

Case No. SO-2007-0071

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Missouri Public
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Gentlemen:

Ref: Case No. SO-2007, Raintree Plantation Public Hearing

As a former Director of Land Use, Development and Code Enforcement for Jefferson County, and current homeowner within Raintree Plantation, I truly appreciate your efforts in providing this venue to allow the property owners and homeowners of Raintree Plantation the opportunity to review the respective contractual agreements between all parties in this subject case and voice our comments and concerns as related to the future expansion of our important sewer and water infrastructure. Your professional consideration of my individual and everyone's collective concerns are of the utmost importance to the future development of "our" community. I agree that the concept of the Jefferson County Sewer District taking over the facility and a reputable private company managing it is a great and progressive plan. The financial aspects of the agreement are unsatisfactory as far as I am concerned, because it takes money out of our pockets.

Issue # 1: Case No SO-2007, and Case No WC 2007-0038 "Overearnings" Complaint case.

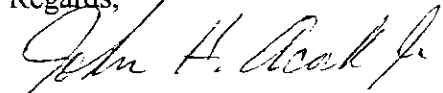
At the Pre-hearing Conference held on September 29, 2006 in Jefferson City Missouri with Judge Harold Stearley presiding, the relationship between these two cases was discussed. I request that you consider these two important cases as inseparable and directly related to this contractual agreement between all parties. It is my personal opinion that the Property Owners and Homeowners of Raintree and other proprietries out side of Raintree have been "harmed and deceived" by the "perceived" fraudulent nature by which the Central Jefferson County Utility Company's, the original Raintree POA, Inc. and realtors/developer's who made false promises and ultimately misled the Raintree residents who bought into this subdivision. The original developers and associated real estate agents sold properties to buyers and stated that the subdivision had its own and adequate sewer and water treatment plants and that these facilities would be expanded to accommodate growth. We all paid our sewer and water "Tap-on Fees" and our monthly bills only to learn that today our long-term investment of our hard earned money was not set aside to accommodate the future infrastructure expansion of Raintree. Our internal infrastructure consists of poorly designed main trunk lines and lift stations and are in a sad state of repair. Today, Central Jefferson County Utility Company says that they do not have any money to expand the waste-water treatment and water facilities or repair the existing internal infrastructure. Where did the money go?

Now the agreement between all parties! It has been brought to my attention that there was a contractual agreement between CJCUC and a firm called "Aqua Source" that would be honored for the installation of major trunk lines within Raintree and that Aqua Source would collect \$800 to \$1000 per lot until the expansion is complete. However, in addition to that the Jefferson County Sewer District has agreed to give CJCUC the same amount after the contract when Aqua Source's contract is completed. In essence the Jefferson County Sewer District has agreed to absorb over \$100,000. in CJCUC's debt. If this is true, then it is unacceptable. This money must only be spent on our plant expansion. Why are we paying CJCUC a dime for perceived deception. The agreement between Aqua Source and CJCUC is a mutually agreed upon (stand-alone) contract and should not be a part of this case. Not our problem! I am not willing to put one dime in CJCUC's pocket until they can fully disclose why the "PROMISE" was not met and fully disclose where "OUR" money went.

Issue #2: What is the cost?

What will the increased utility rates be? Are there any major initial fees that existing homeowners and property owners will incur? The residents of Raintree have not been informed. The Jefferson County Leader published an article with Mr. Martin Toma who is president of the Jefferson County Sewer District. Toma stated that the expansion, which is estimated to cost \$1.8 million, would be paid for by the owners of homes and lots in Raintree. Mr. Toma! What does this mean to my pocket book. You made the statement, now inform me!

Regards,



John H. Acock, Jr.

Concerned Raintree Resident