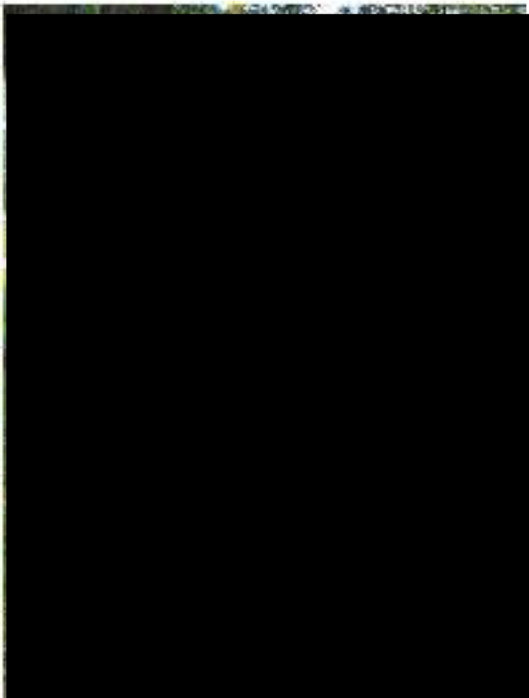
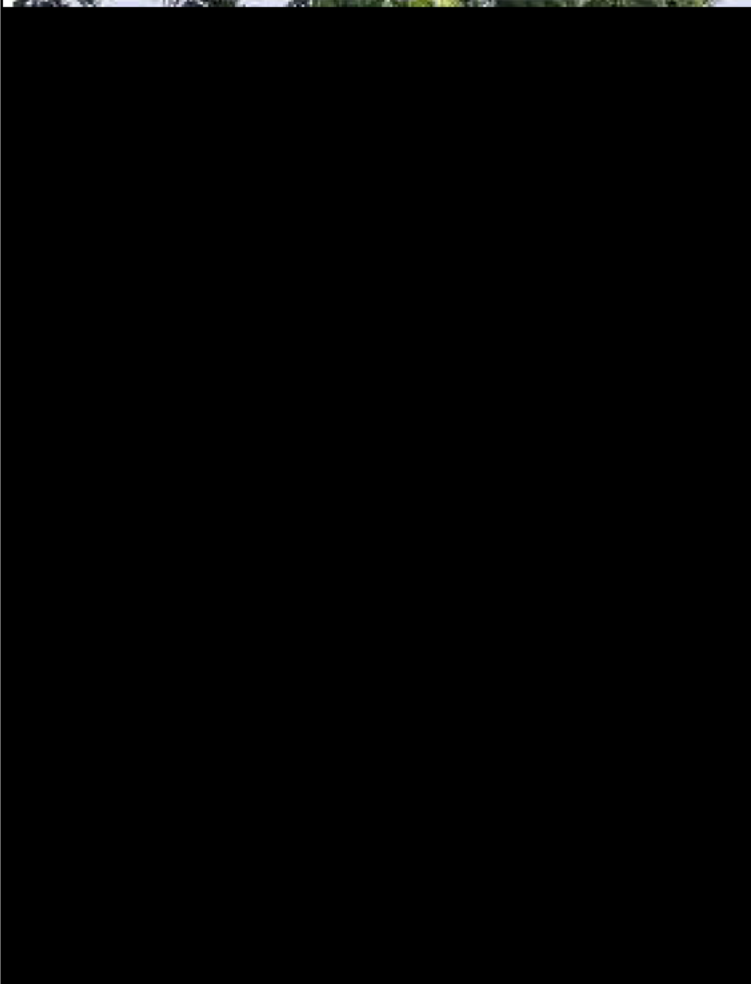


Photo Exhibit 903: Perspective standing by the flagpole that is shown in the front yard of our residence in Photo Exhibit 902.



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1 Photo Exhibit 904: Perspective from under the large maple tree, visible behind the
2 flagpole, in the front yard of our residence in Photo Exhibit 903. The maple tree aligns with our
3 front porch.



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18 Photo Exhibit 905: Another perspective from under the large maple tree, visible behind
19 the flagpole, in the front yard of our residence in Photo Exhibit 902.

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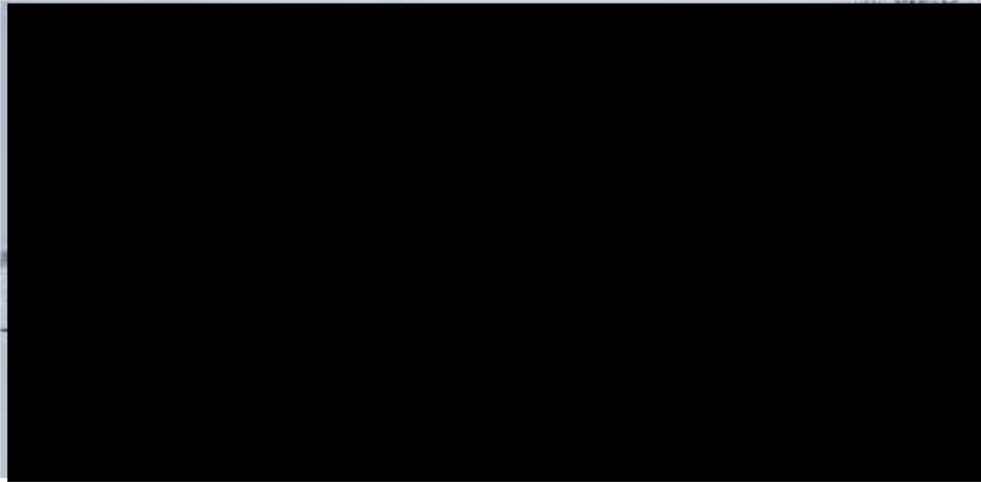


Photo Exhibit 906: This is perspective on the peace and view we desire to protect.

Q: Describe written or in-person communication you have received prior to becoming a party in this case.

A: We have retained in our files 3 written communications that were mailed to us about the FDMI project and Rochelle attended the public hearing on December 9, 2024 in [REDACTED]

[REDACTED]

In late March, 2024 we received a flyer mailing from Ameren, addressed to [REDACTED] [REDACTED] about open houses to be held in [REDACTED] [REDACTED] on April 9 at two different times. The mailing was a description of the project and stated *"We look forward to connecting with community members, landowners and stakeholders to learn as much as we can about your area to help us develop this program."* See Direct Testimony of Leah Detmers, docket item 13, Schedule LD-D1.

It was not clear that this mailing targeted specific landowners, and we assumed this to be a community wide mailing. We were unable to attend on that date due to travel and were unable to adjust due to the short time frame between the mailing and the open house. In the latter part of April we found some information on the website, and did not find

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1 interactive maps different than the map in the flyer.

2 A second communication from Ameren was sent in July, 2024. The letter was dated
3 July 5, and was received mid-July. This letter was addressed to [REDACTED]
4 [REDACTED] The letter was inexplicit and did not define proximity to
5 our residence nor match our address. The letter said to call, email or visit the project
6 website to learn more. We did access the website noted in the letter. It was also non-
7 descriptive, and we did not find an interactive map. *See attached Exhibit 907.*

8 Dated November 22, a third communication addressed to [REDACTED]
9 [REDACTED] was sent. This letter was from the Missouri Public Service
10 Commission. In this communication we were advised that the proposed route was within
11 300 feet of our property. We were also notified in the letter of two early December
12 meetings (December 9, 2024, at 6 p.m. & December 10, 2024, at 12 p.m.), and to “*PLEASE*
13 *NOTE: These local public hearings are the only opportunity for the public to present*
14 *evidence directly into the record that the PSC Commissioners review.*” *See attached Exhibit*
15 *908.*

16 Rochelle attended the December 9 hearing. Kevin was unable to attend due to
17 issues we were having with our cattle that evening. It was not until this meeting that we
18 knew with certainty where the route was planned. Rochelle did speak at the hearing
19 and followed up with communications and comments to the Office of Public Counsel. We
20 did not have the information we have obtained from EFIS since becoming party to this case
21 to help us prepare for a hearing.

22 In summary, we describe our experience as lacking information across the process
23 to effectively communicate concerns/needs in a timely informed way. The purpose of the
24

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1 first forums was not clear to us, the opportunities communicated to us to meet face to face
2 with Ameren representatives were limited to those two public meetings on April 9, and the
3 date of the meetings were not communicated very far in advance.

4 **Q: Describe alternative routing suggestions you have presented or discussed either**
5 **in documents submitted as part of this case, or in communication with Ameren, ATXI, or**
6 **Contract Land Staff.**

7 A: In our Application to Intervene (item 93, paragraph 6 in the case docket) we stated
8 with conditions that “consumer comments P202501688, P202501172, and P202501110,
9 present agreeable variations to proposed route that relieve close proximity to homes”.
10 These comments supported shifting the route to our east property border.

11 On June 6 we received a phone message from a Contract Land Staff representative
12 who stated he understood we had concerns about routing. He indicated he helped with the
13 real estate portions of the routing and wanted to talk about our concerns and see what
14 ideas we might have. On June 9, 2025 we spoke with that representative from Contract
15 Land Staff and discussed an alternative route. The representative explained he would
16 redraw the route. Then, if we agreed he would present the reroute to Ameren, and if Ameren
17 agreed he would then reach out to seek potential agreement from 2 other landowners that
18 the reroute would impact. We agreed that same day to his redrawn route which placed the
19 route along the east border of our property and away from our residence *See* attached Exhibit
20 909.

21 On June 19 I followed up to ask if communications were moving forward. The same
22 Contract Land Staff representative replied “Ameren is evaluating the route. At first blush
23 they feel it will be cost prohibitive with the additional turns and length.” We replied that it
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1 was disappointing, and that we hoped to hear more soon and would see what our attorney might
2 advise at that point. June 19 was the last communication from Contract Land Staff. *See* attached
3 Exhibit 910.

4 **Q: Does this conclude your direct testimony?**

5 A: Yes

July 5, 2024

Kevin Hiatt
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

RE: Notice of Application – Ameren Transmission Company of Illinois (ATXI) - Northern Missouri Grid Transformation Program: Fairport-Denny-Iowa/Missouri border (FDIM) Project and Maywood-Mississippi River Crossing (MMRX) Project

Dear Sir or Madam:

ATXI recognizes the importance of keeping stakeholders informed about projects that will affect them. You are receiving this letter because public records show that you own property along the route of new transmission lines that ATXI is proposing to develop.

Specifically, those records indicate that you own property along the route of the FDIM Project, a new, approximately 44-mile 345 kV transmission line that ATXI will construct in Worth, Gentry and DeKalb counties, or its one new substation in DeKalb county, or the route of the MMRX Project, a new or rebuilt, approximately 9-mile 345 kV transmission line that ATXI will construct in Marion County. Attached for your review is a project map.

In the coming days, ATXI will submit an application to the Missouri Public Service Commission (PSC) for a Certificate of Convenience and Necessity and other necessary approvals for the FDIM and MMRX Projects. The expected timing for a PSC decision is mid-year 2025.

If approved by the PSC, easement negotiations will begin in with affected landowners mid-year 2025 with construction anticipated to start in 2026. Our goal is to have this project in service by mid-year 2028 and providing benefits to the communities, including – improving local and regional energy reliability, supporting lower energy supply costs, and promoting access to diverse energy sources.

Should you have questions about the proposed route or would like to share additional information about your property, please contact the project team at 1.833.799.1633, by email at Connect@AmerenMOGrid.com or visit the project website at Ameren.com/AmerenGridMO.com to learn more about this project. If you have questions for the Missouri Public Service Commission please call 573.751.3234 or for the Office of the Public Counsel, please call 573.751.4857.

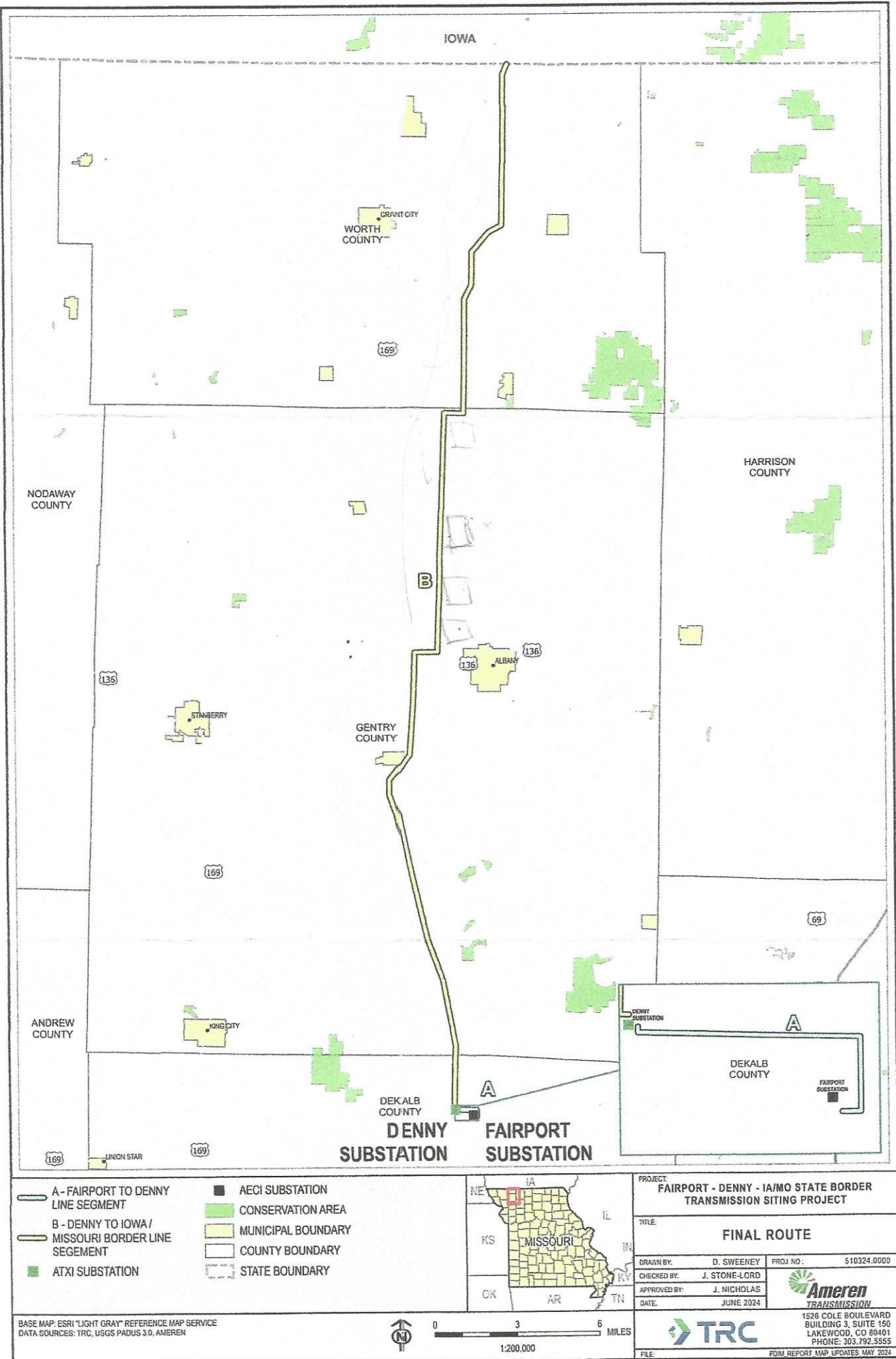
Public collaboration remains a top priority for our team and we appreciate your participation throughout our engagement process. Thank you for your time and feedback as we develop this important program to ensure safe, reliable and affordable energy for Northern Missouri.

Sincerely,



Tracy Dencker
Senior Project Manager, ATXI

[REDACTED] [REDACTED] [REDACTED]



November 22, 2024

RE: FDIM Project and MMRX Project – Local Public Hearing Notice

Dear Kevin Hiatt,

The Ameren Transmission Company of Illinois (“ATXI”) is requesting to construct, install, own, operate, maintain, and otherwise control and manage a 345 kV transmission line and associated facilities in Worth, Gentry, DeKalb, and Marion counties. Therefore, ATXI filed an application for approval with the Missouri Public Service Commission (“PSC”). **Public records show that you own property within 300 feet of ATXI’s proposed route.**

Before the Commission determines whether to approve this route, the Missouri PSC will hold two local public hearings. One will be an in-person local public hearing at the following location, and the other will be a virtual public hearing. The address for the in-person and times for both are below:

Dates:	December 9, 2024	December 10, 2024
Times:	6:00 PM	12:00 PM
Locations:	1109 South Birch, Albany, Missouri 64402	Virtual

**Instructions to attend the virtual hearing are on the back of this notice.

The Missouri PSC is holding public hearings where landowners can ask questions and testify about ATXI’s application. Each hearing is divided into two (2) parts. The first part is an informal question and answer session where representatives of ATXI, Commission Staff, and the Office of the Public Counsel will be available to answer your questions about the proposed route. The PSC Commissioners and the regulatory law judge will not attend the informal question and answer session. Any comments or concerns you share during the informal question and answer session will not be on the record.

The second part of the session occurs directly after the informal question and answer session. At that time, PSC Commissioners and the regulatory law judge will be present to hear public testimony regarding this transmission line project. You do not need to be a party to this case to testify or offer other evidence to the PSC Commissioners and the regulatory law judge at this time.

PLEASE NOTE: These local public hearings are the only opportunity for the public to present evidence directly into the record that the PSC Commissioners review. If you have additional comments or questions, or information please contact either of the following sources:

Office of the Public Counsel
P.O. Box 2230
Jefferson City, Missouri 65102
Telephone: (573)751-4857
Toll Free: (866)922-2959
E-mail: opcservice@opc.mo.gov

Missouri Public Service Commission
P.O. Box 360
Jefferson City, Missouri 65102
Telephone: (800) 392-4211
E-mail: pscinfo@psc.mo.gov

The in-person local public hearing will be held in a building that meets accessibility standards required by the Americans with Disabilities Act. However, if additional accommodations are needed for someone

who wishes to participate in either of these hearings, please call the Public Service Commission's Hotline at 1-800-392-4211 (voice) or Relay Missouri at 711 prior to the hearing.

Instructions to Attend the Virtual Local Public Hearing:

To attend the local public hearing by telephone, at the time of the hearing call toll-free 1-650-479-3207, listen to the prompt and enter the meeting number 2635 928 5519 followed by the # sign (pound/hashtag symbol). If prompted for a passcode, enter 0302.

To attend by video/internet, visit the website www.webex.com. You can also download the Cisco WebEx meetings application on your mobile device, laptop, desktop or tablet prior to the hearing and join the meeting at the hearing time by entering the corresponding meeting number and passcode listed above.

Additionally, a live audio web stream at the Commission's website, www.psc.mo.gov, will provide audio of the question and answer session and hearing. Anyone who does not intend to participate in the question-and-answer session or speak to the Commission during the hearing should listen via the web stream.

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Exhibit 909

Reroute Email

[REDACTED] (no:live:thera:st:affairs:)

Jun 9, 2025, 10:51 AM ☆ ☺ ↶

Rochelle and Kevin,

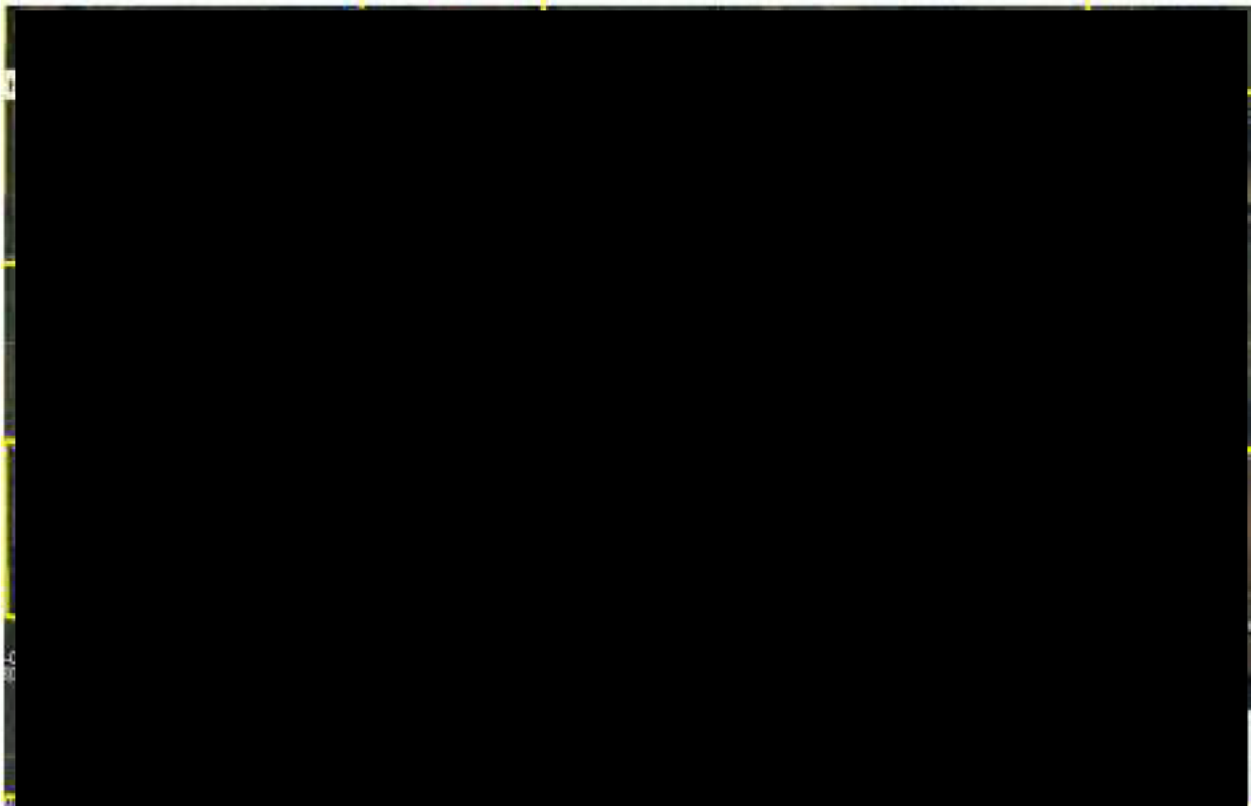
Please take a look at the red dashed line to see if I accurately captured what we discussed this morning? I will have first get your thoughts, second Amoren and then last [REDACTED] and [REDACTED]. [REDACTED] is the one I am most concerned with. I'm going to see if we can start to track down the potential ownership change.

Rochelle, I also included the pdf of the Open House materials that has specifications on the structures.

Thank you!

[REDACTED]

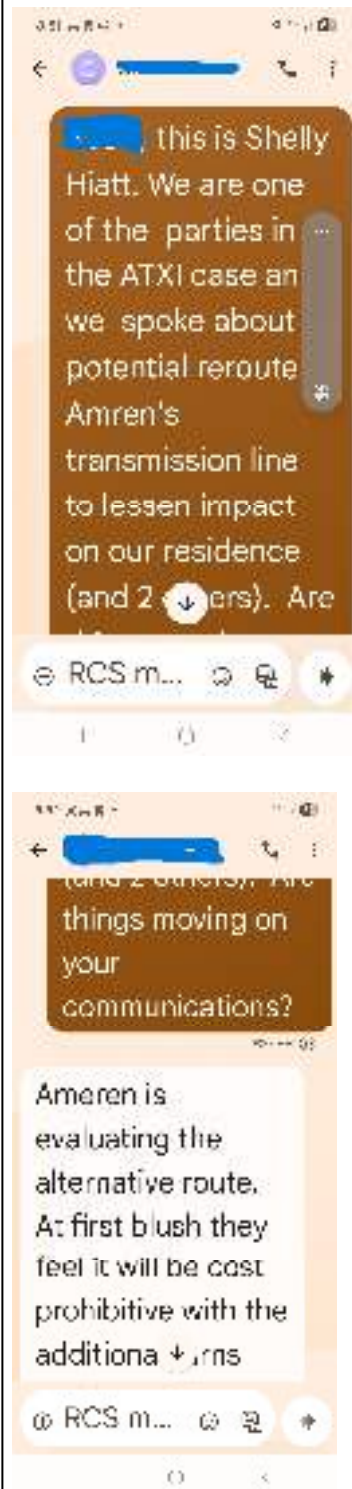
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Exhibit 910

Follow-up Communication about Reroute



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

In the Matter of the Application of Ameren
Transmission Company of Illinois for a
Certificate of Convenience and Necessity under
Section 393.170.1, RSMo. relating to
Transmission Investments in Northwest and
Northeast Missouri

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Case No. EA-2024-0302

AFFIDAVIT OF Rochelle Hiatt


STATE OF MISSOURI)

) ss

COUNTY OF WORTH)

Rochelle Hiatt, of lawful age and being first duly sworn, deposes and states:

1. My name is Rochelle Hiatt. I am a landowner who is a party to this case.
2. Attached hereto and made a part hereof for all purposes is my Direct testimony.
3. I hereby swear and affirm that my statements contained in the attached testimony are true and correct to the best of my knowledge and belief.


Rochelle Hiatt

Subscribed and sworn to me this 16th day of July 2025.



My Commission expires 12-06-25

Notary Public

