Exhibit No.: 551
Issue: Impact on Farm Environment
Witness: Scott Nordstrom
Type of Exhibit: Rebuttal
Sponsoring Party: Matthew and
Christina Reichert
Case No.: EA-2016-0358
Date Testimony Prepared: January, 2017

MISSOURI PUBLIC SERVICE COMMISSION

CASE NO. EA-2016-0358

REBUTTAL TESTIMONY OF

SCOTT NORDSTROM

ON BEHALF OF

MATTHEW AND CHRISTINA REICHERT

January 24, 2017

Q: What is your name?

A: Scott Nordstrom.

Q: What is your occupation?

A: I am an architect employed at Altus Architectural Studios, 12925 West Dodge Road, Omaha, Nebraska, 68154.

Q: What Licenses and Certifications do you hold?

A: I hold an Architect's License from the Nebraska Contractors Licensing Board, certification from the American Institute of Architects (AIA), and certification as a LEED Accredited Professional (LEED AP). LEED stands for Leadership in Energy and Environmental Design and is regulated by the U.S. Green Building Council.

Q: How long have you practiced architecture?

A: 34 years.

Q: Please explain what is shown on your Schedule SN-1.

A: There are three graphics shown on SN-1: 1) Background image is of Matthew and Christina Reichert property with multiple easements shown. 2) Lower left is an aerial plan of the "big picture" regarding the Grain Belt Express Clean Line, Inc. proposed route. 3) Lower right is the total easement required in terms of acreage.

Q: What was the source of your Schedule SN-1?

A: Grain Belt Express Clean Line, Inc.

Q: What information did you use to calculate the acreage for easements in Schedule SN-1?

A: I relied on the proposed route and easement dimensions prepared and distributed by Grain Belt Express Clean Line, Inc. and easement dimensions for the pipelines as provided by Christina Reichert. The graphic was imported into a Computer Aided Drafting program and distances where calculated and multiplied by the actual easements required.

Q: What standards did you use to calculate the acreage?

A: I used generally accepted architectural practices.

Q: Please explain what is shown on your Schedule SN-2.

A: Actual pole structures/heights given by Grain Belt Express Clean Line, Inc. and their relationship to Matthew and Christina Reichert's house, and what a typical power pole height is.

Q: What information did you use to draft the drawings of the transmission towers relative to the home of Matthew and Christina Reichert in Schedule SN-2?

A: I relied on the dimensional drawings prepared and distributed by Grain Belt, a Preliminary Easement Sketch provided by Grain Belt to the Reichert's, and home dimensions provided by Christina Reichert.

Q: What standards did you use to draft the drawings?

A: I used generally accepted architectural practices.

Q: In your professional opinion, do you have concerns regarding this project?

A: From the information available to the Reichert's and what is available on the Clean Line web site, it would appear that GBE has not done their homework in revealing all the details for the land owners to respond to. If approved in this condition, GBE will

be given significant latitude to do what they wish, because there is not precise documentation that they can be held to. They could come back and state that an additional 200 foot tower needs to be installed or the easement relocated because of the terrain or unique situation...which at that time, it is too late for land owners to voice disapproval. A project of this size and with so many land owner's concerns should not be approved without full disclosure of the projects details.

Q: Can you provide an example of what you mean by a lack of detail provided by Grain Belt?

A: Yes. In data request number WG.5, the MLA asked Dr. Galli for his best estimate of the number of each of the three types of support structures which he said would be used in the Missouri portion of the line. His response, provided in November of 2016, was as follows: "The number and types of structures that will be used in any given segment of the Grain Belt Express Project is not currently available. These decisions will be made once a centerline across the entire project route, including Missouri, has been approved and will be determined in coordination with engineering design needs, landowner considerations, construction constraints, and overall economic efficiency." Clearly, if Grain Belt does not even know the number of structures they will be using at this time, they cannot know where all of the structures will ultimately be located.

Q: Were you asked to prepare a graphic, depicting the visual impact of the Grain Belt line on the Reichert farm?

A: Yes, our objective was to provide a drawing of the line similar to what we submitted in the last case. But trying to prepare accurate graphics depicting what impact

this project will have on the landscape has been very difficult, because there are very few details provided as to the current number of proposed towers and their placement on the Reichert's farm.

Q: Is there a rendering available depicting the visual impact?

A: The watercolor rendering from the 2014 hearing, attached as Schedule SN-3, was prepared to illustrate the size of the transmission line in relationship to the Reichert's home and buildings and the unwelcome change to the landscape of the farming community. However, I understand that the route of the line on their property has now been changed by Grain Belt.

Q: Have you provided a revised drawing for this case, based on the revised route of the line on the Reichert property?

A: No, it is not possible due to the lack of information that is available from Grain Belt. However, I do believe that the watercolor from the last case, at Schedule SN-3, still accurately depicts the visual impact the line would have on the landscape. It will be very detrimental to the Reichert's Bed and Breakfast business, which Mrs. Reichert describes in her own testimony.

Q: Does this complete your testimony?

A: Yes, it does.

BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI

In the Matter of the Application of Grain Belt Express Clean Line LLC for a Certificate of Convenience and Necessity Authorizing it to Construct, Own, Operate, Control, Manage, and Maintain a High Voltage, Direct Current Transmission Line and an Associated Converter Station Providing an interconnection on the Maywood-Montgomery 345 kV Transmission Line	)	Case No. EA-2016-0358

Affidavit of Scott Nordstrom

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

Scott Nordstrom, being first duly sworn on oath states:

1. My name is Scott Nordstrom.

2. Attached hereto and made a part hereof for all purposes is my testimony and schedules submitted to the Missouri Public Service Commission.

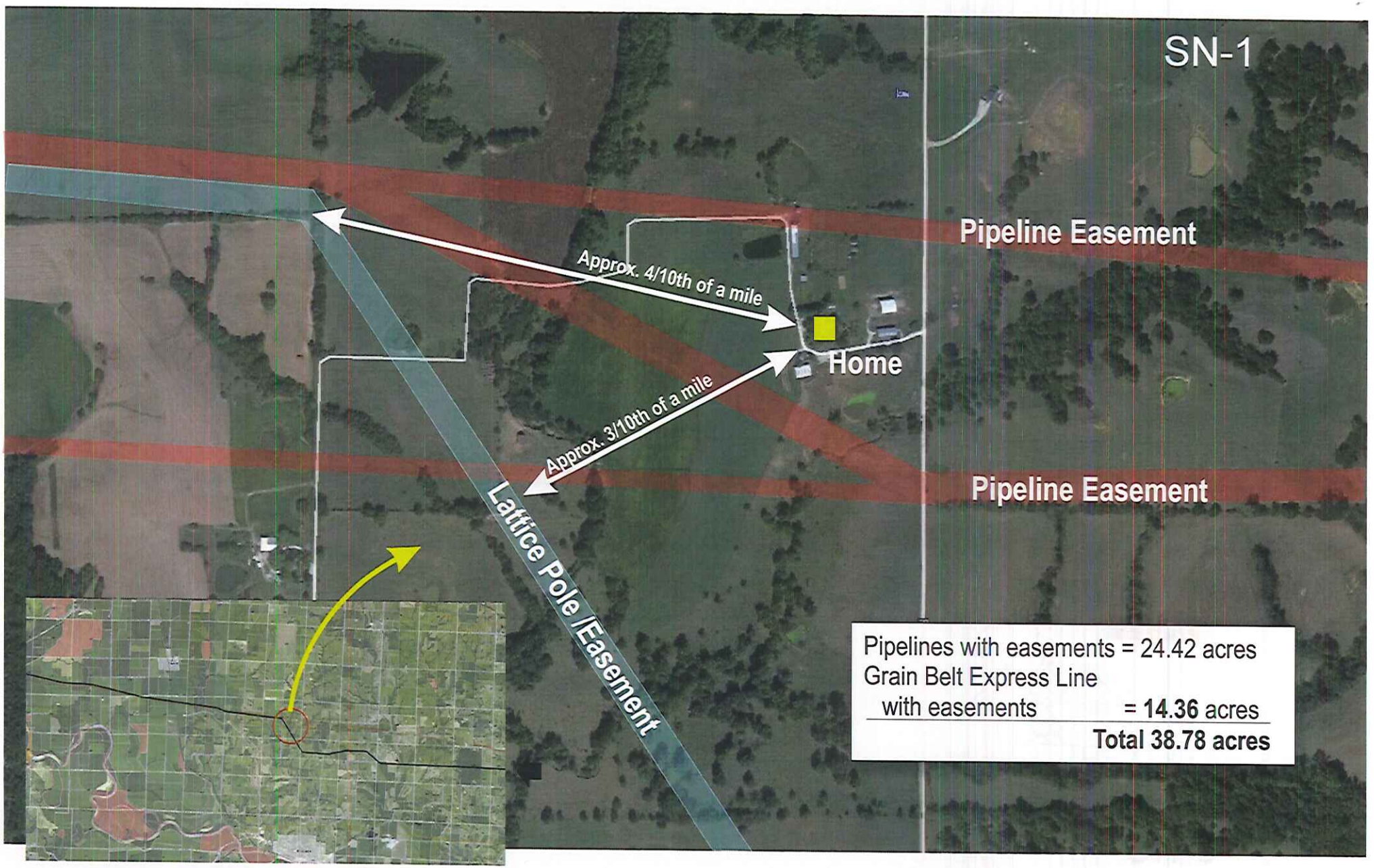
3. I hereby swear and affirm that my answers contained in the attached testimony to the questions therein asked are true and accurate to the best of my knowledge, information and belief.

Scott Nordstrom

Subscribed and sworn before me this 9 day of January, 2017.

Barbi Ann Beberniss
Notary Public

GENERAL NOTARY-State of Nebraska
BARBI ANN BEBERNISS
My Comm. Exp. January 7, 2019

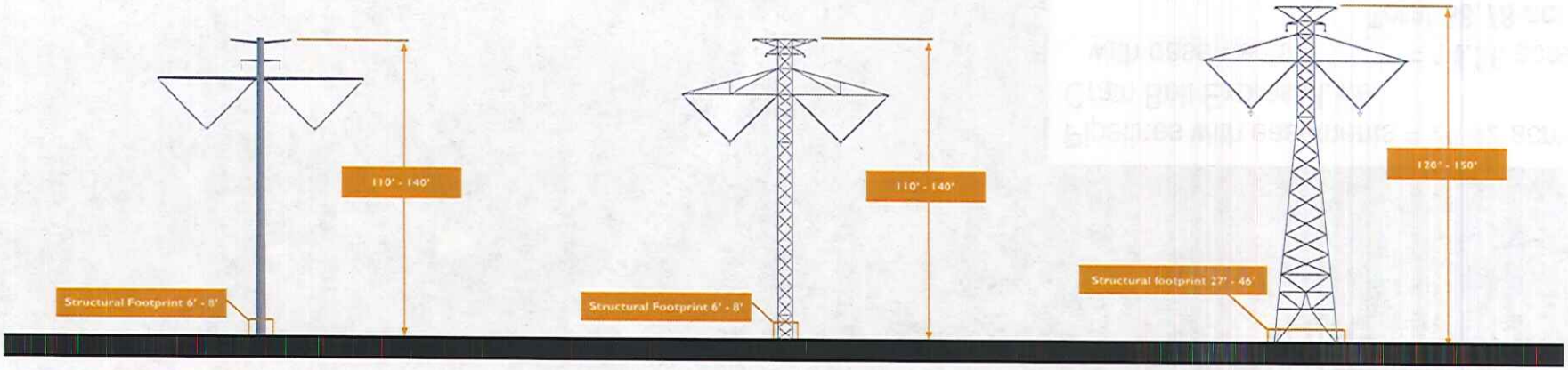

SN-1
Pipeline Easement
Approx. 4/10th of a mile
Home
Approx. 3/10th of a mile
Pipeline Easement
Lattice Pole /Easement
Pipelines with easements = 24.42 acres
Grain Belt Express Line
with easements = 14.36 acres
Total 38.78 acres

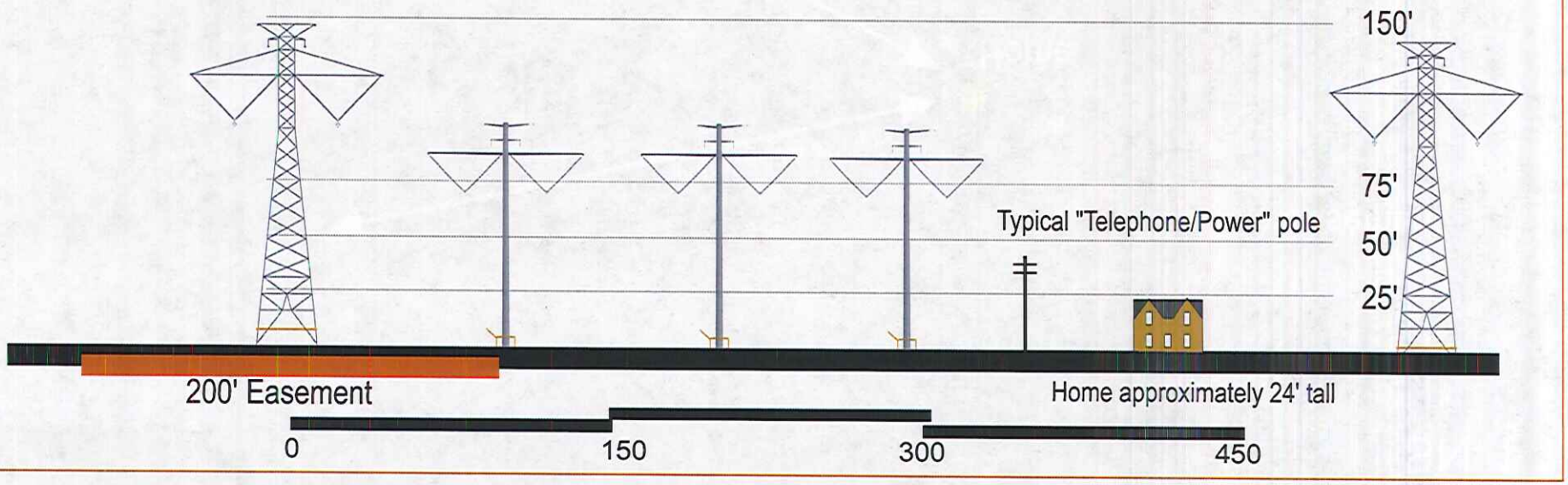
SN-2

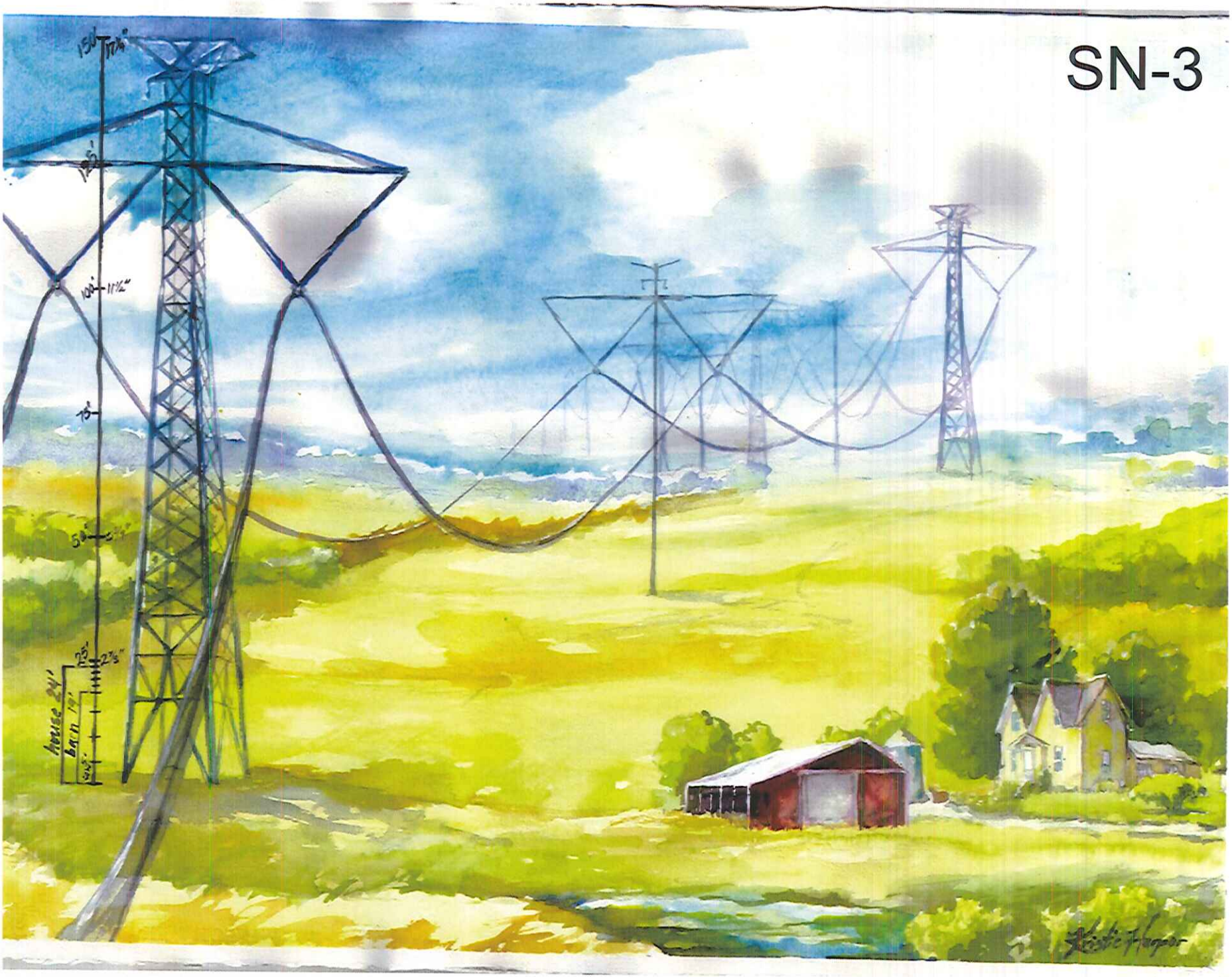
TYPICAL MONOPOLE STRUCTURE: 110 - 140 FEET

TYPICAL LATTICE MAST STRUCTURE: 110 - 140 FEET

TYPICAL LATTICE STRUCTURE: 120 - 150 FEET






SN-3
house 24'
barn 18'