

ILLINOIS COMMERCE COMMISSION

DOCKET No. 12-_____

DIRECT TESTIMONY

OF

RICK D. TRELZ

Submitted On Behalf

Of

AMEREN TRANSMISSION COMPANY OF ILLINOIS

NOVEMBER, 2012

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6 **Ameren Transmission Company of Illinois**

7 **I. INTRODUCTION AND WITNESS QUALIFICATIONS**

8 **Q. Please state your name, business address and present position.**

9 **A.**My name is Rick D. Trelz. My business address is 420 N. 2400 East Road, Pana, IL,
10 62557. I am a Real Estate Supervisor for Ameren Services Company (“Ameren Services”) as
11 agent for Ameren Transmission Company of Illinois (“ATXI”). Both Ameren Services and
12 ATXI are subsidiaries of Ameren Corporation (“Ameren”).

13 **Q. Please summarize your educational background and professional experience.**

14 **A.**My educational background and professional experience is attached as an Appendix to
15 this testimony.

16 **Q. What are your duties and responsibilities in your present position?**

17 **A.**I am responsible for electric transmission right-of-way acquisition and real estate services
18 for ATXI.

19 **II. PURPOSE AND SCOPE**

20 **Q. What is the purpose of your testimony in support of this Petition?**

21 **A.** The purpose of my testimony is to support ATXI's application by providing information
22 regarding the acquisition of the property rights needed to construct the proposed Illinois Rivers
23 Transmission Line, and regarding Petitioner's plans for addressing construction damages. ATXI
24 witness Mr. Ronald Dyslin will address electric substation site acquisitions associated with the
25 Illinois Rivers Project (the "Project").

26 **Q. In addition to your testimony, are you sponsoring any other exhibits?**

27 **A.** Yes, I am sponsoring the following exhibits:

- 28 • ATXI Exhibit 5.1: Section 300.30 Negotiation of the Acquisition of a Land
29 Right-of-Way Easement
- 30 • ATXI Exhibit 5.2: Agricultural Impact Mitigation Agreement
- 31 • ATXI Exhibit 5.3: Primary and Alternate Route Legal Description
- 32 • ATXI Exhibit 5.4: Landowner List
- 33 • ATXI Exhibit 5.5 Comparison of Route Acreages/Zoning Classifications

34 **III. REAL ESTATE ACTIVITIES**

35 **Q. What responsibilities does the Real Estate Department of Ameren Services have in**
36 **connection with locating a new electric line and the location of any related facilities, as in**
37 **this case?**

38 **A.** The Real Estate Department of Ameren Services provides: (a) routing comments to the
39 responsible engineering project managers; (b) assistance and planning for public workshops and
40 public outreach; (c) acquisition of land rights and permits required for a new project through

41 direct negotiations with landowners and agencies; and (d) settlement or restoration of
42 construction damages that may occur during construction.

43 **Q. Has ATXI selected Primary and Alternate routes for each portion of the**
44 **Transmission Line?**

45 **A.** Yes, as discussed by ATXI witness, Ms. Donnell Murphy, ATXI reviewed several routes
46 for the Transmission Line. In its review and comparison of these various routes, ATXI identified
47 two potential routes (Primary Route and Alternate Route) for each portion of the Transmission
48 Line, as shown on ATXI Exhibit 4.2. A second Alternate Route was identified for the Pawnee to
49 Pana portion as discussed below. From these routes, the Primary Route for the Transmission
50 Line was selected. While ATXI would prefer to build the Primary Route, segment options which
51 serve as local alternatives to portions of either the Primary or Alternate Routes, or both, were
52 also identified as Proposed Routes. A general description of the routes and accompanying maps
53 for each portion of the Transmission Line are attached to Ms. Murphy's direct testimony as
54 ATXI Exhibit 4.2. Legal descriptions of each portion of both the Primary and Alternate routes of
55 the Transmission Line are attached as ATXI Exhibit 5.3 to my testimony. A more detailed
56 description of the site selection process for these routes is discussed by Ms. Murphy.

57 **Q. Has ATXI prepared general descriptions of the routes and the land uses and terrain**
58 **crossed by them?**

59 **A.** Yes. Maps and general descriptions of the individual portions of the Primary and
60 Alternate Routes of the Transmission Line are provided as an exhibit to Ms. Murphy's
61 testimony.

62 **Q. Has ATXI identified the landowners affected by the Primary and Alternate Routes**
63 **for each portion of the Transmission Line?**

64 **A.** Yes. A list is provided of the landowners with property on, or within 250 feet on either
65 side of the Primary and Alternate Routes of the Transmission Line. A single comprehensive list
66 of all these landowners, for all portions of both the Primary and Alternate Routes, including any
67 segment options, is provided as ATXI Petition Exhibit C and is attached to my testimony as
68 ATXI Exhibit 5.4. This exhibit also includes a list of other potentially interested parties, such as
69 drainage districts and electric cooperative representatives, and landowners potentially impacted
70 by extensions or relocations of Ameren Illinois facilities required to connect to the Project.

71 **Q. Has ATXI involved the landowners along each of the Primary and Alternate Routes**
72 **in the siting of the proposed Transmission Line?**

73 **A.** Yes. As discussed by Ms. Murphy, ATXI conducted an extensive stakeholder and public
74 input process. Open houses were conducted between May 14, 2012 and October 11, 2012 and
75 comments were solicited from all participants. Details of the siting and public participation
76 process are contained in the direct testimony of Ms. Murphy.

77 **Q. Have the property owners of the affected parcels along the Primary Route of each**
78 **portion of the Transmission Line been directly contacted by Petitioner?**

79 **A.** For purposes of the project notification and public participation and siting process, the
80 landowners along the Primary and Alternate Route(s) were specifically invited to participate in
81 the public input process as part of the route selection as described in Ms. Murphy's testimony.
82 Because a final route has not yet been approved by the Illinois Commerce Commission
83 ("Commission"), at this time landowners have not been sent the notification letter under Part 300

84 of the Commission rules (83. Ill. Adm. Code Part 300), and ATXI has not yet begun the process
85 to negotiate acquisition of easements from any landowners for the Project. The landowners from
86 whom land rights will be required on the final approved route, as shown by the Records of the
87 Tax Collectors, will be sent a letter and “Statement of Information from the Illinois Commerce
88 Commission Concerning Acquisition of Rights-of-Way by Illinois Utilities” at least 14 days
89 prior to any contact by Petitioner’s representatives for the purpose of seeking to acquire rights-
90 of-way. The information contained in the letter and the Statement of Information complies with
91 the requirements of 83 Ill. Admin. § 300.30 and will be sent by certified mail, return receipt
92 requested. The letter and Statement of Information have not yet been prepared for the
93 Transmission Line. However, the information contained in the letter will be the information
94 specified on Items (a) and (c) of Section 300.30 - Negotiation of the Acquisition of a Land Right-
95 of-Way Easement (see attached ATXI Exhibit 5.1). The letter and statement is expected to be
96 sent to landowners along the final approved route for the Transmission Line soon after the
97 Commission approves the route. No contact with these landowners for the purposes negotiating
98 the acquisition of land right-of-ways will be initiated by Petitioner for at least 14 days
99 subsequent to those mailings. Efforts for direct landowner contacts and right of way negotiation
100 will begin soon after the 14-day notice period.

101 **Q. Will other utilities with facilities adjacent to the Project be notified?**

102 **A.** Yes. Pursuant to 83 Ill. Admin. Code Section 305.60, notice of the filing of the Petition
103 will be sent to the utilities and railroads whose names and addresses are set forth in ATXI
104 Petition Exhibit D. The notice will be sent at the time of ATXI's filing.

105 **Q. Have other local officials or representatives been contacted or informed of the**
106 **Project?**

107 **A.** Yes; this is discussed in more detail in testimony by Ms. Murphy. ATXI representatives
108 have worked diligently to inform or meet personally with many local officials and local groups.

109 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
110 **proposed Primary Route of the Transmission Line.**

111 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
112 for approximately 375 miles of the Transmission Line. ATXI will also have to acquire
113 substation sites as discussed by ATXI witness, Mr. Ronald Dyslin.

114 **Q. How wide will the right-of-way need to be to accommodate the proposed**
115 **Transmission Line?**

116 **A.** As discussed by ATXI witness, Mr. Jerry A. Murbarger, as designed, the proposed
117 Transmission Line will require easements of 150 feet in width. ATXI may, depending upon
118 route designation and final design, require additional permanent or temporary access or
119 construction easements.

120 **Q. Is this width typical for this type of project?**

121 **A.** Yes, this is the typical right-of-way width for a 345 kV transmission line of this design.
122 In general, a width of 150 feet is the minimum needed to construct and safely maintain the
123 transmission line.

124 **Q. Are there any sections of the Primary Route where a right-of-way other than 150**
125 **feet would be required for Transmission Line easements?**

126 **A.** In general, an overall width of 150 feet will be required. The alignment of most of the
127 Primary Route would allow for this. However, a portion of this easement width may fall within
128 railroad right-of-way, road right-of-way, or existing easement corridors. ATXI will seek to have
129 overlapping easements, where feasible, where the Transmission Line is common to existing
130 transmission lines in order to minimize the impact of the total easement area needed.

131 **Q. Will ATXI need to acquire other types of property in order to complete the Project?**

132 **A.** In general, except for the substation site acquisition discussed by Mr. Dyslin, ATXI does
133 not anticipate the need to acquire other property. However, there may be instances where
134 permanent access, temporary access, and construction easements are required. ATXI intends to
135 acquire any other property or property rights needed through a negotiated process. However,
136 ATXI cannot rule out the possibility that, should negotiations be unsuccessful, eminent domain
137 authority could be required to obtain other property or property rights.

138 **Q. What is the minimum width required for any construction easements?**

139 **A.** As explained by Mr. Murbarger, during the installation of the wires, the construction
140 contractor may have a need to set up equipment off the 150-foot wide right-of-way for the
141 Transmission Line. Depending on where this might occur, there may be a need to obtain
142 construction easements. If such easements are needed, they would be up to and including 150
143 feet in width.

144 **Q. Does ATXI plan to utilize the easements obtained for the new Transmission Line for**
145 **any other facilities?**

146 **A.** No.

147 **Q. Are there provisions in the easements that ATXI will acquire that facilitate**
148 **vegetation management practices to protect reliability of the line?**

149 **A.** Yes, the standard easement that ATXI will utilize contains language to allow for
150 trimming or removal of trees and shrubs along the easement strip and maintenance of the
151 Transmission Line.

152 **Q. Has the Informational Packet required under Part 300 been submitted?**

153 **A.** Yes. The Informational Packet required by 83 Ill. Admin. Code § 300.20 was submitted
154 to the Commission on April 20, 2012.

155 **Q. Please explain the process by which Petitioner will negotiate the acquisition of**
156 **necessary land or land rights.**

157 **A.** Petitioner's representatives will, subsequent to the 14-day notices mentioned previously,
158 contact landowners, in person if possible, and discuss the project in detail and inform them of the
159 reason for the contact and the purpose of the Project. A written project purpose statement, a
160 small scale map and aerial photocopy of the easement area, as well as information regarding the
161 type and location of proposed facilities, will be provided to the landowner at the initial meeting.
162 This packet of information has not yet been prepared. It will however, follow those guidelines
163 and contain, at a minimum, those items as shown in Item (f) of Section 300.30 (see attached
164 ATXI Exhibit 5.1). Compensation for land rights will be offered and the basis of that
165 compensation will be explained. The compensation for the easement rights along the Primary

166 Route will be based on valuation data provided by a third-party independent appraiser. At
167 present, the amounts of offers of compensation have not been determined. Also, an appraisal
168 will be provided to the landowner if one is available at the time of negotiations. The amount and
169 length of the proposed easement will be provided as well as a copy of the proposed option to
170 purchase easement agreement and/or the easement document. ATXI's representatives will be
171 available for discussion and negotiations as required by each landowner.

172 **Q. Will ATXI need to request condemnation authority to acquire land rights to**
173 **complete the Project?**

174 **A.** Because ATXI has not yet commenced negotiations with landowners regarding
175 acquisition of land rights, ATXI does not at this time know whether eminent domain authority
176 will be required. ATXI will make reasonable efforts to acquire any needed land rights by
177 negotiation, and will only seek eminent domain authority only if it determines that the needed
178 land rights cannot reasonably be obtained through the negotiation process.

179 **Q. How does Petitioner plan to address construction damages to the property of each**
180 **owner?**

181 **A.** Petitioner is responsible for the restoration of the property of landowners and tenants or
182 payment for any damage it causes to that property. Each landowner will be notified prior to
183 commencement of construction, and each property will be assessed for damage by ATXI. Each
184 landowner will be provided contact information for an ATXI representative to report damages.

185 **Q. Will ATXI restore or pay for damage to drainage tile?**

186 **A.** Yes. Additionally, the Illinois Department of Agriculture and ATXI have negotiated an
187 Agricultural Impact Mitigation Agreement (“AIMA”), addressing a broad range of agricultural
188 concerns. A copy is attached as ATXI Exhibit 5.2.

189 **Q. How many acres of land will be involved in the easement acquisition process?**

190 **A.** The total easement area for the Primary Route will contain approximately 6,784 acres.
191 This compares to approximately 7,100 acres for the Alternate Routes. (These totals include all
192 zoning classifications, but do not include permanent access, temporary access, and temporary
193 construction easements.) A chart is attached hereto as ATXI Exhibit 5.5 showing the
194 comparison of the approximate easement acreage totals for each route and by each zoning
195 classification.

196 **Q. Will the construction of the proposed Transmission Line remove agricultural land
197 from cultivation?**

198 **A.** No agricultural land will be permanently removed from cultivation other than the
199 footprint of the foundations of the structures. Of the proposed Primary Route easement area of
200 approximately 4,489 agricultural acres, 1.55 acres of actual farmland will be taken out of
201 production. This total represents the agricultural acreage within the required 150-foot wide
202 easements. The construction of single shaft steel poles with no down guys and anchors will help
203 reduce the amount of land removed from cultivation. The majority of the easement area will
204 only have overhanging wires.

205 **Q. Will the proposed Transmission Line interfere with the operation of any public use**
206 **airports or restricted landing areas?**

207 **A.** The proposed Transmission Line will not interfere with any public use airports or
208 restricted landing areas.

209 **IV. REAL ESTATE ACTIVITIES: RIVER TO QUINCY**

210 **Q. How many parcels of property and landowners will be affected along the River to**
211 **Quincy Primary Route?**

212 **A.** Approximately 59 parcels of property will be affected along the Primary Route, affecting
213 approximately 23 landowners. A listing of the property owners on the Primary Route is attached
214 hereto as ATXI Exhibit 5.4 (which is the same as ATXI Petition Exhibit C).

215 **Q. How many parcels of property and landowners would be affected along the**
216 **Alternate Route of River to Quincy?**

217 **A.** Approximately 92 parcels of property would be affected along the Alternate Route,
218 affecting approximately 30 landowners. A list of the landowners on the Alternate Route is also
219 shown on the attached ATXI Exhibit 5.4. The following is a comparison of the number of
220 parcels and landowners for each route along the River to Quincy portion:

- 221
- Primary Route: 59 parcels – 23 landowners
 - Alternate Route: 92 parcels – 30 landowners
- 222

223 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
224 **proposed Transmission Line along the River to Quincy Primary Route portion.**

225 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
226 for approximately 5.32 miles along the River to Quincy portion. The routes of the proposed
227 Transmission Line are shown on ATXI Exhibit 4.2.

228 **Q. How many acres of land will be involved in the easement acquisition process for**
229 **River to Quincy?**

230 **A.** The total easement area for the Primary Route for River to Quincy will contain
231 approximately 97 acres. This compares to approximately 115 acres for the Alternate Route.
232 Please note that these acreages do not include permanent access, temporary access, or temporary
233 construction easements. ATXI Exhibit 5.5 is a chart comparing the approximate easement
234 acreage totals for each route and each zoning classification along this portion of the
235 Transmission Line. The following is a comparison of the number of acres for each route along
236 the River to Quincy portion:

- 237 • Primary Route: 97 acres
238 • Alternate Route: 115 acres

239 **V. REAL ESTATE ACTIVITIES: QUINCY TO MEREDOSIA**

240 **Q. How many parcels of property and landowners will be affected along the Quincy to**
241 **Meredosia Primary Route?**

242 **A.** Approximately 410 parcels of property will be affected along the Primary Route,
243 affecting approximately 153 landowners. A listing of the property owners on the Primary Route
244 is attached hereto as ATXI Exhibit 5.4 (which is the same as ATXI Petition Exhibit C).

245 **Q. How many parcels of property and landowners would be affected along the**
246 **Alternate Route of Quincy to Meredosia?**

247 **A.** Approximately 387 parcels of property would be affected along the Alternate Route,
248 affecting approximately 159 landowners. A list of the landowners on the Alternate Route is also
249 attached hereto as ATXI Exhibit 5.4. The following is a comparison of the number of parcels
250 and landowners for each route and route segment option along the Quincy to Meredosia portion:

- 251 • Primary Route: 410 parcels – 153 landowners
- 252 • Alternate Route: 387 parcels – 159 landowners
- 253 • Segment Option 1: 15 parcels – 7 landowners
- 254 • Segment Option 2: 13 parcels – 5 landowners
- 255 • Segment Option 3: 13 parcels – 5 landowners

256 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
257 **proposed Transmission Line along the Quincy to Meredosia Primary Route portion.**

258 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
259 for approximately 48.55 miles along the Quincy to Meredosia portion. The routes of the
260 proposed Transmission Line are shown on ATXI Exhibit 4.2.

261 **Q. How many acres of land will be involved in the easement acquisition process for**
262 **Quincy to Meredosia?**

263 **A.** The total easement area for the Primary Route for River to Quincy will contain
264 approximately 883 acres. This compares to approximately 882 acres for the Alternate Route.
265 Please note that these acreages do not include permanent access, temporary access, or temporary
266 construction easements. ATXI Exhibit 5.5 is a chart comparing the approximate easement

267 acreage totals for each route and each zoning classification along this portion of the
268 Transmission Line. The following is a comparison of the number of acres for each route along
269 the Quincy to Meredosia portion:

- 270 • Primary Route: 883 acres
- 271 • Alternate Route: 882 acres
- 272 • Segment Option 1: 19 acres
- 273 • Segment Option 2: 19 acres
- 274 • Segment Option 3: 19 acres

275 **VI. REAL ESTATE ACTIVITIES: MEREDOSIA TO IPA VA**

276 **Q. How many parcels of property and landowners will be affected along the Meredosia**
277 **to Ipava Primary Route?**

278 **A.** Approximately 286 parcels of property will be affected along the Primary Route,
279 affecting approximately 169 landowners. A listing of the property owners on the Primary Route
280 is attached hereto as ATXI Exhibit 5.4 (which is the same as ATXI Petition Exhibit C).

281 **Q. How many parcels of property and landowners would be affected along the**
282 **Alternate Route of Meredosia to Ipava?**

283 **A.** Approximately 258 parcels of property would be affected along the Alternate Route,
284 affecting approximately 165 landowners. A list of the landowners on the Alternate Route is
285 attached hereto as ATXI Exhibit 5.4. The following is a comparison of the number of parcels
286 and landowners for each route and route segment option along the Meredosia to Ipava portion:

- 287 • Primary Route: 286 parcels – 169 landowners
- 288 • Alternate Route: 258 parcels – 165 landowners

- 289 • Segment Option 1: 7 parcels – 6 landowners
- 290 • Segment Option 2: 27 parcels – 17 landowners

291 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
292 **proposed Transmission Line along the Meredosia to Ipava Primary Route portion.**

293 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
294 for approximately 50.18 miles along the Meredosia to Ipava portion. The routes of the proposed
295 Transmission Line are shown on ATXI Exhibit 4.2.

296 **Q. How many acres of land will be involved in the easement acquisition process for**
297 **Meredosia to Ipava?**

298 **A.** The total easement area for the Primary Route for Meredosia to Ipava will contain
299 approximately 911 acres. This compares to approximately 883 acres for the Alternate Route.
300 Please note that these acreages do not include permanent access, temporary access, or temporary
301 construction easements. ATXI Exhibit 5.5 is a chart comparing the approximate easement
302 acreage totals for each route and each zoning classification along this portion of the
303 Transmission Line. The following is a comparison of the number of acres for each route along
304 the Meredosia to Ipava portion:

- 305 • Primary Route: 911 acres
- 306 • Alternate Route: 883 acres
- 307 • Segment Option 1: 13 acres
- 308 • Segment Option 2: 73 acres

309 **VII. REAL ESTATE ACTIVITIES: MEREDOSIA TO PAWNEE**

310 **Q. How many parcels of property and landowners will be affected along the Meredosia**
311 **to Pawnee Primary Route?**

312 **A.** Approximately 486 parcels of property will be affected along the Primary Route,
313 affecting 258 landowners. A listing of the property owners on the Primary Route is attached
314 hereto as ATXI Exhibit 5.4 (which is the same as ATXI Petition Exhibit C).

315 **Q. How many parcels of property and landowners would be affected along the**
316 **Alternate Route of Meredosia to Pawnee?**

317 **A.** Approximately 627 parcels of property would be affected along the Alternate Route,
318 affecting 321 landowners. A list of the landowners on the Alternate Route is also shown on
319 ATXI Exhibit 5.4 and attached hereto. The following is a comparison of the number of parcels
320 and landowners for each route and route segment option along the Meredosia to Pawnee
321 segment:

- 322 • Primary Route: 486 parcels – 258 landowners
- 323 • Alternate Route: 627 parcels – 321 landowners
- 324 • Segment Option 1: 137 parcels – 65 landowners
- 325 • Segment Option 2: 106 parcels – 52 landowners
- 326 • Segment Option 3: 26 parcels – 16 landowners

327 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
328 **proposed Transmission Line along the Meredosia to Pawnee Primary Route portion.**

329 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
330 for approximately 68.9 miles along the Meredosia to Pawnee portion. The routes of the
331 proposed Transmission Line are shown on ATXI Exhibit 4.2.

332 **Q. How many acres of land will be involved in the easement acquisition process for**
333 **Meredosia to Pawnee?**

334 **A.** The total easement area for the Primary Route for Meredosia to Pawnee will contain
335 approximately 1,244 acres. This compares to approximately 1,382 acres for the Alternate Route
336 segment. Please note that these acreages do not include permanent access, temporary access, or
337 temporary construction easements. ATXI Exhibit 5.5 is a chart comparing the approximate
338 easement acreage totals for each route and each zoning classification along this segment. The
339 following is a comparison of the number of acres for each route and route segment option along
340 the Meredosia to Pawnee portion:

- 341 • Primary Route: 1,244 acres
- 342 • Alternate Route: 1,382 acres
- 343 • Segment Option 1: 285 acres
- 344 • Segment Option 2: 209 acres
- 345 • Segment Option 3: 78 acres

346 **VIII. REAL ESTATE ACTIVITIES: PAWNEE TO PANA**

347 **Q. How many parcels of property and landowners will be affected along the Pawnee to**
348 **Pana Primary Route?**

349 **A.** Approximately 193 parcels of property will be affected along the Primary Route,
350 affecting approximately 115 landowners. A listing of the property owners on the Primary Route
351 is attached hereto as ATXI Exhibit 5.4 (which is the same as ATXI Petition Exhibit C).

352 **Q. How many parcels of property and landowners would be affected along the**
353 **Alternate Route 1 of Pawnee to Pana?**

354 **A.** Approximately 244 parcels of property would be affected along the Alternate Route 1,
355 affecting approximately 155 landowners. A list of the landowners on the Alternate Route 1 is
356 attached hereto as ATXI Exhibit 5.4.

357 **Q. How many parcels of property and landowners would be affected along the**
358 **Alternate Route 2 of Pawnee to Pana?**

359 **A.** Approximately 196 parcels of property would be affected along the Alternate Route 2,
360 affecting approximately 108 landowners. A list of the landowners on the Alternate Route 2 is
361 also attached hereto as ATXI Exhibit 5.4. The following is a comparison of the number of
362 parcels and landowners for each route along the Pawnee to Pana portion:

- 363 • Primary Route: 193 parcels - 115 landowners
- 364 • Alternate Route 1: 244 parcels - 155 landowners
- 365 • Alternate Route 2: 196 parcels – 108 landowners
- 366 • Segment Option 1: 31 parcels – 18 landowners
- 367 • Segment Option 2: 13 parcels – 11 landowners

- 368 • Segment Option 3: 14 parcels – 9 landowners

369 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
370 **proposed Transmission Line along the Pawnee to Pana portion.**

371 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
372 for approximately 36.1 miles along the Pawnee to Pana portion. The routes of the proposed
373 Transmission Line are shown on ATXI Exhibit 4.2.

374 **Q. How many acres of land will be involved in the easement acquisition process for**
375 **Pawnee to Pana?**

376 **A.** The total easement area for the Primary Route for Pawnee to Pana will contain
377 approximately 657 acres. This compares to approximately 727 acres for the Alternate Route 1
378 segment and approximately 619 acres for the Alternate Route 2 segment. Please note that these
379 acreages do not include permanent access, temporary access, and temporary construction
380 easements. ATXI Exhibit 5.5 is a chart comparing the approximate easement acreage totals for
381 each route and each zoning classification along this segment. The following is a comparison of
382 the number of acres for each route and route segment option along the Pawnee to Pana portion:

- 383 • Primary Route: 657 acres
384 • Alternate Route 1: 727 acres
385 • Alternate Route 2: 619 acres
386 • Segment Option 1: 65 acres
387 • Segment Option 2: 23 acres
388 • Segment Option 3: 35 acres

389 **IX. REAL ESTATE ACTIVITIES: PANA TO MT. ZION**

390 **Q. How many parcels of property and landowners will be affected along the Pana to**
391 **Mt. Zion Primary Route?**

392 **A.** Approximately 140 parcels of property will be affected along the Primary Route,
393 affecting approximately 112 landowners. A listing of the property owners on the Primary Route
394 is attached hereto as ATXI Exhibit 5.4 (which is the same as ATXI Petition Exhibit C).

395 **Q. How many parcels of property and landowners would be affected along the**
396 **Alternate Route of Pana to Mt. Zion?**

397 **A.** Approximately 229 parcels of property would be affected along the Alternate Route,
398 affecting approximately 140 landowners. A list of the landowners on the Alternate Route is also
399 attached hereto as ATXI Exhibit 5.4. The following is a comparison of the number of parcels
400 and landowners for each route and route segment option along the Pana to Mt. Zion portion:

- 401 • Primary Route: 140 parcels – 112 landowners
- 402 • Alternate Route: 229 parcels – 140 landowners
- 403 • Segment Option 1: 20 parcels – 14 landowners

404 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
405 **proposed Transmission Line along the Pana to Mt. Zion portion.**

406 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
407 for approximately 35.4 miles along the Pana to Mt. Zion portion. The routes of the proposed
408 Transmission Line are shown on ATXI Exhibit 4.2.

409 **Q. How many acres of land will be involved in the easement acquisition process for**
410 **Pana to Mt. Zion?**

411 **A.** The total easement area for the Primary Route for Pana to Mt. Zion will contain
412 approximately 635 acres. This compares to approximately 702 acres for the Alternate Route
413 segment. Please note that these acreages do not include permanent access, temporary access, or
414 temporary construction easements. ATXI Exhibit 5.5 is a chart comparing the approximate
415 easement acreage totals for each route and each zoning classification along this segment. The
416 following is a comparison of the number of acres for each route and route segment option along
417 the Pana to Mt. Zion segment:

- 418 • Primary Route: 635 acres
- 419 • Alternate Route: 702 acres
- 420 • Segment Option 1: 51 acres

421 **X. REAL ESTATE ACTIVITIES: MT. ZION TO KANSAS**

422 **Q. How many parcels of property and landowners will be affected along the Mt. Zion**
423 **to Kansas Primary Route?**

424 **A.** Approximately 408 parcels of property will be affected along the Primary Route,
425 affecting approximately 199 landowners. A listing of the property owners on the Primary Route
426 is attached hereto as ATXI Exhibit 5.4 (which is the same as ATXI Petition Exhibit C).

427 **Q. How many parcels of property and landowners would be affected along the**
428 **Alternate Route of Mt. Zion to Kansas?**

429 **A.** Approximately 416 parcels of property would be affected along the Alternate Route,
430 affecting approximately 222 landowners. A list of the landowners on the Alternate Route is also

431 shown on ATXI Exhibit 5.4 and attached hereto. The following is a comparison of the number
432 of parcels and landowners for each route and route segment option along the Mt. Zion to Kansas
433 portion:

- 434 • Primary Route: 408 parcels – 199 landowners
- 435 • Alternate Route: 416 parcels – 222 landowners
- 436 • Segment Option 1: 16 parcels – 15 landowners
- 437 • Segment Option 2: 24 parcels – 17 landowners
- 438 • Segment Option 3: 15 parcels – 13 landowners
- 439 • Segment Option 4: 26 parcels – 21 landowners
- 440 • Segment Option 5: 4 parcels – 4 landowners
- 441 • Segment Option 6: 17 parcels – 8 landowners
- 442 • Segment Option 7: 10 parcels – 9 landowners

443 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
444 **proposed Transmission Line along the Mt. Zion to Kansas Primary Route portion.**

445 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
446 for approximately 68.3 miles along the Mt. Zion to Kansas portion. The routes of the proposed
447 Transmission Line are shown on ATXI Exhibit 4.2.

448 **Q. How many acres of land will be involved in the easement acquisition process for Mt.**
449 **Zion to Kansas?**

450 **A.** The total easement area for the Primary Route for Mt. Zion to Kansas will contain
451 approximately 1,242 acres. This compares to approximately 1,207 acres for the Alternate Route.
452 Please note that these acreages do not include permanent access, temporary access, or temporary

453 construction easements. ATXI Exhibit 5.5 is a chart comparing the approximate easement
454 acreage totals for each route and each zoning classification along this portion of the
455 Transmission Line. The following is a comparison of the number of acres for each route along
456 the Mt. Zion to Kansas portion:

- 457 • Primary Route: 1,242 acres
- 458 • Alternate Route: 1,207 acres
- 459 • Segment Option 1: 28 acres
- 460 • Segment Option 2: 55 acres
- 461 • Segment Option 3: 37 acres
- 462 • Segment Option 4: 65 acres
- 463 • Segment Option 5: 10 acres
- 464 • Segment Option 6: 47 acres
- 465 • Segment Option 7: 19 acres

466 **XI. REAL ESTATE ACTIVITIES: KANSAS TO STATE LINE**

467 **Q. How many parcels of property and landowners will be affected along the Kansas to**
468 **State Line Primary Route?**

469 **A.** Approximately 248 parcels of property will be affected along the Primary Route,
470 affecting approximately 130 landowners. A listing of the property owners on the Primary Route
471 is attached hereto as ATXI Exhibit 5.4 (which is the same as ATXI Petition Exhibit C).

472 **Q. How many parcels of property and landowners would be affected along the**
473 **Alternate Route of Kansas to State Line?**

474 **A.** Approximately 247 parcels of property would be affected along the Alternate Route,
475 affecting approximately 145 landowners. A list of the landowners on the Alternate Route is also
476 attached hereto as ATXI Exhibit 5.4. The following is a comparison of the number of parcels
477 and landowners for each route and route segment option along the Kansas to State Line portion:

- 478 • Primary Route: 248 parcels – 130 landowners
- 479 • Alternate Route: 247 parcels – 145 landowners
- 480 • Segment Option 1: 9 parcels – 7 landowners
- 481 • Segment Option 2: 11 parcels – 4 landowners
- 482 • Segment Option 3: 79 parcels – 52 landowners
- 483 • Segment Option 4: 10 parcels – 8 landowners

484 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
485 **proposed Transmission Line along the Kansas to State Line Primary Route portion.**

486 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
487 for approximately 36.95 miles along the Kansas to State Line portion. The routes of the proposed
488 Transmission Line are shown on ATXI Exhibit 4.2.

489 **Q. How many acres of land will be involved in the easement acquisition process for**
490 **Kansas to State Line?**

491 **A.** The total easement area for the Primary Route for Kansas to State Line will contain
492 approximately 672 acres. This compares to approximately 607 acres for the Alternate Route.
493 Please note that these acreages do not include permanent access, temporary access, or temporary

494 construction easements. ATXI Exhibit 5.5 is a chart comparing the approximate easement
495 acreage totals for each route and each zoning classification along this portion of the
496 Transmission Line. The following is a comparison of the number of acres for each route along
497 the Kansas to State Line portion:

- 498 • Primary Route: 672 acres
- 499 • Alternate Route: 607 acres
- 500 • Segment Option 1: 19 acres
- 501 • Segment Option 2: 19 acres
- 502 • Segment Option 3: 193 acres
- 503 • Segment Option 4: 14 acres

504 **XII. REAL ESTATE ACTIVITIES: SIDNEY TO RISING**

505 **Q. How many parcels of property and landowners will be affected along the Sidney to**
506 **Rising Primary Route?**

507 **A.** Approximately 126 parcels of property will be affected along the Primary Route,
508 affecting approximately 82 landowners (although, as discussed below, ATXI intends to utilize
509 existing transmission easements across some of these parcels). A listing of the property owners
510 on the Primary Route is attached hereto as ATXI Exhibit 5.4 (which is the same as ATXI
511 Petition Exhibit C).

512 **Q. How many parcels of property and landowners would be affected along the**
513 **Alternate Route of Sidney to Rising?**

514 **A.** Approximately 195 parcels of property would be affected along the Alternate Route,
515 affecting approximately 126 landowners. A list of the landowners on the Alternate Route is also

516 attached hereto as ATXI Exhibit 5.4. The following is a comparison of the number of parcels
517 and landowners for each route and route segment option along the Sidney to Rising portion:

- 518 • Primary Route: 126 parcels – 82 landowners
- 519 • Alternate Route: 195 parcels – 126 landowners
- 520 • Segment Option 1: 15 parcels – 13 landowners

521 **Q. Please describe the land rights that ATXI will need to acquire to accommodate the**
522 **proposed Transmission Line along the Sidney to Rising Primary Route portion.**

523 **A.** ATXI will need to acquire easements, including all necessary and appurtenant land rights,
524 for approximately 21.3 miles along the Sidney to Rising portion of the Transmission Line (not
525 including the approximately 3 miles of double circuit structures described below). However, a
526 substantial portion of the Primary Route may be able to utilize, or overlap, existing transmission
527 line easements currently owned by Ameren Illinois. The routes of the proposed Transmission
528 Line are shown on ATXI Exhibit 4.2.

529 **Q. Please explain how ATXI intends to utilize existing easement corridors.**

530 **A.** As Mr. Murbarger testified in Docket 12-0080, the Commission directed Ameren Illinois
531 to use dual circuit structures for the three mile segment directly south of the Bondville Route 10
532 Substation “should the planned Sidney to Rising 345 kV transmission line share the same route”
533 as the Bondville to SW Campus 138 kV transmission line. Order, Docket 12-0080 (Aug. 15,
534 2012), p. 23. The Commission also authorized Ameren Illinois to acquire up to and including
535 150-foot wide easements to accommodate a future 345 kV along this segment. *Id.* at 24. If the
536 Commission approves the Primary Route for this Project, ATXI would share the easements on

537 the double circuit section of the Transmission Line that is common to the Bondville-SW Campus
538 138 kV line.

539 ATXI may also acquire approximately 18 miles of existing easements from Ameren
540 Illinois along the Primary Route beginning from the point Ameren Illinois' Bondville-SW
541 Campus 138 kV line turns east, south of Curtis Road and ending at the Sidney Substation. No
542 line has been built on this corridor. However, the existing easements are only 132-foot wide and
543 thus inadequate for a 345 kV line. ATXI would need to acquire an additional 18-foot private
544 right-of-way to meet the minimum 150-foot wide right-of-way required for the Transmission
545 Line. Alternatively, ATXI may acquire new 150-foot easements that overlap Ameren Illinois'
546 existing 132-foot easements. Any new private right-of-way easement section will be 150 feet in
547 width.

548 **Q. How many acres of land will be involved in the easement acquisition process for**
549 **Sidney to Rising?**

550 **A.** The total easement area for the Primary Route for Sidney to Rising will contain
551 approximately 388 acres, not including the easements for the approximately three miles of
552 double circuit structures described above. This compares to approximately 639 acres for the
553 Alternate Route. Please note that these acreages do not include permanent access, temporary
554 access, or temporary construction easements. ATXI Exhibit 5.5 is a chart comparing the
555 approximate easement acreage totals for each route and each zoning classification along this
556 portion of the Transmission Line. The following is a comparison of the number of acres for each
557 route along the Sidney to Rising portion:

- 558 • Primary Route: 388 acres
- 559 • Alternate Route: 639 acres

560 • Segment Option 1: 49 acres

561 **XIII. CONCLUSION**

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

563 **A. Yes, it does**

APPENDIX

STATEMENT OF QUALIFICATIONS

RICK D. TRELZ

I have been employed by Ameren Services and/or its affiliate, Illinois Power Company (“IPC”) (now known as Ameren Illinois Company d/b/a Ameren Illinois or “Ameren Illinois”) for 33 years. I have held my present position for eight years. Through my years of employment with Ameren Illinois and Ameren Services, I also fulfilled the positions of Real Estate Analyst, Real Estate Specialist, Real Estate and Claims Specialist, and Land Management Specialist. I have a bachelor's degree in Business Administration from Millikin University in Decatur, Illinois. I am a Senior Member of the International Right of Way Association (“IRWA”) and past President of the Illinois Chapter of the IRWA.