

# Exhibit No. 107

**DATA INFORMATION REQUEST  
Missouri-American Water Company  
WA-2021-0376/SA-2021-0377  
Eureka Acquisition**

**Requested From:** Nikki Pacific

**Date Requested:** 10/19/2021

**Information Requested:**

Please provide all communications between Missouri-American Water Company and Flinn Engineering, including all communication to and from persons identified in MAWC's responses to Staff DRs 0055 and 0056.

**Requested By:** Mark Johnson

**Information Provided:**

Please see MoPSC 0060 Attachment 1.

**Responsible witness:** Brian LaGrand

**From:** [Kelly Simpson](#)  
**To:** [Mary Beth Hercules](#)  
**Cc:** [Nikki Pacific S Pacific](#)  
**Subject:** Eureka Appendices  
**Date:** Friday, June 25, 2021 3:40:37 PM  
**Attachments:** [image001.png](#)  
[Eureka Appendices-January Report.pdf](#)  
[Eureka Appendices-March Report.pdf](#)

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**EXTERNAL EMAIL:** The Actual Sender of this email  
is [ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com) "Think before you click!".

Mary Beth,

The appendices for each version of the Eureka report are attached. As we discussed, the only appendix that changed was Appendix D. The explanation for the 2 different reports was sent to Jeff Kaiser this afternoon. As I was preparing this, Nikki also asked for this so she is copied.

Please let me know if you have any questions.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



**From:** [Kelly Simpson](#)  
**To:** [Nikki Pacific S Pacific](#)  
**Cc:** [Joe Batis](#)  
**Subject:** MDNR Public Records Center  
**Date:** Friday, January 15, 2021 10:00:22 AM  
**Attachments:** [image001.png](#)

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**EXTERNAL EMAIL:** The Actual Sender of this email is [ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com) "Think before you click!".

Nikki,

MDNR has a Public Records Center at this link.

[https://missouridnr.mycusthelp.com/WEBAPP/\\_rs/\(S\(z2pzhrnnaw41pmc4dtpyngb\)\)/SupportHome.aspx](https://missouridnr.mycusthelp.com/WEBAPP/_rs/(S(z2pzhrnnaw41pmc4dtpyngb))/SupportHome.aspx)

I have used this when a project allows the time. It takes about 6 weeks for MDNR to respond and there is a charge. The last one I did was a year ago and they provided a link to 4 documents including plans and reports. My invoice was about \$10.

Requesting information through this portal early will provide information that the cities sometimes do not have or can't find. If you have a list of potential acquisition for 2021, I would be happy to submit a request to MDNR for public records. Or if you can't provide a list, can you have someone at MO-Am request the public records from MDNR?

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



**From:** [Kelly Simpson](#)  
**To:** [Jeffrey T Kaiser](#)  
**Subject:** Eureka January and March Reports  
**Date:** Friday, June 25, 2021 1:36:20 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[Eureka Parcel Data.xlsx](#)

**EXTERNAL EMAIL:** The Actual Sender of this email is [ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com) "Think before you click!".

Jeff,

If you look at Table 9 in the 2 versions of the report, the original estimated installation cost is the same. The only thing that changed from the January Report to the March report is the assumption used to estimate the age of the assets, specifically the water distribution and sewer collection assets. In the report, this is reflected in Tables 4, 7, and 9; the description of the assumption of age under Water Distribution System and Sewer Collection System; and Appendix D. Nothing else changed from the January report to the March report. The age of the assets directly impacts the depreciation and estimated book value of the assets.

The assumption in the January report was purely an assumption that 70% of buried assets were installed when the system was placed in service (water 1959 and sewer 1950), and that 5% was installed with the installation of each well (water distribution) and lift station (sewer). As described in the March report, *"We assumed the distribution system was expanded with the addition of each well. The quantity of distribution assets was prorated based on the approximate amount of new buildings in the period between well installations. The St. Louis County GIS parcel data includes the year each building was built. The data was queried for buildings within the municipality of Eureka. The data included 3,925 parcels, which is consistent with the number of customers (3,947). The estimated percent of distribution assets per period is shown in **Table 4.**"* And *"We assumed the sewer system was expanded with the installation of lift stations. The percentage of assets per period were assumed to be similar to the calculation described above for the water distribution assets."*

I attached the spreadsheet with the output from the St. Louis County GIS parcel data. I highlighted the portion of the data that was used in my calculation. Using the GIS data is a significantly more accurate and appropriate method of estimating the age of assets. While completing the January report, I was not aware that the GIS data was available and had no other alternative except to make a pure assumption about the age of the assets.

I believe all other supporting documentation is included in the appendices of each report. Please let me know if you need anything else.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



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**From:** Jeffrey T Kaiser <Jeffrey.Kaiser@amwater.com>  
**Sent:** Friday, June 25, 2021 12:48 PM  
**To:** Kelly Simpson <ksimpson@flinnengineering.com>  
**Subject:** RE: can you give me a call regarding the Eureka report?

Below is the DR I need to talk with you about.

JTK

PSC 0035

**DATA INFORMATION REQUEST**  
**Missouri-American Water Company**  
**WA-2021-0376/SA-2021-0377**  
**Eureka Acquisition**

**Requested From:** Nikki Pacific  
**Date Requested:** 06/25/2021

**Information Requested:**

In the Eureka Valuation Report, Appendix A page 2 of the application, the authors acknowledge that the Flinn Engineering Report was relied upon in completing their analysis of the subject property system. However, two different versions of the Flinn Engineering Report were filed in this case. The first version, dated March 16, 2020, is specified in the Valuation Report. A second version of the Flinn Engineering Report, dated January 18, 2020, was later filed in response to DR 0015, and that version reports much lower values for both the water and the sewer systems.

1. Please provide all supporting information from Flinn Engineering that was used in generating these two different report versions including Appendices A through E for both of the Flinn Engineering Report versions.
2. Please explain why two final versions of the Flinn Engineering Report were generated.
3. Please provide any other appraisals or valuation reports associated with the preparation of the sale of the Eureka water and wastewater systems to MAWC.

**Requested By:** Mark Johnson

**Information Provided:**

**Responsible witness:** Brian Eisenloeffel

Jeffrey. T. Kaiser, P.E.  
Vice President of Operations  
Missouri American Water Company  
727 Craig Road  
Creve Coeur, MO 63141  
Phone: 314-996-2319  
Mobile: 618-975-6593



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**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Friday, June 25, 2021 10:22 AM  
**To:** Jeffrey T Kaiser <[Jeffrey.Kaiser@amwater.com](mailto:Jeffrey.Kaiser@amwater.com)>  
**Subject:** Re: can you give me a call regarding the Eureka report?

**EXTERNAL EMAIL:** The Actual Sender of this email is [ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com) "Think before you click!".

I'm on grandma duty until after lunch. Can it wait until this afternoon? Or if it's quick I can do it now.

On Jun 25, 2021, at 10:18 AM, Jeffrey T Kaiser <[Jeffrey.Kaiser@amwater.com](mailto:Jeffrey.Kaiser@amwater.com)> wrote:

Jeffrey. T. Kaiser, P.E.  
Vice President of Operations  
Missouri American Water Company  
727 Craig Road  
Creve Coeur, MO 63141  
Phone: 314-996-2319  
Mobile: 618-975-6593

<image001.png>

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**From:** [Kelly Simpson](#)  
**To:** [Jeffrey T Kaiser](#)  
**Subject:** Eureka March Report Corrected App D  
**Date:** Friday, June 25, 2021 4:44:18 PM  
**Attachments:** [image001.png](#)  
[App D-Depreciation Calc.pdf](#)

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**EXTERNAL EMAIL:** The Actual Sender of this email  
is [ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com) "Think before you click!".

Jeff,

I added the 2 pages of depreciated values from the insurance list to Appendix D. Let me know if you need anything else.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



**From:** [Jeffrey T. Kaiser](#)  
**To:** [Kelly Simpson](#)  
**Subject:** RE: can you give me a call regarding the Eureka report?  
**Date:** Friday, June 25, 2021 12:47:34 PM  
**Attachments:** [image001.png](#)

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PSC 0035

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Vice President of Operations  
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**Sent:** Friday, June 25, 2021 10:22 AM  
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**Subject:** Re: can you give me a call regarding the Eureka report?

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On Jun 25, 2021, at 10:18 AM, Jeffrey T Kaiser <[Jeffrey.Kaiser@amwater.com](mailto:Jeffrey.Kaiser@amwater.com)> wrote:

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Vice President of Operations  
Missouri American Water Company  
727 Craig Road  
Creve Coeur, MO 63141  
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Mobile: 618-975-6593

<image001.png>

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**From:** [Kelly Simpson](#)  
**To:** [Jeffrey T Kaiser](#)  
**Subject:** RE: Eureka DR  
**Date:** Thursday, September 30, 2021 7:46:36 AM  
**Attachments:** [image001.png](#)

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**EXTERNAL EMAIL:** The Actual Sender of this email is [ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com) "Think before you click!".

Jeff,

Regarding the condition of assets, I state in my report that the high-level review of the condition is based on data provided by the City and photos taken by others during their site visit. I purposely use the terms "appear" and "assume" to be clear that I am not making a bold statement about the condition of the assets.

The value placed on the WWTP is based on the insurance asset list provided by the City. The WWTP includes 14 lines near the bottom of the list included in Appendix A (the asset list as provided by the City) and Appendix D (the depreciation calculation). The 2019 value from the insurance list is \$1,973,110. I used depreciation rates approved by the MO PSC to get an estimated depreciated book value of \$943,428.

Please let me know if you need anything else.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



---

**From:** Jeffrey T Kaiser <[Jeffrey.Kaiser@amwater.com](mailto:Jeffrey.Kaiser@amwater.com)>  
**Sent:** Wednesday, September 29, 2021 6:06 PM  
**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Subject:** Fwd: Eureka DR

Kelly can you give me a call in the morning so we can address these questions?

JTK  
Jeffrey T. Kaiser, PE  
Vice President of Operations  
Missouri American Water Company  
Office:314-996-2319

Eureka, MO  
 Asset Value Report  
 Depreciated Value-Water Distribution and Sewer Collection Systems

Asset Description	Year Installed	Estimated Installation Cost 2019	Age (2019)	Depreciation Period <sup>1</sup>	Depreciation <sup>2</sup>	Depreciated Value <sup>3</sup>
Water Main	1959	\$ 1,702,945.50	60	50	\$ 2,043,534.60	\$ -
Water Main	1977	\$ 3,405,891.00	42	50	\$ 2,860,948.44	\$ 544,942.56
Water Main	1990	\$ 1,702,945.50	29	50	\$ 987,708.39	\$ 715,237.11
Water Main	1996	\$ 1,702,945.50	23	50	\$ 783,354.93	\$ 919,590.57
Water Main	2003	\$ 5,108,836.50	16	50	\$ 1,634,827.68	\$ 3,474,008.82
Water Main	2006	\$ 1,702,945.50	13	50	\$ 442,765.83	\$ 1,260,179.67
Water Main	2017	\$ 1,702,945.50	2	50	\$ 68,117.82	\$ 1,634,827.68
Fire Hydrants	1959	\$ 224,000.00	60	40	\$ 336,000.00	\$ -
Fire Hydrants	1977	\$ 451,500.00	42	40	\$ 474,075.00	\$ -
Fire Hydrants	1990	\$ 224,000.00	29	40	\$ 162,400.00	\$ 61,600.00
Fire Hydrants	1996	\$ 224,000.00	23	40	\$ 128,800.00	\$ 95,200.00
Fire Hydrants	2003	\$ 675,500.00	16	40	\$ 270,200.00	\$ 405,300.00
Fire Hydrants	2006	\$ 224,000.00	13	40	\$ 72,800.00	\$ 151,200.00
Fire Hydrants	2017	\$ 224,000.00	2	40	\$ 11,200.00	\$ 212,800.00
Water Services and Meters	1959	\$ 592,500.00	60	35	\$ 1,015,714.29	\$ -
Water Services and Meters	1977	\$ 1,183,500.00	42	35	\$ 1,420,200.00	\$ -
Water Services and Meters	1990	\$ 592,500.00	29	35	\$ 490,928.57	\$ 101,571.43
Water Services and Meters	1996	\$ 592,500.00	23	35	\$ 389,357.14	\$ 203,142.86
Water Services and Meters	2003	\$ 1,774,500.00	16	35	\$ 811,200.00	\$ 963,300.00
Water Services and Meters	2006	\$ 592,500.00	13	35	\$ 220,071.43	\$ 372,428.57
Water Services and Meters	2017	\$ 592,500.00	2	35	\$ 33,857.14	\$ 558,642.86
<b>Total Water Assets</b>		<b>\$ 25,196,955.00</b>				<b>\$ 11,673,972.12</b>
Sewer	1950	\$ 1,925,161.00	69	50	\$ 2,656,722.18	\$ -
Sewer	1976	\$ 3,850,322.00	43	50	\$ 3,311,276.92	\$ 539,045.08
Sewer	1987	\$ 1,925,161.00	32	50	\$ 1,232,103.04	\$ 693,057.96
Sewer	1995	\$ 1,925,161.00	24	50	\$ 924,077.28	\$ 1,001,083.72
Sewer	2000	\$ 5,775,483.00	19	50	\$ 2,194,683.54	\$ 3,580,799.46
Sewer	2005	\$ 1,925,161.00	14	50	\$ 539,045.08	\$ 1,386,115.92
Sewer	2018	\$ 1,925,161.00	1	50	\$ 38,503.22	\$ 1,886,657.78
Manholes	1950	\$ 507,500.00	69	50	\$ 700,350.00	\$ -
Manholes	1976	\$ 1,018,500.00	43	50	\$ 875,910.00	\$ 142,590.00
Manholes	1987	\$ 507,500.00	32	50	\$ 324,800.00	\$ 182,700.00
Manholes	1995	\$ 507,500.00	24	50	\$ 243,600.00	\$ 263,900.00
Manholes	2000	\$ 1,526,000.00	19	50	\$ 579,880.00	\$ 946,120.00
Manholes	2005	\$ 507,500.00	14	50	\$ 142,100.00	\$ 365,400.00
Manholes	2018	\$ 507,500.00	1	50	\$ 10,150.00	\$ 497,350.00
Service Laterals	1950	\$ 116,700.00	69	50	\$ 161,046.00	\$ -
Service Laterals	1976	\$ 233,100.00	43	50	\$ 200,466.00	\$ 32,634.00
Service Laterals	1987	\$ 116,700.00	32	50	\$ 74,688.00	\$ 42,012.00
Service Laterals	1995	\$ 116,700.00	24	50	\$ 56,016.00	\$ 60,684.00
Service Laterals	2000	\$ 349,800.00	19	50	\$ 132,924.00	\$ 216,876.00
Service Laterals	2005	\$ 116,700.00	14	50	\$ 32,676.00	\$ 84,024.00
Service Laterals	2018	\$ 116,700.00	1	50	\$ 2,334.00	\$ 114,366.00
<b>Total Wastewater Assets</b>		<b>\$ 25,500,010.00</b>				<b>\$ 12,035,415.92</b>

Note 1 - Based on Missouri PSC Rate Case Dockets WR-2015-0138 Village Greens Water Company; WR-2016-0169 Woodland Manor Water Company; WR-2015-0104 Spokane Highlands Water Company; SR-2014-0105 Terre Du Lac Utility Company; SR-2014-0068 P.C.B., Inc.; and SR-2013-0435 Rogue Creek Sewer.

Note 2 - Depreciation = Age/Depreciation Period X Estimated Installation Cost

Note 3 - Depreciated Value = Estimated Installation Cost - Depreciation

Eureka, MO  
Asset Value Report  
Depreciated Value-Assets in Insurance List

APPRAISAL REFERENCE	CITY REFERENCE	DESCRIPTION	BUILDING 2019-20 VALUES	CONTENTS 2019-20 VALUES	TOTAL VALUE	APPROX YEAR INSTALLED	Age (2019)	Depreciation Period <sup>1</sup>	Depreciation <sup>2</sup>	Depreciated Value <sup>3</sup>
W-1	NIEHOFF TANK AND BOOSTER	TANK#1	\$126,270		\$126,270	2007	12	42	\$ 36,077.14	\$ 90,192.86
W-1	NIEHOFF TANK AND BOOSTER	BOOSTER BUILDING, PUMPS, ELECTRICAL	\$274,666		\$274,666	2007	12	44	\$ 74,908.91	\$ 199,757.09
W-1	NIEHOFF TANK AND BOOSTER	TANK 5MG #7	\$477,939		\$477,939	2007	12	42	\$ 136,554.00	\$ 341,385.00
W-10	EMERALD FOREST	BOOSTER BUILDING	\$50,508		\$50,508	1996	23	44	\$ 26,401.91	\$ 24,106.09
W-10	EMERALD FOREST	PUMPS	\$45,916		\$45,916	1996	23	44	\$ 150,866.86	\$ -
W-10	EMERALD FOREST	ELECTRICAL	\$34,437		\$34,437	1996	23	44	\$ 18,001.16	\$ 16,435.84
W-10	EMERALD FOREST	GENERATOR	\$45,916		\$45,916	1996	23	15	\$ 70,404.53	\$ -
W-2	BROCK TANK AND PALISADES BOOSTER	TANK #3	\$376,200		\$376,200	2003	16	42	\$ 143,314.29	\$ 232,885.71
W-2	BROCK TANK AND PALISADES BOOSTER	PALISADES BOOSTER STA. BLDG	\$57,396		\$57,396	2003	16	44	\$ 20,871.27	\$ 36,524.73
W-2	BROCK TANK AND PALISADES BOOSTER	PUMPS	\$68,874		\$68,874	2003	16	7	\$ 157,426.29	\$ -
W-2	BROCK TANK AND PALISADES BOOSTER	ELECTRICAL	\$80,354		\$80,354	2003	16	44	\$ 29,219.64	\$ 51,134.36
W-2	BROCK TANK AND PALISADES BOOSTER	GENERATOR	\$68,874		\$68,874	2003	16	15	\$ 73,465.60	\$ -
W-3	WELL #5	WELL 5 BLDG	\$74,614		\$74,614	1990	29	44	\$ 49,177.41	\$ 25,436.59
W-3	WELL #5	PUMP	\$73,467		\$73,467	1990	29	12	\$ 177,545.25	\$ -
W-3	WELL #5	CASING/HOLE	\$80,354		\$80,354	1990	29	55	\$ 42,368.47	\$ 37,985.53
W-3	WELL #5	GENERATOR	\$45,916		\$45,916	1990	29	15	\$ 88,770.93	\$ -
W-3	WELL #5	ELECTRICAL	\$45,916		\$45,916	1990	29	44	\$ 30,262.82	\$ 15,653.18
W-3	WELL #5	DISINFECTION	\$44,768		\$44,768	1990	29	35	\$ 37,093.49	\$ 7,674.51
W-3	WELL #5	WATER SOFTENING EQUIPMENT	\$306,000		\$306,000	2012	7	35	\$ 61,200.00	\$ 244,800.00
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	WELL 6 BLDG. #1	\$74,614		\$74,614	1996	23	44	\$ 39,002.77	\$ 35,611.23
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	PUMP	\$73,467		\$73,467	1996	23	12	\$ 140,811.75	\$ -
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	CASING/HOLE	\$80,354		\$80,354	1996	23	55	\$ 33,602.58	\$ 46,751.42
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	GENERATOR	\$103,312		\$103,312	1996	23	15	\$ 158,411.73	\$ -
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	ELECTRICAL	\$45,916		\$45,916	1996	23	44	\$ 24,001.55	\$ 21,914.45
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	DISINFECTION	\$44,768		\$44,768	1996	23	35	\$ 29,418.97	\$ 15,349.03
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	LEGENDS BOOSTER BLDG.	\$68,874		\$68,874	1996	23	44	\$ 36,002.32	\$ 32,871.68
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	PUMPS	\$86,093		\$86,093	1996	23	7	\$ 282,877.00	\$ -
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	ELECTRICAL	\$68,874		\$68,874	1996	23	44	\$ 36,002.32	\$ 32,871.68
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	TANK 5 MG #5	\$376,200		\$376,200	1996	23	42	\$ 206,014.29	\$ 170,185.71
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	WELL 6 BLDG. #2	\$83,640		\$83,640	1996	23	44	\$ 43,720.91	\$ 39,919.09
W-4	LEGENDS TANK AND WELL #6 AND LEGENDS BOOSTER	WATER SOFTENING EQUIPMENT	\$306,000		\$306,000	2012	7	35	\$ 61,200.00	\$ 244,800.00
W-5	WELL #10	WELL 10 BLDG	\$97,517		\$97,517	2006	13	44	\$ 28,811.84	\$ 68,705.16
W-5	WELL #10	PUMP	\$43,507		\$43,507	2006	13	12	\$ 47,132.58	\$ -
W-5	WELL #10	CASING/HOLE	\$59,903		\$59,903	2006	13	55	\$ 14,158.89	\$ 45,744.11
W-5	WELL #10	GENERATOR	\$51,437		\$51,437	2006	13	15	\$ 44,578.73	\$ 6,858.27
W-5	WELL #10	ELECTRICAL	\$54,652		\$54,652	2006	13	44	\$ 16,147.18	\$ 38,504.82
W-5	WELL #10	DISINFECTION	\$39,650		\$39,650	2006	13	35	\$ 14,727.14	\$ 24,922.86
W-5	WELL #10	WATER SOFTENING EQUIPMENT	\$306,000		\$306,000	2012	7	35	\$ 61,200.00	\$ 244,800.00
W-6	WELL #1	WELL 1 BLDG	\$74,614		\$74,614	1977	42	44	\$ 71,222.45	\$ 3,391.55
W-6	WELL #1	PUMP	\$73,467		\$73,467	1977	42	12	\$ 257,134.50	\$ -
W-6	WELL #1	CASING/HOLE	\$80,354		\$80,354	1977	42	55	\$ 61,361.24	\$ 18,992.76
W-6	WELL #1	GENERATOR	\$45,916		\$45,916	1977	42	15	\$ 128,564.80	\$ -
W-6	WELL #1	ELECTRICAL	\$45,916		\$45,916	1977	42	44	\$ 43,828.91	\$ 2,087.09
W-6	WELL #1	DISINFECTION	\$44,768		\$44,768	1977	42	35	\$ 53,721.60	\$ -
W-6	WELL #1	WATER SOFTENING EQUIPMENT	\$306,000		\$306,000	2012	7	35	\$ 61,200.00	\$ 244,800.00
W-7	WELL #9 AND THE ARBORS TANK AND THE ARBORS BOOSTER	WELL - Arbors of Rockwood	\$160,000		\$160,000	2017	2	44	\$ 7,272.73	\$ 152,727.27
W-7	WELL #9 AND THE ARBORS TANK AND THE ARBORS BOOSTER	500,000 GALLON WATER STORAGE TANK	\$606,000		\$606,000	2017	2	42	\$ 28,857.14	\$ 577,142.86
W-7	WELL #9 AND THE ARBORS TANK AND THE ARBORS BOOSTER	BUILDINGS INCLUDING WATER	\$2,308,000		\$2,308,000	2017	2	44	\$ 104,909.09	\$ 2,203,090.91
W-8	WELL #8 AND VIOLA LANE TANKS	WELL 8 BLDG	\$74,614		\$74,614	2003	16	44	\$ 27,132.36	\$ 47,481.64
W-8	WELL #8 AND VIOLA LANE TANKS	WATER SOFTENING EQUIPMENT	\$306,000		\$306,000	2012	7	35	\$ 61,200.00	\$ 244,800.00
W-8	WELL #8 AND VIOLA LANE TANKS	PUMP	\$73,467		\$73,467	2003	16	12	\$ 97,956.00	\$ -
W-8	WELL #8 AND VIOLA LANE TANKS	CASING/HOLE	\$80,354		\$80,354	2003	16	55	\$ 23,375.71	\$ 56,978.29
W-8	WELL #8 AND VIOLA LANE TANKS	GENERATOR	\$103,312		\$103,312	2003	16	15	\$ 110,199.47	\$ -
W-8	WELL #8 AND VIOLA LANE TANKS	ELECTRICAL	\$45,916		\$45,916	2003	16	44	\$ 16,696.73	\$ 29,219.27
W-8	WELL #8 AND VIOLA LANE TANKS	DISINFECTION	\$44,768		\$44,768	2003	16	35	\$ 20,465.37	\$ 24,302.63
W-8	WELL #8 AND VIOLA LANE TANKS	HUNTERS BOOSTER BLDG	\$57,396		\$57,396	2003	16	44	\$ 20,871.27	\$ 36,524.73
W-8	WELL #8 AND VIOLA LANE TANKS	PUMPS	\$51,656		\$51,656	2003	16	7	\$ 118,070.86	\$ -
W-8	WELL #8 AND VIOLA LANE TANKS	ELECTRICAL	\$68,874		\$68,874	2003	16	44	\$ 25,045.09	\$ 43,828.91
W-8	WELL #8 AND VIOLA LANE TANKS	HILLTOP BOOSTER BLDG	\$57,396		\$57,396	2003	16	44	\$ 20,871.27	\$ 36,524.73
W-8	WELL #8 AND VIOLA LANE TANKS	PUMPS	\$45,916		\$45,916	2003	16	7	\$ 104,950.86	\$ -
W-8	WELL #8 AND VIOLA LANE TANKS	ELECTRICAL	\$57,396		\$57,396	2003	16	44	\$ 20,871.27	\$ 36,524.73
W-8	WELL #8 AND VIOLA LANE TANKS	TANK 5MG #4	\$376,200		\$376,200	1977	42	42	\$ 376,200.00	\$ -
W-8	WELL #8 AND VIOLA LANE TANKS	TANK 2MG #2	\$286,978		\$286,978	1966	53	42	\$ 362,138.90	\$ -
W-9	FORBY ROAD TANK AND BOOSTER	TANK 5MG #6	\$376,200		\$376,200	2005	14	42	\$ 125,400.00	\$ 250,800.00
W-9	FORBY ROAD TANK AND BOOSTER	BOOSTER STATION	\$110,376		\$110,376	2005	14	44	\$ 35,119.64	\$ 75,256.36
W-9	FORBY ROAD TANK AND BOOSTER	GENERATOR	\$44,150		\$44,150	2005	14	15	\$ 41,206.67	\$ 2,943.33
Water Subtotal			\$10,449,167	\$0	\$10,449,167					\$6,481,198

Eureka, MO  
 Asset Value Report  
 Depreciated Value-Assets in Insurance List

APPRAISAL REFERENCE	CITY REFERENCE	DESCRIPTION	BUILDING 2019-20 VALUES	CONTENTS 2019-20 VALUES	TOTAL VALUE	APPROX YEAR INSTALLED	Age (2019)	Depreciation Period <sup>1</sup>	Depreciation <sup>2</sup>	Depreciated Value <sup>3</sup>
WW-1	WWTP	INFLUENT PUMP STATION	\$109,052		\$109,052	2005	14	44	\$ 34,698.36	\$ 74,353.64
WW-1	WWTP	PUMPS	\$76,336		\$76,336	2005	14	10	\$ 106,870.40	-
WW-1	WWTP	SCREENING BUILDING	\$113,506		\$113,506	2005	14	44	\$ 36,115.55	\$ 77,390.45
WW-1	WWTP	SCREEN/WASHER	\$87,815		\$87,815	2005	14	22	\$ 55,882.27	\$ 31,932.73
WW-1	WWTP	ULTRA VIOLET STRUCTURE	\$212,363		\$212,363	2005	14	44	\$ 67,570.05	\$ 144,792.95
WW-1	WWTP	ELECTRICAL	\$153,246		\$153,246	2005	14	44	\$ 48,760.09	\$ 104,485.91
WW-1	WWTP	EFFLUENT PUMP STATION	\$109,052		\$109,052	2005	14	44	\$ 34,698.36	\$ 74,353.64
WW-1	WWTP	PUMPS	\$53,033		\$53,033	2005	14	10	\$ 74,246.20	-
WW-1	WWTP	BLOWER BLDG.	\$40,177		\$40,177	2005	14	44	\$ 12,783.59	\$ 27,393.41
WW-1	WWTP	BLOWERS	\$124,307		\$124,307	2005	14	22	\$ 79,104.45	\$ 45,202.55
WW-1	WWTP	ELECTRICAL	\$86,093		\$86,093	2005	14	44	\$ 27,393.23	\$ 58,699.77
WW-1	WWTP	GENERATOR	\$103,312		\$103,312	2005	14	15	\$ 96,424.53	\$ 6,887.47
WW-1	WWTP	LABORATORY BUILDING	\$107,904	\$22,959	\$130,863	2005	14	44	\$ 41,638.23	\$ 89,224.77
WW-1	WWTP	AERATION/BAFFLES/AQUAMATS	\$573,955		\$573,955	2005	14	22	\$ 365,244.09	\$ 208,710.91
WW-10	KOA CAMPGROUND LIFT STATION	S. FOX CREEK LIFT STATION/GEN BLDG.	\$179,142	\$44,150	\$223,292	1989	30	10	\$ 669,876.00	-
WW-11	CAHOON LIFT STATION	LIFT STATION & BUILDING	\$2,928	\$45,916	\$48,844	1950	69	10	\$ 337,023.60	-
WW-2	RANERI LIFT STATION	SEWAGE LIFT STATION	\$29,857		\$29,857	2000	19	10	\$ 56,728.30	-
WW-3	STONEBRIDGE LIFT STATION	LIFT STATION	\$149,229		\$149,229	1950	69	10	\$ 1,029,680.10	-
WW-4	HWY 109 LIFT STATION	LIFT STATION & GENERATOR BLDG	\$11,709	\$206,623	\$218,332	1986	33	10	\$ 720,495.60	-
WW-5	NORTH STREET #1 LIFT STATION	LIFT STATION	\$25,254		\$25,254	1995	24	10	\$ 60,609.60	-
WW-6	NORTH STREET #2 LIFT STATION	LIFT STATION	\$16,071		\$16,071	1995	24	10	\$ 38,570.40	-
WW-7	ENDERBUSH LIFT STATION	LIFT STATION	\$34,437		\$34,437	2004	15	10	\$ 51,655.50	-
WW-8	HILLTOP LIFT STATION	LIFT STATION & GENERATOR BLDG	\$5,854	\$160,707	\$166,561	1976	43	10	\$ 716,212.30	-
WW-9	THE ARBORS LIFT STATION		\$350,000		\$350,000	2018	1	10	\$ 35,000.00	\$ 315,000.00
Wastewater Subtotal			\$2,754,632	\$480,355	\$3,234,987					\$1,258,428

Note 1 - Based on Missouri PSC Rate Case Dockets WR-2015-0138 Village Greens Water Company; WR-2016-0169 Woodland Manor Water Company; WR-2015-0104 Spokane Highlands Water Company; SR-2014-0105 Terre Du Lac Utility Company; SR-2014-0068 P.C.B., Inc.; and SR-2013-0435 Rogue Creek Sewer.

Note 2 - Depreciation = Age/Depreciation Period X Estimated Installation Cost

Note 3 - Depreciated Value = Estimated Installation Cost - Depreciation

City of Eureka Parcel Data

Year Built	No. of Parcels
0-1959	309
1960-1969	329
1970-1979	513
1980-1989	279
1990-1999	1201
2000-2009	944
2010-2019	350

Note: Parcels with year built 0 = 940  
 Note: Parcels with year built from 1850-1959 = 250  
 Note: Parcels NOT Vacant/Agriculture w/ Year Built of 0 = 59

		Percent of Total Parcels
<b>Total Number of Parcels</b>	3925	
<b>Total Parcels Prior to 1960</b>	309	7.87%
<b>Total Number of Parcels Prior to 1980</b>	1151	29.32%
<b>Total Number of Parcels 1980 to Present</b>	2774	70.68%

Parcel Year Built	Percent by Year	Rounded	Use in Calc.	
Up To 1959	309	7.87%	8	10
Between 1960-1977	698	17.78%	18	20
Between 1978-1990	463	11.80%	12	10
Between 1991-1996	389	9.91%	10	10
Between 1997-2003	1261	32.13%	32	30
Between 2004-2006	279	7.11%	7	10
After 2006	526	13.40%	13	10
			100	100
	3925			



**Derek R Linam**

---

**From:** Derek R Linam  
**Sent:** Wednesday, February 26, 2020 11:15 AM  
**To:** Kelly Simpson (ksimpson@flinnengineering.com)  
**Subject:** Eureka Parcel Analysis  
**Attachments:** Eureka Parcel Data.xlsx

Derek Linam, P.E.  
Engineering Manager  
Missouri American Water Company  
[derek.linam@amwater.com](mailto:derek.linam@amwater.com)  
P: 314-996-2456  
C: 314-486-0508

**City of Eureka Parcel Data**

Year Built	No. of Parcels
0-1959	309
1960-1969	329
1970-1979	513
1980-1989	279
1990-1999	1201
2000-2009	944
2010-2019	350

Note: Parcels with year built 0 = 940  
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		Percent of Total Parcels
<b>Total Number of Parcels</b>	3925	
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Parcel Year Built		Percent by Year
Up To 1959	309	7.87%
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Between 1978-1990	463	11.80%
Between 1991-1996	389	9.91%
Between 1997-2003	1261	32.13%
Between 2004-2006	279	7.11%
After 2006	526	13.40%
	3925	

**Derek R Linam**

---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Monday, February 10, 2020 10:13 AM  
**To:** Derek R Linam  
**Subject:** RE: Meeting Today  
**Attachments:** Eureka Asset Cost Estimate.xlsx

**EXTERNAL EMAIL - "Think before you click!"**

Derek,

I'll take a look before we meet. I attached my spreadsheet if you want to try some different percentages. They are on the "Water Main" tab and the "Sewer Tab". They both feed directly to the "Depreciation" tab so don't change any numbers on that one.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



---

**From:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Sent:** Monday, February 10, 2020 10:07 AM  
**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Subject:** RE: Meeting Today

Kelly,

Here is a "crude" spreadsheet I put together of parcel data, year built, that we can discuss. Thought I would send it to you to look at before our discussion. Again, just wondering how a "newer" system assumption will impact depreciated value for the water and waste water distribution and collection systems.

Thanks  
Derek

---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Monday, February 10, 2020 6:59 AM  
**To:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Subject:** Meeting Today

**EXTERNAL EMAIL - "Think before you click!"**

Derek,

Can we plan on discussing Eureka over the phone? I've been fighting some sinus issues and today is the worst. I'm still working all day. I would rather not be out and around people just in case it's something more than just sinus issues.

Can you create a Teams meeting or Skype or whatever you guys use? Then I could share my screen if you want to see my spreadsheet.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



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[www.amwater.com](http://www.amwater.com)

### City of Eureka Parcel Data

Year Built	No. of Parcels
0-1959	309
1960-1969	329
1970-1979	513
1980-1989	279
1990-1999	1201
2000-2009	944
2010-2019	350

Note: Parcels with year built 0 = 940

Note: Parcels with year built from 1850-1959 = 250

Note: Parcels NOT Vacant/Agriculture w/ Year Built of 0 = 59

		Percent of Total Parcels
<b>Total Number of Parcels</b>	3925	
<b>Total Parcels Prior to 1960</b>	309	7.87%
<b>Total Number of Parcels Prior to 1980</b>	1151	29.32%
<b>Total Number of Parcels 1980 to Present</b>	2774	70.68%

**Derek R Linam**

---

**From:** Derek R Linam  
**Sent:** Monday, February 10, 2020 8:28 AM  
**To:** 'Kelly Simpson'  
**Subject:** RE: Meeting Today

Kelly,

Sure, we can meet by phone. I'll try to setup a skype meeting.

Derek

---

**From:** Kelly Simpson <ksimpson@flinnengineering.com>  
**Sent:** Monday, February 10, 2020 6:59 AM  
**To:** Derek R Linam <Derek.Linam@amwater.com>  
**Subject:** Meeting Today

**EXTERNAL EMAIL - "Think before you click!"**

Derek,

Can we plan on discussing Eureka over the phone? I've been fighting some sinus issues and today is the worst. I'm still working all day. I would rather not be out and around people just in case it's something more than just sinus issues.

Can you create a Teams meeting or Skype or whatever you guys use? Then I could share my screen if you want to see my spreadsheet.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



**Derek R Linam**

---

**From:** Derek R Linam  
**Sent:** Friday, February 7, 2020 1:53 PM  
**To:** 'Kelly Simpson'  
**Subject:** RE: Eureka Report

Sounds good. Thanks.

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Friday, February 7, 2020 1:52 PM  
**To:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Subject:** RE: Eureka Report

**EXTERNAL EMAIL - "Think before you click!"**

I'll come to your office and bring everything on my laptop. We can test various assumptions live on the spreadsheet and see what it does.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



**From:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Sent:** Friday, February 7, 2020 12:22 PM  
**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Subject:** RE: Eureka Report

Kelly,

We can probably discuss on the phone. I wanted to review the assumption that the system was 70% built by the 1950's. I pulled some statistics from parcels out of GIS and wondered how it might change the depreciated value if we use some different assumptions. I'm available at 1:30 p.m. if that works for you and we can chat via phone or if you'd like to meet in person we can do that too.

Derek

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Friday, February 7, 2020 11:05 AM  
**To:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Subject:** Fwd: Eureka Report

**Derek R Linam**

---

**From:** Derek R Linam  
**Sent:** Friday, February 7, 2020 1:59 PM  
**To:** 'Kelly Simpson'  
**Subject:** RE: Eureka Report

Sounds good, see you then. Derek

---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Friday, February 7, 2020 1:59 PM  
**To:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Subject:** RE: Eureka Report

**EXTERNAL EMAIL - "Think before you click!"**

1pm works for me

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



---

**From:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Sent:** Friday, February 7, 2020 1:57 PM  
**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Subject:** RE: Eureka Report

Also, can we meet at 1pm? IF not 1:30pm is still fine.

Derek

---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Friday, February 7, 2020 1:52 PM  
**To:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Subject:** RE: Eureka Report

**EXTERNAL EMAIL - "Think before you click!"**

I'll come to your office and bring everything on my laptop. We can test various assumptions live on the spreadsheet and see what it does.

Kelly Flinn-Simpson, PE, LEED® AP



Owner  
618-550-8427



---

**From:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Sent:** Friday, February 7, 2020 12:22 PM  
**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Subject:** RE: Eureka Report

Kelly,

We can probably discuss on the phone. I wanted to review the assumption that the system was 70% built by the 1950's. I pulled some statistics from parcels out of GIS and wondered how it might change the depreciated value if we use some different assumptions. I'm available at 1:30 p.m. if that works for you and we can chat via phone or if you'd like to meet in person we can do that too.

Derek

---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Friday, February 7, 2020 11:05 AM  
**To:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Subject:** Fwd: Eureka Report

**EXTERNAL EMAIL - "Think before you click!"**

Derek,

My lunch meeting Monday is canceled. I'm available any time Monday.

Begin forwarded message:

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Date:** February 6, 2020 at 4:06:00 PM CST  
**To:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Subject:** RE: Eureka Report

Derek,

I am available by phone Monday all morning. I'll be gone from 11:15 to 1:00, then available all afternoon. Tuesday I have a conference call from 10:00-11:00 then leaving at 2:30 for an appointment and available other than that.

If you want to meet in person, I could do that too. My availability would be a little different though. I could ditch the lunch meeting on Monday. It's just a contractor wanting to pick my brain about IL-Am.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427  
<image001.png>

---

**From:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Sent:** Thursday, February 6, 2020 3:59 PM  
**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Subject:** Eureka Report

Kelly,

Do you have time to meet next Monday or Tuesday to discuss the Eureka Engineering Report?

Thanks  
Derek

Derek Linam, P.E.  
Engineering Manager  
Missouri American Water Company  
[derek.linam@amwater.com](mailto:derek.linam@amwater.com)  
P: 314-996-2456  
C: 314-486-0508

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## Melisha N Billups

---

**From:** Kelly Simpson <ksimpson@flinnengineering.com>  
**Sent:** Tuesday, December 10, 2019 9:39 AM  
**To:** Joe Batis; Edward Dinan; Melisha N Billups  
**Subject:** RE: Eureka

**EXTERNAL EMAIL - "Think before you click!"**

Joe,

This is tough to squeeze in an entire day at this time of year. The only day that I can do this is next Tuesday, December 17. I could possibly do it Monday, December 16 but I would need to be done and on the road by 1:00 pm.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



**From:** Joe Batis <joe@batisappraisals.com>  
**Sent:** Tuesday, December 10, 2019 9:35 AM  
**To:** Edward Dinan <edinan@dinanreal.com>; Kelly Simpson <ksimpson@flinnengineering.com>; Melisha N Billups <Melisha.Billups@amwater.com>  
**Subject:** Eureka

Hello Ed and Kelly,

I would like to set a date with Craig Sabo for The two of you to inspect the Eureka facilities. It seems like all of their information is in place and in order now so things should go smoothly. Please provide me a list of the dates that you are available over the next 7 to 10 days so I can check with Craig and get this scheduled and keep it moving forward. A prompt reply would be helpful.

Thank you again,

Joe

--

### **EDWARD J. BATIS & ASSOCIATES, INC.**

*Real Estate Appraisers and Consultants*

### **Joseph E. Batis, MAI, R/W-AC**

*State General Certified in Illinois, Iowa, Missouri,  
Virginia, Tennessee, South Carolina, North Carolina*

313 N. Chicago Street  
Joliet, Illinois 60432

Phone (815) 726-1455  
Cell (815) 545-7197  
Fax (815) 846-3810

## Melisha N Billups

---

**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Wednesday, November 20, 2019 3:33 PM  
**To:** Melisha N Billups; Joe Batis; Edward Dinan; Elizabeth Goodman Schneider; Jordan Leiner  
**Subject:** RE: Eureka

**EXTERNAL EMAIL - "Think before you click!"**

Melisha,

You requested the asset depreciation list. They probably don't have one.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



---

**From:** Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>  
**Sent:** Friday, November 15, 2019 10:36 AM  
**To:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>; Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>; Edward Dinan <[edinan@dinanreal.com](mailto:edinan@dinanreal.com)>; Elizabeth Goodman Schneider <[goodmanappraisal@gmail.com](mailto:goodmanappraisal@gmail.com)>; Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>  
**Subject:** RE: Eureka

Hi Kelly,

To my knowledge, this is all of the information that they have. I initially sent them the attached list. Is there anything else that you would like for me to request?

Thanks,  
Melisha Billups

o: 314.996.2245 | i: 7.400.2245  
c: 314.896.4080

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**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Friday, November 15, 2019 9:59 AM  
**To:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>; Edward Dinan <[edinan@dinanreal.com](mailto:edinan@dinanreal.com)>; Elizabeth Goodman Schneider <[goodmanappraisal@gmail.com](mailto:goodmanappraisal@gmail.com)>; Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>  
**Cc:** Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>  
**Subject:** RE: Eureka

**EXTERNAL EMAIL - "Think before you click!"**

That's a lot of info to sift through. I didn't see an asset/depreciation list. I saw an insurance asset list which is a start.

I am available for another site visit on the following days

11/21, 11/22, 11/25, 12/2, 12/4, 12/5, 12/6

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



**From:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>  
**Sent:** Wednesday, November 13, 2019 1:51 PM  
**To:** Edward Dinan <[edinan@dinanreal.com](mailto:edinan@dinanreal.com)>; Elizabeth Goodman \_ AQUA <[goodmanappraisal@gmail.com](mailto:goodmanappraisal@gmail.com)>; Jordan Leiner <[jleiner@dinanreal.com](mailto:jleiner@dinanreal.com)>; Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Cc:** Melisha N Billups <[Melisha.Billups@amwater.com](mailto:Melisha.Billups@amwater.com)>  
**Subject:** Re: Eureka

Hello just checking in with everyone to see if you had a chance to review any of the documents yet and if you can send me an email about your availability to reinspect Eureka so we can get this report finished in the next few weeks for The client. Elizabeth – I recall that you are fine with your inspections and you do not need to come back for a second trip.

On Tue, Nov 5, 2019 at 10:03 AM Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)> wrote:

Good Morning,  
I've invited you all (by email/link) to a Google Drive folder that includes all of the files provided by Eureka. Please review -- we need to set a schedule with the client for getting back on this project and providing an estimated delivery date.  
Thank you,  
Joe

**EDWARD J. BATIS & ASSOCIATES, INC.**  
*Real Estate Appraisers and Consultants*

**Joseph E. Batis, MAI, R/W-AC**  
*State General Certified in Illinois, Iowa, Missouri,  
Virginia, Tennessee, South Carolina, North Carolina*

313 N. Chicago Street  
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Fax (815) 846-3810

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[www.amwater.com](http://www.amwater.com)

## Brian W LaGrand

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**From:** Derek R Linam  
**Sent:** Wednesday, May 5, 2021 1:25 PM  
**To:** Brian W LaGrand  
**Subject:** FW: Eureka Revised Report  
**Attachments:** Eureka Report.pdf; App E - PSC Depreciation Rate Schedules.pdf; App A-Insurance Asset List.pdf; App B-MDNR 2019-census.pdf; App C-MDNR WWTP Op Permit.pdf; App D-Depreciation Calc.pdf

Brian,

Here are the .pdf files from Flinn Engineering. Not sure that you need the Appendix docs to go with it, but she sent everything. The report was dated March 16 as the header indicated.

Derek

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**From:** Kelly Simpson <[ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com)>  
**Sent:** Wednesday, May 5, 2021 12:44 PM  
**To:** Derek R Linam <[Derek.Linam@amwater.com](mailto:Derek.Linam@amwater.com)>  
**Subject:** FW: Eureka Revised Report

**EXTERNAL EMAIL:** The Actual Sender of this email is [ksimpson@flinnengineering.com](mailto:ksimpson@flinnengineering.com) "Think before you click!".

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427



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**From:** Kelly Simpson  
**Sent:** Monday, March 16, 2020 2:41 PM  
**To:** Joe Batis <[joe@batisappraisals.com](mailto:joe@batisappraisals.com)>  
**Subject:** Eureka Revised Report

Joe,

The revised report for Eureka is attached. The summary I sent to you 2 weeks ago was incorrect. I didn't update the age of the hydrants, services, manholes, and laterals. Here is a summary of what changed.

The estimated depreciation value of the buried infrastructure (water distribution and sewer collection systems) was based on an assumption of the age of the assets. I was able to get GIS data from the St. Louis County GIS parcel data which shows the date buildings were built. This significantly increased the estimated depreciation value of the assets.



In the report, I changed:

- Tables 4, 7, and 9
- The description of the assumption of age under Water Distribution System and Sewer Collection System
- Appendix D

If you ask MO-Am for an amendment to revise the report, I have \$550 in extra time revising my part. If you don't want to ask for an amendment, I'm ok with that too. Please let me know if you have any questions.

Kelly Flinn-Simpson, PE, LEED® AP  
Owner  
618-550-8427

