

Exhibit No. 950

McGinley-Krawczyk Farms, LLC – Exhibit 950
Testimony of Rebecca McGinley
Direct
File No. EA-2024-0302

Exhibit:	
Issue(s):	Routing Concerns
Type of Exhibit:	Direct Testimony
Witness:	Rebecca McGinley
Sponsoring Party:	McGinley- Krawczyk Farms, LLC
File No.:	EA-2024-0302
Date Testimony Prepared:	July 17, 2025

MISSOURI PUBLIC SERVICE COMMISSION
FILE NO. EA-2024-0302

DIRECT TESTIMONY

OF

REBECCA MCGINLEY

ON BEHALF OF

MCGINLEY-KRAWCZYK FARMS, LLC

July 17, 2025

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I. INTRODUCTION

Q. Please state your name and address.

A. Rebecca McGinley, 3752 State Highway H, Darlington, Missouri 64438.

Q. What is your relation to McGinley-Krawczyk Farms, LLC?

A. I am a member and the manager of McGinley-Krawczyk Farms, LLC.

Q. What is your occupation?

A. I am an associate circuit judge in Gentry County.

Q. What is your home address?

A. 3752 State Highway H, Darlington, Missouri 64438 (“The McGinley Residence”). There are two residences at that address, located on Parcel Number 10-05-16-06.

Q. Are you familiar with the application for Certificate of Convenience and Necessity (“CCN”) filed by Ameren Transmission Company of Illinois (ATXI) for the “Northern Missouri Grid Transformation Program”?

A. Yes, I am familiar with the proposal to construct a new, approximately 44 miles of 345kV Transmission line in Northern Missouri,

1 including through Worth, Gentry, and Dekalb County (the “Project”). I have
2 reviewed the Direct Testimony filed by the ATXI Witnesses in this case.

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

4 A. The purpose of my testimony is to respond to the Application for
5 a CCN. As detailed below, the project will impact three parcels that I own.
6 See Schedule MS-1. My testimony summarizes concerns about the proposed
7 Project. I will also explain why the Commission should impose a new route on
8 the CCN, should it issue a CCN, to preserve the interests of homeowners and
9 farmers.

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

12 A. No.

13 **II. THE MCGINLEY PROPERTY & RESIDENCES**

14 **Q. How long have you lived at 3752 State Highway H?**

15 A. I lived at 3752 State Highway H from when I was born
16 (November 8, 1972) to when I started college in August of 1991. My parents
17 continued living there (until their deaths in 2015 and 2020). I moved back in
18 to take care of my mother in 2017 and have lived there ever since.

19 My husband and I converted one of the pole barns (east of the main
20 residence) into another residence while we constructed a new home where my

1 parents' residence previously sat. The pole barn residence will continue to
2 serve as a guest residence going forward.

3 **Q. How long has this parcel been in your family?**

4 **A.** More than fifty years, my parents purchased it in 1970.

5 **Q. Who currently resides in the McGinley Residence?**

6 **A.** I reside at the home, along with my husband and our two minor
7 children (girls) – ages nine and seven.

8 **Q. Tell us more about the parcel on which the McGinley**
9 **Residence is located.**

10 **A.** The parcel on which the residence is located sits on 218 acres of
11 land. On this land is the guest residence, our newly constructed residence, a
12 detached 3-car garage, a garden and flower beds, and a playhouse for my
13 children. In addition to these structures, this parcel also includes row-crops, a
14 pasture, and hay ground which has been farmed or leased for fifty years.

15 **Q. In addition to the parcel on which your home sits, what**
16 **other parcels do you own?**

17 **A.** We own a total of 765 acres in Gentry County. 473 of those said
18 acres (which consists of three parcels) will be affected by this project.

19 **Q. What parcels will be affected by this project?**

20 **A.** The parcels that will be affected are Paracel Nos. 10-05-16-06, 10-
21 05-21-08, and 10-08-28-01.

1 **Q. Tell us more about these other parcels.**

2 A. Parcels No. 10-05-21-08 and 10-08-28-01 are row-crop and
3 agricultural grounds that are currently in a Conservation Reserve Program
4 with the United States Department of Agriculture from October 1, 2020, until
5 September 30, 2035.

6 **Q. How long have you owned the other parcels?**

7 A. I have owned these parcels since my mother passed in January of
8 2020. I officially recorded ownership on October 22, 2020. The parcels have
9 been in my family since 1987.

10 **III. THE PROPOSED ROUTE**

11 **Q. Are you familiar with ATXI's current proposed route?**

12 A. Yes.

13 **Q. How does it impact the McGinley Residence?**

14 A. The current proposed route would have the 345 kV transmission
15 lines running less than 400 feet from my home. See Schedule MS-2.

16 **Q. How does it impact the other parcels you own?**

17 A. The current proposed route would have the 345 kV transmission
18 lines running over and bisecting three of my parcels. See Schedule MS-3. On
19 the south side of my 218-acre parcel (where my homes are), we have corn

1 planted in that 14.9-acre field (this is row-crop ground that we rotate
2 planting soybeans and corn in every year). Within that field there are already
3 three power line structures, to add more would render the property unusable.
4 Additionally, adding more power line structures to the two southern most
5 parcels (Parcels Nos. 10-05-21-08 and 10-08-28-01) would takeaway acres
6 that are currently under contract with U.S. Department of Agriculture.
7 Further, when this contract expires in 2035, we will be left with a row crop
8 and agricultural property with multiple structures sitting in it. These
9 structures would make the field essentially useless as farming around and
10 under those structures would be hazardous.

11 **IV. THE INTEREST OF MCGINLEY-KRAWCZYK FARMS, LLC**

12 **Q. Why have you intervened in this case?**

13 A. We first learned that we would be potentially impacted by the
14 project in April 2024. We have been doing our very best to read all of the
15 information provided by ATXI, attend any public comment sessions, and ask
16 questions. Because every route proposed by ATXI so far would directly impact
17 our new home and farmland, we felt the need to reach out to an attorney.

18 We have intervened in this case because the Project proponents have
19 seemed to ignore the direct and significant impact this project will have on
20 private property owners.

1 We have been disappointed by the lack of communication and
2 consideration by the Company throughout the process in their failure to
3 consider other routes which would mitigate the impact to our property and
4 our newly constructed home.

5 **Q. Are you opposed to the application for a Certificate of**
6 **Convenience and Necessity (CCN) by ATXI?**

7 A. Unless the Commission adopts our proposed alternate route, and
8 imposes additional conditions, we are very much opposed. We respectfully
9 ask the Public Service Commission to deny ATXI's request for a CCN as not
10 in the public interest, unless the Commission requires the Company to use
11 the alternate route and impose additional conditions.

12 **Q. Have you reviewed the direct testimony of Dr. Todd**
13 **Schatzki regarding the public interest?**

14 A. Yes. I was disappointed that his testimony (Schatzki, 14:5 –
15 15:12) failed to address the interest of property owners directly affected by
16 the project. I am pleased with my current service, and have not had any
17 issues.

18 **Q. What concerns do you have about the Project?**

19 A. We are concerned that the Public Service Commission's approval
20 of the transmission line will:

21 (1) compromise our constitutionally protected private property rights;

1 (2) impair existing contracts involving the McGinleys' Property,

2 (3) endanger my husband, our 2 young minor children (girls), myself,

3 and our farm animals;

4 (4) destroy previous investments in the land; and

5 (5) diminish land and home values.

6 **Q. Specifically, what rights are you concerned you will be**
7 **forced to give up if ATXI is granted a CCN?**

8 A. We are concerned we will be forced to give up rights, including
9 but not limited to:

10 (1) The ability to set the price for the land;

11 (2) The loss of present enjoyment and use of the land;

12 (3) The loss of future enjoyment and land use options;

13 (4) The fragmentation of parcels of land by the easement; and

14 (5) The loss of timber and wildlife.

15 **Q. What are your concerns regarding the proposed route?**

16 A. The current proposed route would have the 345 kV transmission
17 lines running less than 400 feet from my home. Further, we have two minor
18 children ages nine and seven (girls) who will also be living very near these
19 power lines. Finally, I know of at least one other property owner, Traci Cass,
20 who has or is planning to build a home on her property in the future and was

1 able to have to route adjusted to accommodate her, I simply ask the same
2 consideration for my built home.

3 **(A) DIMINISH LAND AND HOME VALUES**

4 **Q. What is another reason for opposing the transmission**
5 **line?**

6 A. The main concern surrounding the transmission line is its close
7 proximity to our houses.

8 **Q. How will the transmission line affect the value of the**
9 **McGinley Residence?**

10 A. By having a high voltage transmission line less than 400 feet
11 away from the residence, the value of our home will undoubtedly diminish.

12 **Q. How will the transmission line affect the value of your**
13 **property?**

14 A. The loss of the ability to set price for the land, the loss of present
15 enjoyment and use of the land, the loss of future enjoyment and land use
16 option, and the fragmentation of the parcels of land by easement will only
17 serve to diminish the property's present value.

18 **Q. What will be the dollar amount of the reduction?**

19 A. We are not sure at this time the extent to which it will devalue
20 the property.

1 **Q. Do you have examples of the negative impact of high-**
2 **voltage direct current line on home values?**

3 A. We are aware of an article in which homes where a HDVC line
4 was installed near the homes were sold at discounts of \$70,000 or more.¹
5 Another article suggests proximity to power lines can decrease property
6 values 10-40%.²

7 **(B) IMPAIRMENT OF CONTRACTS**

8 **Q. Are there other reasons you oppose the transmission line?**

9 A. Yes, as I mentioned we currently contract with the U.S.
10 Department of Agriculture enrolling the parcel nos. 10-05-21-08 and 10-08-
11 28-01 in a Conservation Reserve Program. We have concerns the Project will
12 negatively affect this contractual relationship.

13 **(C) EMF Exposure**

14 **Q. What is another reason for opposing the transmission**
15 **line?**

¹ See Tsawwassen homes selling fast: BC Hydo, CBC News, July 21, 2010, accessed August 2021, <https://www.cbc.ca/news/canada/british-columbia/tsawwassen-homes-selling-fast-bc-hydro-1.961436>.

² See Buying House Next to Power Lines and How it Affects Resale, Gustan Cho Associates, January 18, 2021, accessed August 2021, <https://gustancho.com/buying-house-next-to-power-lines>.

1 A. I also have concerns about EMF Exposure. Studies have found
2 EMF exposure is directly correlated with a negative impact on
3 neurobehavioral functions in children.³ Further, studies have found that
4 women living less than a thousand feet from 240-400kV lines may have up to
5 a four times higher risk of infertility.⁴ Finally, prolonged EMF exposure
6 increases the risk of childhood leukemia, and may cause headaches, fatigue,
7 sleep disturbances, skin irritation, skin tingling, stress, and anxiety. *Id.* The
8 risk of these negative health impacts is increased for vulnerable populations
9 such as children. *Id.*

10 **V. THE MCGINLEY ALTERNATE ROUTE**

11 **Q. Have your proposed alternatives which would mitigate**
12 **your concerns to ATXI?**

13 A. Yes. See the black line on Schedule MS-4.

14 **Q. Describe that alternative.**

³ See Association between Exposure to Electromagnetic Fields from High Voltage Transmission Lines and Neurobehavioral Function in Children, PLOS ONE, July 2013, accessed July 2025, <https://doi.org/10.1371/journal.pone.0067284>.

⁴ See Exposure to Electromagnetic Fields of High Voltage Overhead Power Lines and Female Infertility, The International Journal of Occupational and Environmental Medicine, January 2019, accessed July 2025, <https://doi.org/10.15171/ijoem.2019.1429>.

1 A. The alternate route would move the line several hundred feet to
2 the west, making the line a minimum of 1,000 feet from the McGinley
3 Residence.

4 **Q. Would the proposed alternate route impact any new**
5 **parcels or property owners?**

6 A. No.

7 **Q. Would the proposed alternate route differently impact any**
8 **parcels or property owners already impacted?**

9 A. Yes.

10 **Q. Explain.**

11 A. The proposed alternate route would continue to bisect the parcel
12 directly west of the parcel with the McGinley Residence (the “Murphy
13 parcel”).

14 **Q. Does anyone reside on the Murphy parcel?**

15 A. No.

16 **Q. Are there any structures on the Murphy parcel?**

17 A. There is a vacant, dilapidated house that I understood was going
18 to be razed several years ago. See Schedule MS-5.

1 **Q. What is the current use of the Murphy parcel?**

2 A. To the best of my knowledge, the Murphy parcel is currently
3 being used as row crop ground.

4 **Q. What else do you know about the Murphy parcel?**

5 A. It has been for sale for some time and has been marketed by the
6 owner, who lives in Iowa, as “tillable investment property.” See Schedule MS-
7 6.

8 **Q. Is ATXI agreeable to your proposed alternate route?**

9 A. No.

10 **Q. Do you know why?**

11 A. I believe because the Murphys object to the proposed alternate
12 route. I don’t see why their objection should outweigh my objection when my
13 parcel contains residential homes and theirs does not.

14 **VI. MCGINLEY RECOMMENDATIONS**

15 **Q. Why are you asking the Commission to carefully weigh**
16 **"promoting the public interest" in making their decision?**

17 A. The Commission must consider the "public interest" when
18 determining whether a CCN should be issued. Here, the Project imposes

1 significant detriments on affected landowners - yet ATXI glosses over the
2 public interest in its Direct Testimony, only looking at the public at large
3 (and their own interests).

4 **Q. What conditions would you recommend be imposed to**
5 **protect landowners?**

6 A. The Commission should require ATXI to:

7 1. Require ATXI to accept the McGinley alternate route where
8 the transmission line is at least 1,000 feet from the McGinley homes;

9 2. Require ATXI to give assurances that they will not place
10 any structures on parcel 10-05-16-06; and

11 3. Adequately compensate landowners for diminished
12 property value.

13 **Q. Does this conclude your testimony?**

14 A. Yes.

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

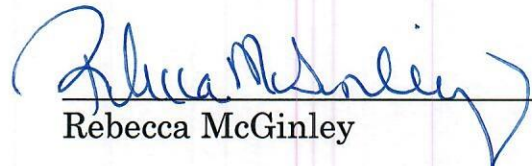
In the Matter of the Application of Ameren)
Transmission Company of Illinois for a)
Certificate of Convenience and Necessity) File No. EA-2024-0302
Under Section 393.170.1, RSMo Relating)
to Transmission Investments in Northwest)
and Northeast Missouri)

AFFIDAVIT OF REBECCA MCGINLEY

State of Missouri)
) ss.
County of Gentry

Rebecca McGinley, being first duly sworn on her oath, states:

1. My name is Rebecca McGinley. I live at 3752 State Highway H, Darlington, Missouri 64438.
2. Attached to this affidavit and made a part hereof for all purposes is my Written Direct Testimony (testimony) on behalf of myself and McGinley-Krawczyk Farms, LLC. The testimony is 15 pages and has been prepared in the appropriate format to be introduced into evidence in the case above.
3. I hereby swear and affirm that my answers contained in the attached testimony to the questions promulgated therein are true and correct.



Rebecca McGinley

Subscribed and sworn to before me, the undersigned, a Notary Public in
and for the county and state aforesaid, on this 17th day of July 2025.

Shari Scott

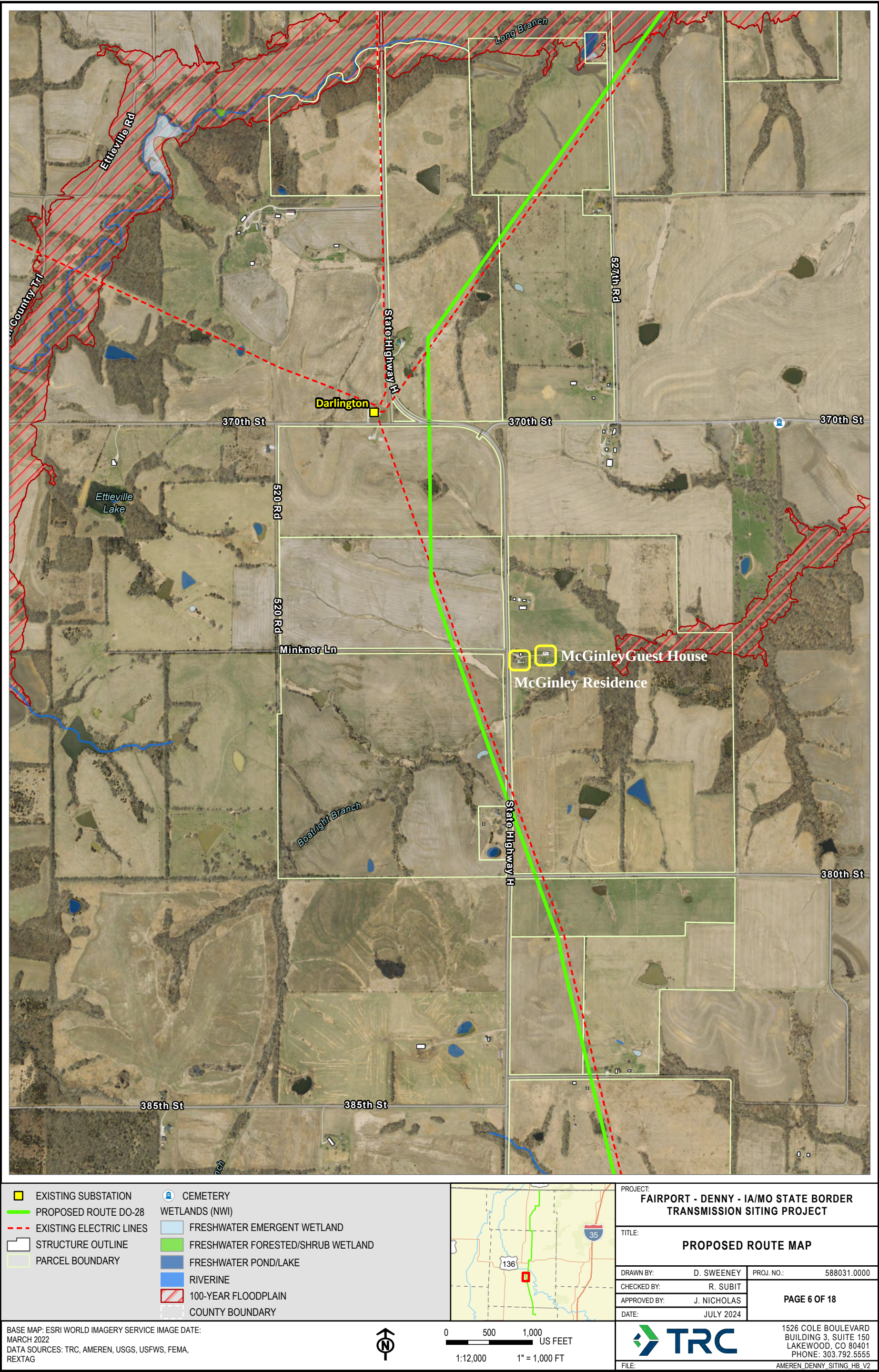
Notary Public

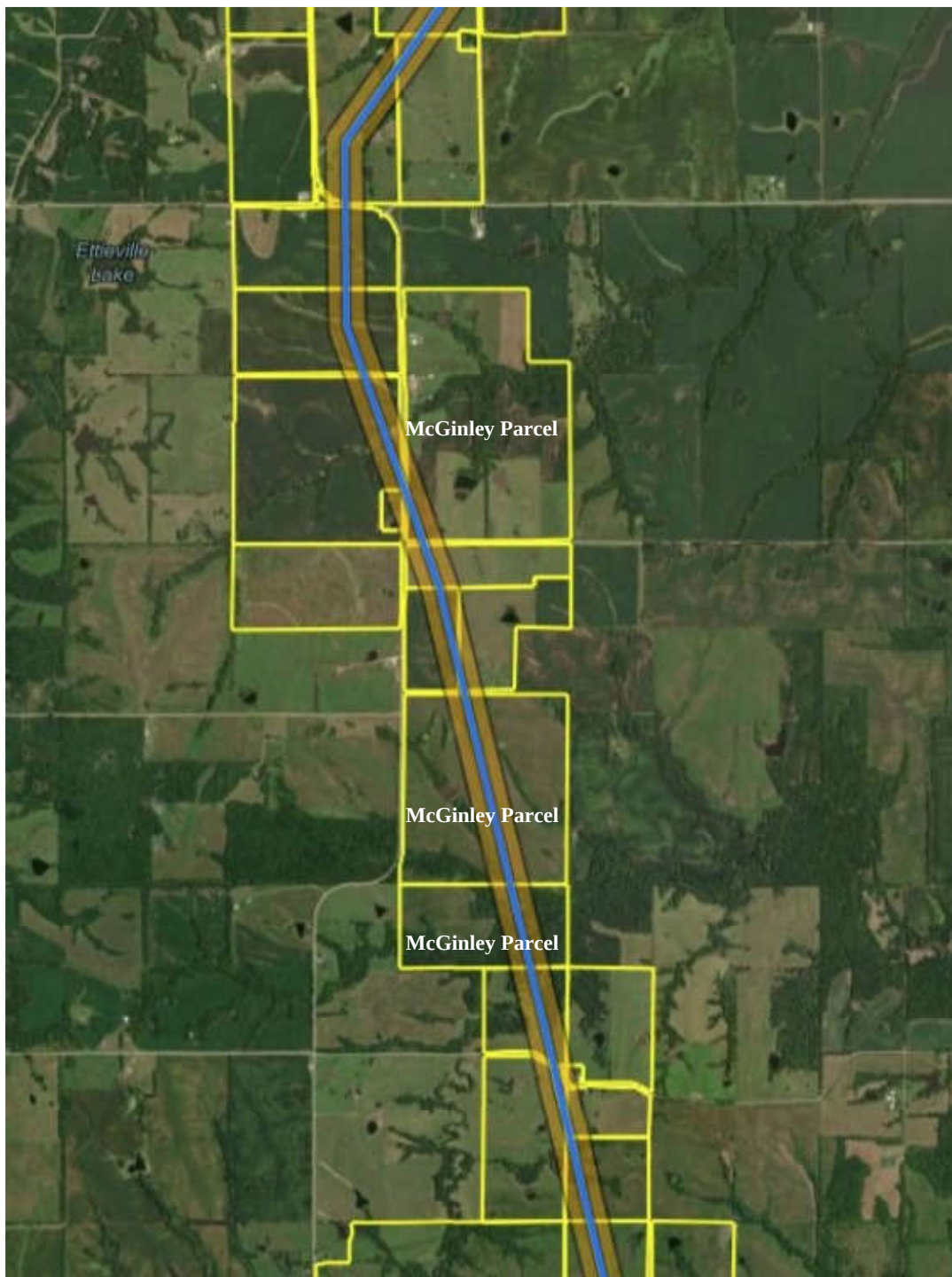
My Commission Expires: 6-02-2028



<u>Notification</u>	<u>Owner Name</u>	<u>Address 1</u>	<u>City State Zip</u>	<u>Parcel PIN</u>	<u>County</u>
McGinley-Krawczyk Farms, LLC 3752 State Highway H, Darlington, Missouri 64438	McGinley-Krawczyk Farms, LLC	3752 State Highway H	Darlington, Missouri 64438	10-08-28-01	Gentry
McGinley-Krawczyk Farms, LLC 3752 State Highway H, Darlington, Missouri 64438	McGinley-Krawczyk Farms, LLC	3752 State Highway H	Darlington, Missouri 64438	10-05-21-08	Gentry
McGinley-Krawczyk Farms, LLC 3752 State Highway H, Darlington, Missouri 64438	McGinley-Krawczyk Farms, LLC	3752 State Highway H	Darlington, Missouri 64438	10-05-16-06	Gentry

COORDINATE SYSTEM: NAD 1983 STATEPLANE MISSOURI WEST FIPS 2403 FEET; MAP ROTATION: 0
-- SAVED BY: DSWENEY ON 7/10/2024, 12:06:17 PM; FILE PATH: T:\1-PROJECTS\AMEREN\510324_AMEREN_DENNY_SITING\2-APRX\AMEREN_DENNY_SITING_HB_V2.APRX; LAYOUT NAME: FDIM_PREF_ROUTE_SERIES







Tillable Investment Property in Northwest Missouri

GALLERY MAP VIEW



Click image to view full screen.

DOWNLOAD DIGITAL PDF ([HTTPS://MIDWESTLANDGROUP-WP.S3.US-EAST-2.AMAZONAWS.COM/WP-CONTENT/UPLOADS/2024/02/GENTRY159NEW-SALESFLYER-1.PDF](https://midwestlandgroup-wp.s3.us-east-2.amazonaws.com/wp-content/uploads/2024/02/gentry159new-salesflyer-1.pdf))

Price: \$942,991
County: Gentry

Acreage: 159
State: Missouri

Schedule MS-6

Price Per Acre

\$5,930.76 per acre

Property Description

Located in Gentry County lies this excellent tillable and recreational farm offering a strong return and recreational use. The property consists of 159 +/- total acres with 133 +/- tillable acres in production currently planted to soybeans. Two ponds, blacktop frontage and several wooded draws are additional perks to this exceptional tract.

The tillable acres on the farm consist mostly of Lamoni clay loam, Grundy silt loam, and Shelby loam with a weighted average of 2.88. Terraces are present along the northern portion of the farm. The tillable acres on the farm consist mostly of Lamoni clay loam, Grundy silt loam, and Shelby loam with a weighted average of 2.88. Terraces are present along the northern portion of the farm. There is a cash rent agreement in place for 2025 on the tillable acres.

Quail were heard while touring the property, as well as an abundance of deer and turkey tracks. With access roads on the north and west, access to the property is very attractive. Deer rubs are present and there are many excellent trees for turkeys to roost. The topography funnels movement that will create ideal opportunities during the rut. No hunting has been allowed on the property previously. The mixture of timber and row crop should demand a strong hunting lease if you are looking to maximize ROI.

This is a fantastic tillable and recreational farm located in northwest Missouri. Contact Drew Yarkosky at (816) 599-3647 today for additional information and to arrange a private showing.

Property Features

- 159 +/- total acres
- 133 +/- tillable acres
- Class II and III soils
- Blacktop frontage
- Weighted average of 2.88

- Tillable acres open for 2025
- Deer, turkey, and quail present
- Ideal funnels for hunting
- 1.9 miles to Darlington, Missouri
- 7.4 miles to Albany, Missouri

Property Address

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