

Exhibit No.:	
Issue(s):	Routing/Citing
Witness/Type of Exhibit:	Hiatt/Surrebuttal
Sponsoring Party:	Kevin and Rochelle Hiatt
Case No.:	EA-2024-0302
Date Testimony Prepared:	August 28, 2025

**SURREBUTTAL TESTIMONY
OF**

Rochelle Hiatt

Submitted on Behalf of Kevin and Rochelle Hiatt

AMEREN TRANSMISSION COMPANY OF ILLINOIS

CASE NO. EA-2024-0302

August 28, 2025

SURREBUTTAL TESTIMONY**OF****ROCHELLE HIATT****AMEREN TRANSMISSION COMPANY OF ILLINOIS ("ATXI")****CASE NO. EA-2024-0302****I. INTRODUCTION AND BACKGROUND****Q. Please state your name and address.****A. My name is Rochelle Hiatt. I reside at [REDACTED]****Q. Are you the same Rochelle Hiatt that provided Direct Testimony in this case?****A. Yes****II. PURPOSE OF THE TESTIMONY****Q. What is the purpose of your surrebuttal testimony?****A. My Surrebuttal Testimony responds to and adds information to the Rebuttal Testimonies of Leah Detmers, James Nicholas, and Chris Kosmeyer.****III. RESPONSE TO REBUTTAL TESTIMONIES**

A. Responses in my Direct Testimony are not about how I *felt*. My Direct Testimony is about what my family *experienced*. My family has never had to navigate a process like this one. Descriptions of our experiences are similar to how some other landowners described experiences with this process. In the Transcript of the December 9, 2024 Public Hearing, one witness mentioned not getting "definitive answers" (10:14), another witness

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1 used the phrase “didn’t provided a lot of specificity” (18:7), and another summed up his
2 testimony about the process using the term “opaque.”(15:17). Last, in Albany, MO Local
3 Public Hearing Exhibit No. 1 (p3), a witness writes a statement about timely information
4 with regard to notices and all filings in the case. Public comments also reference “notice
5 given was inadequate” (P202500783); “...Ameren has done a poor job in a number of
6 areas...One area is the notification of the proposed route... I have also reached out to
7 Ameren to acquire updated maps and more specifics only to be told nothing has been
8 decided, it’s before the commission for approval. ... if you don’t have the info, you can’t
9 very well object (P202501173).

10 **Q: Were landowners the only entities to comment about communication or**
11 **information provided to landowners?**

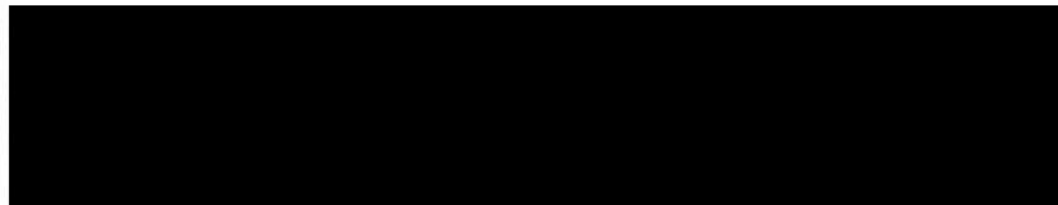
12 A: No. The Public Service Commission in their Staff Recommendation published
13 December 20, 2024 included statements and recommendations about public engagement.
14 “An individual testified at the LPH regarding quality of maps received from ATXI noting
15 the difficulty landowners had in determining whether the route affected them” (36:1-2).
16 Public Service Commission (PSC) Staff made recommendations for ATXI to maintain
17 interactive maps from the time of the public meetings held, when required, through the
18 effective date of the Commission’s Report and Order ruling on the subject CCN
19 application (43:12-18). PSC Staff also recommended ATXI “include instructions for
20 accessing the interactive maps on all required notifications sent to affected landowners.”
21 (43:9-20).

22 **Q: Are there other entities that commented about communication or information to**
23 **landowners?**

24 A: Yes, The Office of Public Counsel (OPC) filed Response to Staff’s Recommendation
25 and List of Concerns on March 7, 2025. The OPC’s response summarized comments
26 from the December 9, 2024 and the December 10, 2024 Local Public Hearings (LPH).
27 “Multiple members of the public who attended the December 9, 2024, LPH and testified
28 shared their belief that the information ATXI had shared, thus far, was vague, confusing,

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1 and insufficient.” (11:34). “The PSC held another, virtual LPH on December 10, 2024.
2 There, members of the public continued to assert their confusion around the CCN ATXI
3 requested Commission approval for, and concerns around the vague nature of ATXI’s
4 route.” (12:35).

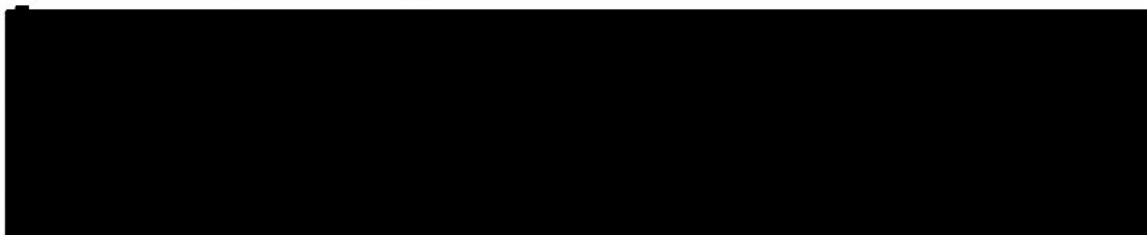


for 3

9 A: Ms. Dettmers’ Direct Testimony sponsored Schedule LD-D1. In LD-D1 it shows
10 newspaper ads in my circulation area ran in the Maryville Forum with publication dates
11 of March 28, April 4, and April 11 of 2024. The two open house meetings in Worth
12 County were held April 9, 2024. I verified via email with the Maryville Forum staff dates
13 that the ads ran to ensure I correctly interpreted the information in LD-D1. The email is
14 attached at the end of this surrebuttal testimony. In reply to my email the Maryville
15 Forum staff embedded responses directly at the end of my questions. In my circulation
16 area the first ad ran 12 days, just under 2 weeks, prior to open house and the last ad ran
17 after the open house.

18 **Q: In your email to The Maryville Forum why did you ask about the Times-**
19 **Tribune?**

20 A: In my email to the Maryville Forum (Nodaway County) I also asked about the Times-
21 Tribune (Worth County) because The Maryville Forum's parent company purchased The
22 Times-Tribune and now includes The Tribune’s content as a dedicated section for Worth
23 County news, rather than the papers operating as separate entities. The ads ran in the
24 Times-Tribune’s (Worth County) dedicated section.



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1 [REDACTED] ng
2 [REDACTED] ys
3 [REDACTED]
4 [REDACTED]
5 A: Two in-person open houses were held in Worth County on the same day, April 9,
6 2024. They represent a six-hour window of time for input.

7 **Q: Why do you see the six-hour window of time as significant?**

8 A: In the Transcript of the December 9, 2024 Public Hearing, a witness stated “The
9 original notice of the meeting, which we just found out tonight, is where you've got the
10 best chance to make changes to this line if you've got some reason for it” (12:7-10). I
11 agree with this witness.

12 **Q: What information influences your belief that this witness was correct?**

13 A: Several things.

- 14 • The Direct Testimony of James Nicholas discusses changes to route selection. Mr.
15 Nicholas states “Following ATXI’s selection, a series of public meetings was
16 conducted, and these resulted in a change to the Proposed Route as detailed in the
17 Public Engagement Section below. Following the public information meetings,
18 the Proposed Route selected for the FDIM section of Project was DO28”
19 (Nicholas Dir. 17:19-21; 18:1). Mr. Nicholas further states “Based on the
20 information collected at the meetings, which included several landowners
21 suggested re-routes, the Routing Team re-evaluated the initial routes it had
22 identified and made changes to the FDIM section of the Proposed Route”
23 (Nicholas Dir. 20:15-17).
- 24 • Furthermore, Mr. Nicholas’ Direct Testimony informs “ATXI presented mapping
25 and project technical and schedule information to the public and local officials.
26 The mapping showed the end points for both Projects and the Study Areas. In
27 addition, GIS stations (integrated computer systems that manage and visualize
28 geographic data and landowner/parcel data) and large format maps were available

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1 with property lines and identification to allow attendees to identify their
2 properties in relation to the Projects. The public was invited to comment on Phase
3 1, including adding land use information the Routing Team might not have been
4 aware of and making suggested route changes especially where it might affect
5 their properties. ATXI and TRC attended two public meetings per county for each
6 of the Phase 1 elements. (Nicholas Dir.19: 13-20)

- 7 • Last, Mr. Nicholas' Direct Testimony states "ATXI's Public Engagement Team,
8 described by ATXI witness Ms. Dettmers, received formal comments during the
9 April 2024 public open house meetings or mailed thereafter. Most comments were
10 provided at the GIS mapping stations and tabletop maps during the meetings"
11 (Nicholas Dir.20:6-8).

12 •

13
14
15 **Q: Explain how this information influences your belief.**

16 A: At the in-person meetings, GIS stations (integrated computer systems that manage and
17 visualize geographic data and landowner/parcel data) and large format maps were
18 available with property lines and identification to allow attendees to identify their
19 properties in relation to the Projects in real time. It was instant and hands on input and
20 attendees had some detailed information for how to follow-up and ask questions after.
21 The same quality of information was not visible when I visited the Program website after
22 the public meeting. In reflection, I see how our inability to attend the public meeting
23 slowed down time to navigate the information flow and provide meaningful input before
24 May 14, 2024 when the route was selected, and to better navigate this process.

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1 [REDACTED]
2 [REDACTED]
3 [REDACTED]
4 A: My first verbal communication was with Contract Land Staff who supervised an
5 information table at **the December 9, 2024** LPH in Albany, MO. During that time the
6 CLS agent displayed the route and visited with landowners about opportunities to
7 microsite if landowners agreed on changes that met other criteria. I attended the LPH
8 because of a letter we received in late November, 2024 from the Public Service
9 Commission (PSC) and by that time we were aware it would be **on** the property of the
10 farms across the highway from us. Because it was stated in the letter from PSC that the
11 route was within 300 feet of our property we understood the potential for it to be close to
12 our residence. We did not communicate with the public engagement team after we
13 received the letter in July, 2024 because, in general, we were not opposed to the Project
14 and we were naïve. The July, 2024 letter noted it would run “along” our property. In my
15 everyday language that means “not on your property” and we were relieved by that. It did
16 not occur to us that we needed to identify our long-established residence as a sensitivity.
17 We were aware by that time that new home builds in our area, missed in the early stages
18 of the project, were being identified as “sensitivities” so we were caught off guard when
19 we learned in November of 2024 that our home was potentially very close to the
20 proposed line.

21
22 We did not follow up on further communication with CLS after the hearing because the
23 commission’s letter noted the local public hearings were the only opportunity to present
24 evidence that would be in the record for the PSC Commissioners to review and we
25 assumed a decision would be rendered without further considerations. In addition, the
26 letter mailed July 5, 2024 from ATXI noted conversations would occur as easements
27 were considered when and if the route was approved so we were preparing for that

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1 | contact. I did speak with a representative from the Office of Public Counsel after the
2 | hearing, asked questions, and expressed concerns.

3 |
4 | Following the LPH, we were not aware of any other details in this case until April of
5 | 2025 when we were notified that the Commission had reopened the Intervention deadline
6 | and our motion to intervene was accepted. Until that point we assumed our next
7 | communication might be from Contract Land Staff as the July 2024 letter had stated. As
8 | an intervener I reached out to [REDACTED] for explanation of items on the procedural
9 | schedule and "rules" for communicating with other parties. I expressed interest in
10 | speaking to someone about the route. [REDACTED] and I spoke on June 5, 2025. He
11 | explained it was still permissible to communicate with ATXI consultants about the route.
12 | The next day Contract Land Staff left us a message, and it was appreciated. So yes,
13 | Contract Land Staff called us first. Maybe it was a coincidence, or maybe that
14 | communication was facilitated by [REDACTED]

15 | [REDACTED]
16 | [REDACTED]
17 | [REDACTED]
18 | [REDACTED] approximate ½ mile of road
19 | front property and our residence [REDACTED] The addition of
20 | a 345kV transmission line 270 from our residence and 260 feet from our largest building
21 | will impact the use of our property. We are closing in on retirement and had initiated
22 | plans to rebuild a one-story home where our current residence sits. Those plans are on
23 | hold until we can fully consider the outcome of this case.

24 |
25 | Additionally, we cannot relocate anywhere along the property's approximate ½ mile of
26 | highway access and avoid the proposed transmission lines. If we want to relocate our
27 | residence, building farther from the main road poses some restraints as it requires
28 | additional costs to run utilities, construct a drive, etc. We do understand we are not

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1 prohibited to build where our current residence sits due to the transmission line. The issue
2 of use for us is two-fold. One, as I explained in my Direct Testimony the residence is part
3 of the nucleus to our farm operations and rebuilding in an alternate location will change
4 how we are able to efficiently manage daily farm work, so that weighs heavily on our
5 decision. Two, the yard between the road and our larger shed and our residence are the
6 spaces most used for family games, recreation, and enjoyment. The viewshed of the
7 transmission lines and the size of the structures differ significantly than the smaller and
8 less visible distribution lines and poles. By design or by luck, as noted in my Direct
9 Testimony, the current poles are placed or so as not to obstruct views from the front of
10 our home.

11 **Q: In Rebuttal Testimony Chris Korsmeyer states “While some studies may suggest**
12 **an impact on property values, others reflect that power lines or transmission lines**
13 **do not impact property values, or only have a marginal effect. In evaluating claims**
14 **of potential impact of transmission lines on property values, the findings presented**
15 **in the professional industry article, Power Lines and Property Prices, provides a**
16 **comprehensive analysis of empirical studies and appraisal methodologies used to**
17 **assess the influence of transmission infrastructure on property value. The authors**
18 **find that based on actual sales data of prices paid for properties on or adjacent to**
19 **power lines, including single-family homes and farmland, transmission lines do not**
20 **have significant impact on property values, especially over time.” (Korsmeyer**
21 **Rebuttal, 9:20-22; 10:1-6). How do you respond?**

22 A: We are getting into retirement years. Land ownership is a significant investment
23 across our adult life. Losses to value, even when considered as “marginal effects”, can
24 have situational impact on small farms like ours, aside from a selling price. For example,
25 equity and ability to borrow is one impact to consider in how we will maintain our
26 operation now and into the future to benefit our children and grandchildren.

IV. CONCLUSION

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1 **Q: How would you like to conclude your testimony?**

2 A: Much of the onus for information gathering in this process was on us. Our
3 inexperience and not being able to attend the public meeting was a disadvantage, in our
4 case. We are appreciative of the communication that has occurred and remain interested
5 in a positive resolution.

6 **Q: What is a positive resolution?**

7 A: Positive resolutions include

- 8 • protection of landowner rights and interests,
- 9 • adequate compensation to landowners for the impact the route will have on
10 property value,
- 11 • adjustment of routes that take into consideration the value of an owner's daily life
12 and the impact routes will have on daily life, especially where the route
13 encroaches close to a residence—private property rights are fundamental in the
14 U.S and there can be a way to balance those two competing ideas in this process,
15 though it might mean more cost to the route
- 16 • site structures to mitigate obstructive views in rural areas, especially where the
17 route encroaches close to a residence.
- 18 • in absence of consideration that balances the rights, interests, and needs of
19 intervenors with the “public good” denial of the CCN.

20 **Q: Does this conclude your testimony?**

21 A: Yes.

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

In the Matter of the Application of Ameren)
Transmission Company of Illinois for a) Case No. EA-2024-0302
Certificate of Convenience and Necessity under)
Section 393.170.1, RSMo. relating to)
Transmission Investments in Northwest and)
Northeast Missouri)

AFFIDAVIT OF ROCHELLE HIATT

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

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

1. My name is Rochelle Hiatt. I am an affected landowner in this case.
2. Attached hereto and made a part hereof for all purposes is my Surrebuttal 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
Rochelle Hiatt

Subscribed and sworn to me this 28 day of August 2025.

Roberta Owens

My Commission expires 12-06-2025 Notary Public

