

**ROUSE FRETS WHITE GOSS  
GENTILE RHODES, P.C.**

5250 W. 116<sup>th</sup> Place  
Suite 400  
Leawood, KS 66211  
P: 913.387.1600  
F: 913.928.6739

1100 Walnut Street  
Suite 2900  
Kansas City, MO 64106  
P: 816.292.7600  
F: 913.928.6739

Stanley N. Woodworth  
Direct Dial: 913.647.3204  
[SWOODWORTH@ROUSEPC.COM](mailto:SWOODWORTH@ROUSEPC.COM)  
Reply to Kansas Office

January 3, 2019

**BY ELECTRONIC MAIL and  
U.S. MAIL**

Dean L. Cooper, Esq.  
Diana C. Carter, Esq.  
Brydon, Swearngen & England P.C.  
312 East Capitol Avenue  
P.O. Box 456  
Jefferson City, MO 65101

**BY ELECTRONIC MAIL and  
U.S. MAIL**

Josiah Cox  
Osage Water Utility Company Operating  
Company  
500 Northwest Plaza Drive, Suite 500  
St. Ann, MO 63074

**BY ELECTRONIC MAIL and  
U.S. MAIL**

James A. Beckemeier, Esq.  
The Beckemeier Law Firm, LC  
13421 Manchester Road, Suite 103  
St. Louis, MO 63131

**Re: Application and Motion for Waiver – Reflections Subdivision**

Dear Sirs and Ms. Carter:

This letter is written on behalf of Reflections Condominium Owners Association, Inc. (“COA”).

The purpose of this letter is to correct certain factual inaccuracies in the Application and Motion for Waiver (the “**Application**”) recently filed with the Missouri Public Service Commission (the “**Commission**”) relating to the acquisition of certain water and sanitary sewer facilities in Camden County, Missouri, including the facilities that serve the condominium units governed by the COA (the “**Reflections Facilities**”).

We need to point out the following factual inaccuracies in the Application and ask for the following additional information or explanations:

1. There are fifty (50) condominium units currently served by the Reflections Facilities (not approximately 55).

Dean L. Cooper, Esq.  
Diana C. Carter, Esq.  
Josiah Cox  
James A. Beckemeier, Esq.  
January 3, 2019  
Page 2

2. There is only one lift station (not two) as part of the Reflections Facilities. This lift station does have a monitoring/alarm feature.

3. The water quality of the Reflections Facilities is routinely tested and monitored.

4. The Missouri Department of Natural Resources ("MDNR") is not requiring that the exposed water delivery pipe be buried or encased. There has never been a freezing problem.

5. The summer months (not the winter months) are the heaviest use season of the Reflections Facilities.

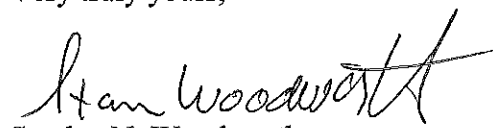
6. The proposed repairs to the Reflections Facilities stated in the Application greatly exceed the repairs that MDNR, MECO Engineering Company, Inc., and Michael Stalzer, P.E. have indicated are necessary. In addition, the estimated dollar amounts of repairs contained in the Application (\$165,213.00 water and \$310,800.00 sewer) are greatly in excess of the estimates by the above-referenced engineering companies. If you do not have copies of those engineering reports and estimates, please let us know and we will provide them to you. We ask for an explanation as to the need for the additional repairs and costs you propose.

7. Please confirm that you are asking the Commission to continue the \$50.00 per month rate for the Reflections condominiums until the repairs are completed.

At this point, we are providing this information to you, as the applicant, in order to give you the opportunity to revise the Application. Should you decide not to revise the Application, we will forward this letter to the Commission and the Office of the Public Counsel.

As you can appreciate, our clients desire to have your company take over the Reflections Facilities, but do not want to end up with any higher rates than are necessary.

Very truly yours,

  
Stanley N. Woodworth

SNW:tam

cc. Board of Directors of Reflections Condominium Association, Inc. (by e-mail)  
Sue Schultz, Esq. (by e-mail)