

**STATE OF MISSOURI  
PUBLIC SERVICE COMMISSION**

At a session of the Public Service Commission held at its office in Jefferson City on the 11<sup>th</sup> day of January, 2023.

In the Matter of Missouri-American Water )  
Company's Application for a Certificate of )  
Convenience and Necessity Authorizing it to ) **File No. WA-2022-0311**  
Install, Own, Acquire, Construct, Operate, )  
Control, Manage and Maintain a Water )  
System and Sewer System in and around )  
the City of Stewartville, Missouri )

**ORDER APPROVING STIPULATION AND AGREEMENT AND  
GRANTING CERTIFICATE OF CONVENIENCE AND NECESSITY**

Issue Date: January 11, 2023

Effective Date: February 10, 2023

On May 10, 2022,<sup>1</sup> Missouri-American Water Company (MAWC) filed an application (Application) regarding the acquisition of existing unregulated municipal water and sewer systems in and around the City of Stewartville, Missouri located in DeKalb and Clinton Counties (Stewartville Systems).<sup>2</sup> MAWC requested Certificates of Convenience and Necessity (CCNs) to install, own, acquire, construct, operate, control, manage, and maintain the Stewartville Systems. MAWC has chosen to exercise an option under Section 393.320, RSMo (Supp. 2022), regarding ratemaking rate base when a large water public utility acquires a small water utility. Lastly, MAWC requested a waiver of the 60-day notice of case filing requirement.

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<sup>1</sup> All dates refer to 2022 unless otherwise stated.

<sup>2</sup> The Application was divided into separate files for the water system acquisition and the sewer system acquisition. These were consolidated by the Commission, with File No. WA-2022-0311 designated as the lead file number.

MAWC is a “water corporation,” a “sewer corporation,” and “public utility” as those terms are defined in Section 386.020, RSMo (Supp. 2022), and is subject to the jurisdiction of the Commission. MAWC currently provides water service to approximately 474,000 customers and sewer service to approximately 16,500 customers in service areas throughout Missouri. In recent years, MAWC has acquired many existing small water and sewer systems. MAWC is a subsidiary of American Water Works Company, Inc., and is affiliated with other American Water companies that undertake tasks associated with utility service, such as customer billing and technical resources.

Stewartsville is a fourth-class city with a population of approximately 733 people, located in DeKalb County. The Stewartsville Systems serve 357 water accounts and 354 sewer accounts. On November 2, 2021, the voters of Stewartsville voted overwhelmingly to sell the water and sewer utility assets to MAWC for \$1.9 million. On February 17, MAWC entered into a Purchase Agreement with Stewartsville to obtain substantially all the water and sewer utility assets of the Stewartsville Systems.

The Commission issued notice and set a deadline for intervention requests, but received no requests to intervene. A virtual public hearing was held on September 12, but no witnesses testified.

On October 11, the Staff of the Commission (Staff) filed its recommendation and memorandum. Staff recommended that the Commission grant CCNs, subject to certain conditions. Staff also stated that it did not oppose using the \$1.9 million purchase price as the rate-making rate base for the Stewartsville Systems, which represents the alternative valuation procedure requested under Section 393.320, RSMo (Supp. 2022).

Staff's memorandum also noted the existence of two customers outside the Stewartsville city limits, but who nonetheless receive service from the Stewartsville Systems.

On October 21, MAWC responded stating its acceptance of Staff's recommendation and that it did not object to Staff's proposed conditions.<sup>3</sup> With its October 21 pleading, MAWC also filed revised proposed maps and legal descriptions. On October 25, Staff replied stating it neither objected to nor recommended approval of the revised proposed maps and legal descriptions filed on October 21 due to questions surrounding the service provided to the two customers outside of the city limits of Stewartsville. On December 13, the Commission subsequently directed the filing of a status report.

On December 29, MAWC and Staff filed a non-unanimous *Stipulation and Agreement* (Agreement) that resolves all issues between them. The Agreement recommends Commission approval of the requested CCNs with certain conditions. Commission Rule 20 CSR 4240-2.115(2) provides that a non-unanimous stipulation and agreement can be treated as unanimous if no party objects within seven days. The other party to the case, the Office of the Public Counsel, did not sign the Agreement, but did not object, and no other objections were received. Accordingly, the Commission will treat the Agreement as unanimous.

### **Water system**

The original Stewartsville water system was installed in 1954. It currently consists of a 200,000 gallon elevated storage tank and a water distribution system that includes piping, fire hydrants, water meters, and valving. Periodic replacement and upgrades have

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<sup>3</sup> MAWC stated it may seek an extension of the 60-day allowance to meet the booking of assets condition. See the condition below at ordered paragraph number 3.f.

been made to the system as needed. The elevated storage tank was installed in 1994, and a significant water main replacement/upgrade was completed in 2017. Overall, the distribution system consist of approximately 9.8 miles of water main ranging from 2-inch to 6-inch in diameter, 21 fire hydrants, and 397 services and meters. MAWC and Stewartsville state that the distribution system maintains adequate water pressure throughout the system under normal conditions. Stewartsville currently purchases water for its water system from Public Water Supply District 1 of DeKalb County, which is ultimately supplied by MAWC.

Staff inspected the Stewartsville water system and found it to be in good condition overall. MAWC anticipates several capital improvements to the water system for general maintenance and operational efficiency over the next five years. MAWC's five-year approach and proposed improvements were consistent with Staff's review and observations.<sup>4</sup>

### **Sewer system**

The Stewartsville sewer system consists of a collection system and a wastewater treatment plant. The collection sewer system consists of approximately seven miles of 8-inch diameter gravity mains, approximately 2,000 feet of 6-inch diameter force mains, 154 manholes, and two lift stations, known as the North and South lift stations. The North Lift Station discharges wastewater to the South Lift Station and the South Lift Station discharges wastewater to the treatment system. Both lift stations contain dual 3-horsepower submersible pumps which operate alternately. In 2015, all known gravity

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<sup>4</sup> MAWC's preliminary cost estimates for these repairs and improvements were provided in Staff's Memorandum and were for informational purposes only. The prudence of specific investments will be reviewed during a future rate case to be filed by MAWC.

mains were inspected using closed caption television and were mapped. These mains are 8-inch diameter vitrified clay, polyvinyl chloride (PVC), and iron pipe. The wastewater treatment plant is a three-cell lagoon system with two aerators in Cell #1. According to the DNR operating permit the design flow is 104,600 gallons per day and the actual flow is 41,500 gallons per day.

Staff inspected the Stewartsville sewer collection and wastewater treatment systems on September 12, 2021. Staff observed good housekeeping at each location it inspected. Staff found the collection sewer and wastewater treatment systems to be in fair condition overall.

MAWC anticipates several capital improvements to the sewer system for general maintenance and operational efficiency over the next five years. MAWC's five-year approach and proposed improvements are consistent with Staff's review and observations.<sup>5</sup>

### **Ratemaking rate base**

Section 393.320, RSMo (Supp. 2022), establishes a required process for determining the appraised fair market value of a "small water utility" when purchased by a "large water public utility." The statute directs that the ratemaking rate base is the lesser of the purchase price or the appraised value. MAWC meets the statutory definition of a "large water public utility" and the Stewartsville System meets the definition of a "small water utility." MAWC has elected for the Commission to establish the ratemaking rate base of the Stewartsville Systems during its acquisition.<sup>6</sup>

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<sup>5</sup> MAWC's preliminary cost estimates for these repairs and improvements were provided in Staff's Memorandum and were for informational purposes only. The prudence of specific investments will be reviewed during a future rate case to be filed by MAWC.

<sup>6</sup> Application and Motion for Waiver, filed May 10, 2022, para. 14 that begins on p. 4.

The agreed upon purchase price for the Stewartville Systems is \$1,900,000.<sup>7</sup> The total appraised value of the Stewartville Systems is \$2,300,000.<sup>8</sup> Staff has also stated it does not object to using \$1,900,000 as the combined ratemaking rate base for the Stewartville System. No other responses to the rate base election

Taking into consideration the statutory requirements, the appraisal, the purchase price, and that no party has challenged the reasonableness of the appraisal, the Commission finds that the purchase price, is the appropriate ratemaking rate base - \$900,000 for the water system and a ratemaking rate base of \$1,000,000 for the sewer system.

## **Decision**

The Commission may grant a CCN to operate utility systems after determining that such operation is either “necessary or convenient for the public service.”<sup>9</sup> The Commission may also impose such conditions as it deems reasonable and necessary upon its grant of permission and approval.<sup>10</sup> The Commission has stated five criteria, known as the *Tartan* criteria, which it has used when considering an application for a CCN:

- 1) There must be a need for the service;
- 2) The applicant must be qualified to provide the proposed service;
- 3) The applicant must have the financial ability to provide the service;
- 4) The applicant’s proposal must be economically feasible; and

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<sup>7</sup> Application and Motion for Waiver, filed May 10, 2022, para. 16.

<sup>8</sup> Application and Motion for Waiver, filed May 10, 2022, appendix G, p. 3 of 101.

<sup>9</sup> Section 393.170, RSMo (Supp. 2022).

<sup>10</sup> Section 393.170.3, RSMo (Supp. 2022).

5) The service must promote the public interest.<sup>11</sup>

Based on the verified Application, Staff's recommendation, and the uncontested Agreement, the Commission finds there is a need for water and sewer service in Stewartsville and MAWC is qualified to provide that service. The Commission finds that MAWC has the financial ability to acquire the Stewartsville Systems and adequately operate them in the future and that it is economically feasible for MAWC to do so. The involvement of the Stewartsville elected officials and the public vote in support of the sale demonstrate the grant of CCNs will promote the public interest. Additionally, the continued safe and adequate operation of the Stewartsville Systems promote the public interest. The Commission further finds that granting the CCNs with the reasonable and necessary conditions proposed by Staff and agreed to by MAWC will promote the public interest.

The Commission finds that MAWC's ownership and operation of the Stewartsville Systems is necessary and convenient to the public service of the Stewartsville Systems' water and sewer customers. The Commission concludes that the unopposed conditions proposed by the Agreement for granting a CCN are reasonable. Therefore, the Commission will grant MAWC CCNs for the service areas currently served by the Stewartsville System subject to the conditions proposed in the Agreement, including setting the rate making rate base at the purchase price with reasonable and prudent transaction, closing, and transition costs included.

MAWC's Application also asked the Commission to waive the 60-day notice requirement in 20 CSR 4240-4.017(1). The Commission finds good cause exists for waiver based on MAWC's verified declaration that it had no communication with the

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<sup>11</sup> *In re Tartan Energy Company*, 3 Mo.P.S.C.3d 173, 177 (1994).

Commission regarding substantive issues likely to arise in this file within 150 days before filing its Application.

**THE COMMISSION ORDERS THAT:**

1. The 60-day notice of case filing requirement is waived for good cause found pursuant to 20 CSR 4240-4.017(1)(D).

2. The Agreement filed on December 29, 2022, is approved as a resolution of all issues. The signatory parties are ordered to comply with the terms of the Agreement. A copy of the Agreement is attached to this order and is incorporated by reference.

3. Upon closing, MAWC is granted a certificate of convenience and necessity to provide water and sewer service in the Stewartsville Systems service area, subject to the conditions and requirements contained in the Agreement, including the filing of tariffs, as set out below:

- a. MAWC shall adopt the existing water rates applicable to customers outside the St. Louis County region and existing sewer rates applicable to customers in the Trimble service area for the approved service areas;
- b. MAWC shall submit tariff sheets, to become effective before closing on the assets, to include a revised service area map, revised service area written description, rates and charges to be included in its EFIS tariffs P.S.C. MO No. 13 and 26, applicable to water and sewer service, respectively. Such tariff sheets shall include the maps and legal descriptions attached to the Agreement as Appendices A through D;
- c. MAWC shall notify the Commission of closing on the assets within five days after such closing;



- d. If closing on the water and sewer system assets does not take place within 30 days following the effective date of this Commission order, MAWC shall submit a status report within five days after this 30-day period regarding the status of closing and additional status reports within five days after each additional 30-day period until closing takes place, or until MAWC determines that the transfer of the assets will not occur;
- e. If MAWC determines that a transfer of the assets will not occur, MAWC shall notify the Commission of such no later than the date of the next status report, as addressed above, after such determination is made, and MAWC shall submit tariff sheets as appropriate that would cancel service area maps and descriptions applicable to the Stewartville Systems service area in its water and sewer tariffs, and rate and charges sheets applicable to customers in the Stewartville Systems service area in both the water and sewer tariffs;
- f. MAWC shall develop a plan to book all of the Stewartville Systems plant assets, with the concurrence of Staff and/or with the assistance of Staff, for original cost, depreciation reserve, and contributions (CIAC) for appropriate plant accounts, such that current rate base is broken down as \$900,000 for the water system, and \$1,000,000 for the sewer system, along with reasonable and prudent transaction, closing, and transition costs. This plan shall be submitted to Staff for review within 60 days after closing on the assets;
- g. MAWC shall keep its financial books and records for plant-in-service and operating expenses in accordance with the NARUC Uniform System of Accounts;
- h. MAWC shall adopt the depreciation rates ordered in File No. WR-2020-0344 for the Stewartville Systems assets;
- i. MAWC shall provide to Staff's Customer Experience Department (CXD Staff) an example of its actual communication with the Stewartville Systems customers regarding its acquisition and operations of the water and sewer system assets, and how customers may reach MAWC, within ten days after closing on the assets;
- j. MAWC shall obtain from Stewartville, as best as possible prior to or at closing, all records and documents, including but not limited to all plant-in-service original cost documentation, along with depreciation reserve balances, documentation of contribution-in-aid-of construction transactions, and any capital recovery transactions;

- k. MAWC shall distribute to the Stewartsville Systems customers an informational brochure detailing the rights and responsibilities of the utility and its customers regarding its water and<sup>12</sup> sewer service, consistent with the requirements of Commission Rule 20 CSR 4240-13.040(3), within 30 days of closing on the assets;
- l. MAWC shall provide to the CXD Staff a sample of five billing statements from the first month's billing within 30 days of closing on the assets;
- m. MAWC shall communicate with the Stewartsville Systems customers concerning the billing date, delinquent date, and billing changes that will occur once the acquisition is approved, and provide a copy of this communication to CXD Staff;
- n. MAWC shall provide training to its call center personnel regarding rates and rules applicable to the Stewartsville Systems customers;
- o. MAWC shall include the Stewartsville Systems customers in its established monthly reporting to the CXD Staff on customer service and billing issues, on an ongoing basis, after closing on the assets; and
- p. MAWC shall file notice in this case outlining completion of the above recommended training, customer communications, and notifications within ten days after such communications and notifications are completed.

4. MAWC is authorized to take other actions as may be deemed necessary and appropriate to consummate the transactions proposed in the Application.

5. Pursuant to Section 393.320, RSMo (Supp. 2022), upon closing, the Commission authorizes MAWC to establish ratemaking rate base in the amount of \$900,000 for the Stewartsville water system and a ratemaking rate base in the amount of \$1,000,000 for the Stewartsville sewer system, along with reasonable and prudent transaction, closing, and transition costs incurred by MAWC.

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<sup>12</sup> The words "water and" have been inserted with the understanding both water and sewer were meant to be included.

6. Except as required by Section 393.320, RSMo (Supp. 2022), the Commission makes no finding that would preclude the Commission from considering the ratemaking treatment to be afforded any matters pertaining to the granting of the CCN to MAWC, including expenditures related to the certificated service area as discussed in the body of this order, in any later proceeding.

7. This order shall become effective on February 10, 2023.



**BY THE COMMISSION**

A handwritten signature in black ink that reads "Morris L. Woodruff".

Morris L. Woodruff  
Secretary

Silvey, Chm., Rupp, Coleman, Holsman, and  
Kolkmeier CC., concur.

Hatcher, Senior Regulatory Law Judge

**BEFORE THE PUBLIC SERVICE COMMISSION  
OF THE STATE OF MISSOURI**

In the Matter of Missouri-American Water     )  
Company for a Certificate of Convenience     )  
and Necessity Authorizing it to Install, Own,     )  
Acquire, Construct, Operate, Control,     )     **File No. WA-2022-0311**  
Manage and Maintain a Water System and     )  
Sewer System in and around the City of     )  
Stewartsville, Missouri     )

**STIPULATION AND AGREEMENT**

**COME NOW** the Staff of the Missouri Public Service Commission (Staff) and Missouri-American Water Company (MAWC (collectively, the “Parties”),<sup>1</sup> by and through counsel, and for their *Stipulation and Agreement* in this matter hereby state as follows to the Missouri Public Service Commission (Commission):

1. On May 10, 2022, MAWC filed an application that seeks permission and approval for certificates of convenience and necessity (CCN) associated with the acquisition of a water system and sewer system in and around the City of Stewartsville, Missouri, located in DeKalb and Clinton Counties. On October 11, 2022, Staff filed its recommendation for the Commission to grant MAWC CCNs with the conditions and actions described in Staff’s *Memorandum*.

2. Staff further indicated that “MAWC has agreed to submit a revised map and legal description to be included in MAWC’s water and sewer tariff, MO P.S.C. No. 13, and MO PSC No. 26, respectively.” While MAWC asserted in its *Response to Staff’s Recommendation* that certain maps and legal descriptions were appropriate for such filing, Staff filed its reply and

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<sup>1</sup> The Office of the Public Counsel is not a signatory to this Stipulation and Agreement, but does not oppose it, in part because no member of the public offered testimony or other evidence at the local public hearing the Commission held to hear directly input from the public. Thus, this *Stipulation and Agreement* may be treated as unanimous in accordance with Commission Rule 20 CSR 4240-2.115(2)(C).

requested the Commission enter no orders due to the pending final maps and legal descriptions. The Commission ultimately issued its order directing that a status report be filed by January 4, 2023. In light of those filings and in order to resolve all remaining issues in this case, the Parties have reached the following agreements found herein.

3. The Parties agree and recommend, because it is necessary and convenient to the public interest, that the Commission grant MAWC permission, approval and Certificates of Convenience and Necessity authorizing MAWC to install, acquire, build, construct, own, operate, control, manage and maintain water and sewer systems for the public subject to the following conditions and actions:

1. Grant MAWC a CCN to provide water and sewer service in the proposed Stewartsville service areas, as outlined herein;
2. Approve MAWC using existing water rates applicable to customers outside the St. Louis County region and existing sewer rates applicable to customers in the Trimble service area for approved service areas;
3. Require MAWC submit tariff sheets, to become effective before closing on the assets, to include a revised service area map, revised service area written description, rates and charges to be included in its EFIS tariffs P.S.C. MO No. 13 and 26, applicable to water and sewer service, respectively. Such tariff sheets shall include the maps and legal descriptions attached hereto as Appendices A (Map-water), B (legal description – water), C (map - sewer) and D (legal description – sewer);
4. Require MAWC to notify the Commission of closing on the assets within five (5) days after such closing;
5. If closing on the water and sewer system assets does not take place within thirty (30) days following the effective date of the Commission’s order approving such, require MAWC to submit a status report within five (5) days after this thirty (30) day period regarding the status of closing, and additional status reports within five (5) days after each additional thirty (30) day period, until closing takes place, or until MAWC determines that the transfer of the assets will not occur;
6. If MAWC determines that a transfer of the assets will not occur, require MAWC to notify the Commission of such no later than the date of the next status report, as addressed above, after such determination is made, and require MAWC to submit

tariff sheets as appropriate that would cancel service area maps and descriptions applicable to the Stewartsville service area in its water and sewer tariffs, and rate and charges sheets applicable to customers in the Stewartsville service area in both the water and sewer tariffs;

7. Require MAWC to develop a plan to book all of the Stewartsville plant assets, with the concurrence of Staff and/or with the assistance of Staff, for original cost, depreciation reserve, and contributions (CIAC) for appropriate plant accounts, such that current rate base is broken down as \$900,000 for the water system, and \$1,000,000 for the sewer system, along with reasonable and prudent transaction, closing, and transition costs. This plan should be submitted to Staff for review within 90 days after closing on the assets;

8. Require MAWC to keep its financial books and records for plant-in-service and operating expenses in accordance with the NARUC Uniform System of Accounts;

9. Adopt for MAWC water and sewer assets the depreciation rates ordered for MAWC in Case No. WR-2020-0344;

10. Require MAWC to provide to the Customer Experience Department an example of its actual communication with the Stewartsville service area customers regarding its acquisition and operations of the water and sewer system assets, and how customers may reach MAWC, within ten (10) days after closing on the assets;

11. Require MAWC to obtain from the Stewartsville, as best as possible prior to or at closing, all records and documents, including but not limited to all plant-in-service original cost documentation, along with depreciation reserve balances, documentation of contribution-in-aid-of construction transactions, and any capital recovery transactions;

12. Except as required by Section 393.320, RSMo, make no finding that would preclude the Commission from considering the ratemaking treatment to be afforded any matters pertaining to the granting of the CCN to MAWC, including expenditures related to the certificated service area, in any later proceeding;

13. Require MAWC to distribute to the Stewartsville customers an informational brochure detailing the rights and responsibilities of the utility and its customers regarding its sewer service, consistent with the requirements of Commission Rule 20 CSR 4240-13.040(3), within thirty (30) days of closing on the assets;

14. Require MAWC to provide to the CXD Staff a sample of five (5) billing statements from the first month's billing within thirty (30) days of closing on the assets;

15. Require MAWC communicate with the Stewartsville customers concerning the billing date, delinquent date, and billing changes that will occur once the acquisition is approved, and provide a copy of this communication to CXD Staff;

16. Require MAWC to provide training to its call center personnel regarding rates and rules applicable to the Stewartsville customers;

17. Require MAWC to include the Stewartsville customers in its established monthly reporting to the CXD Staff on customer service and billing issues, on an ongoing basis, after closing on the assets;

18. Require MAWC to file notice in this case outlining completion of the above-recommended training, customer communications, and notifications within ten (10) days after such communications and notifications; and,

19. MAWC shall include the following language in MAWC's post-closing letter to Stewartsville customers:

MAWC will provide water service pursuant to the rates currently applicable to MAWC's St. Joseph Service Area. It will utilize the rules governing the rendering of water service currently found in MAWC's water tariff, P.S.C. MO No. 13. MAWC will provide sewer service pursuant to the rates currently applicable to MAWC's Trimble Service Area and to utilize the rules governing the rendering of sewer service currently found in MAWC's sewer tariff P.S.C. MO No. 26.

MAWC has filed a water and sewer rate case before the Missouri Public Service Commission, File No. WR-2022-0303, in which these rates and rules will be reviewed. It is expected that any change in rates as a result of this case will be effective by June 1, 2023.

#### **GENERAL PROVISIONS**

4. Unless otherwise explicitly provided herein, none of the Signatories shall be deemed to have approved or acquiesced in any ratemaking or procedural principle, including, without limitation, any method of cost of service or valuation determination or cost allocation, rate design, revenue recovery, or revenue-related methodology. Except as explicitly provided herein, none of the Signatories shall be prejudiced or bound in any manner by the terms of this Stipulation in this or any other proceeding.

5. This Stipulation has resulted from negotiations among the parties, and the terms hereof are interdependent and non-severable. If the Commission does not approve this Stipulation unconditionally and without modification, or if the Commission approves the Stipulation with modifications or conditions to which a party objects, then this Stipulation shall be void and none of the Signatories shall be bound by any of the agreements or provisions hereof.

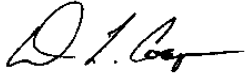
6. In the event the Commission accepts the specific terms of this Stipulation without condition or modification, the Signatories waive their respective rights to present oral argument and written briefs pursuant to RSMo. §536.080.1, their respective rights to the reading of the transcript by the Commission pursuant to §536.080.2, their respective rights to seek rehearing pursuant to §386.500, and their respective rights to judicial review pursuant to §386.510. These waivers apply only to a Commission order approving this Stipulation without condition or modification issued in this proceeding and only to the issues that are resolved hereby. These waivers do not apply to any issues explicitly not addressed by this Stipulation. The Signatories agree that any and all discussions, suggestions, or memoranda reviewed or discussed, related to this Stipulation shall be privileged and shall not be subject to discovery, admissible in evidence, or in any way used, described or discussed.

**WHEREFORE**, the signatories respectfully request that the Commission issue an order approving all of the specific terms and conditions of this *Stipulation and Agreement*; and that the



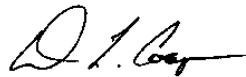
Commission grant such other and further relief as it considers just in the circumstances.

Respectfully submitted,

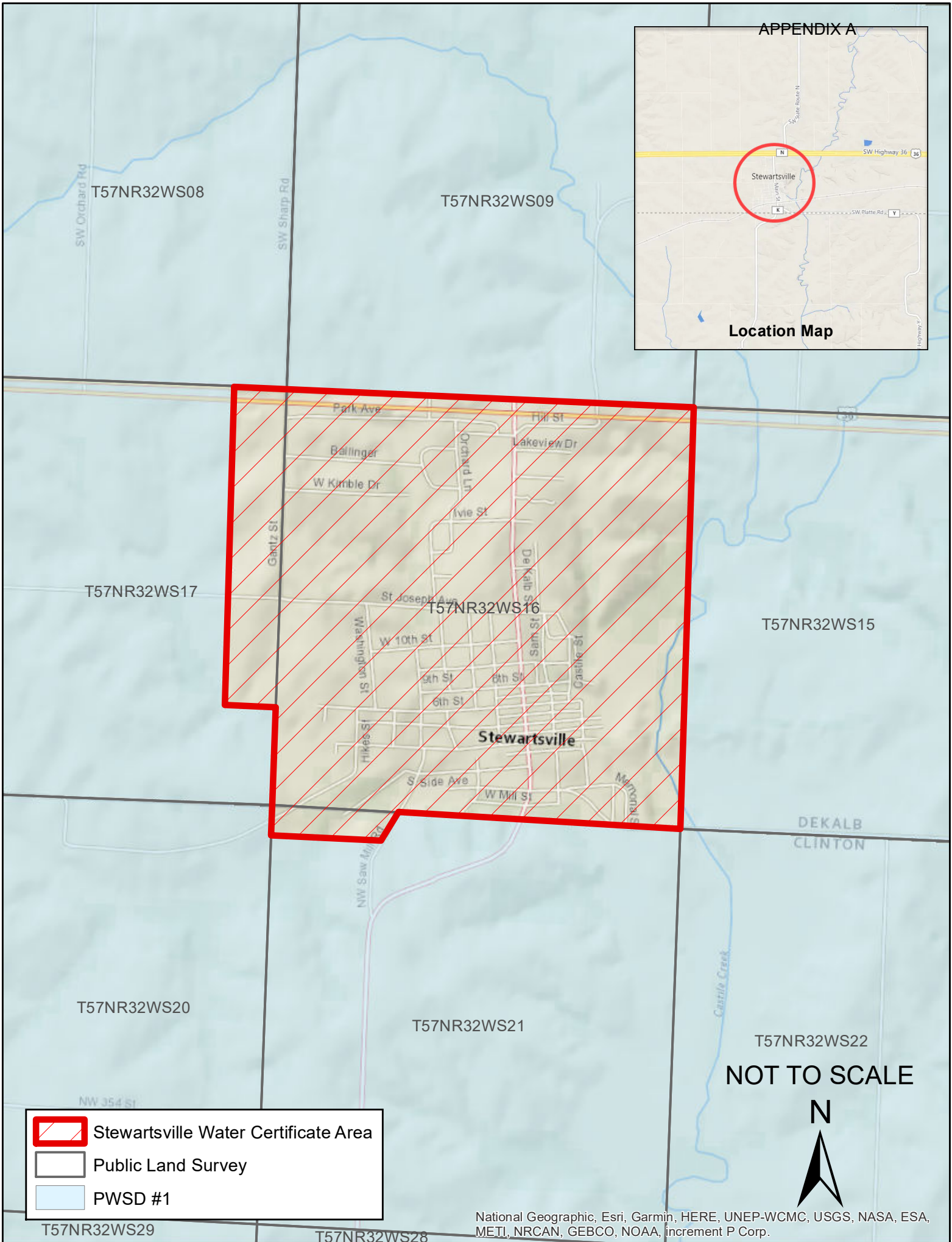
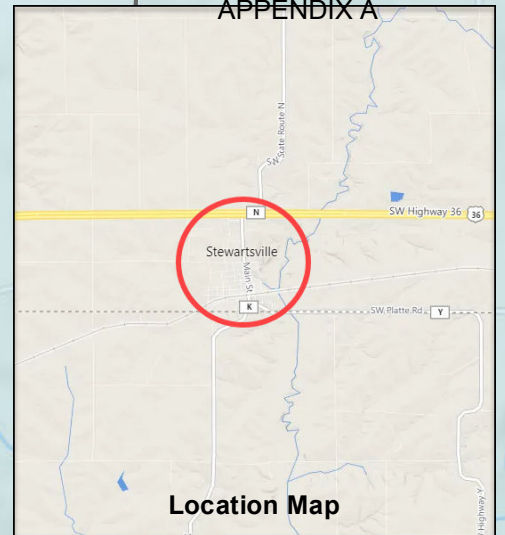
 <hr/> <p>Dean L. Cooper Mo. Bar 36592 <b>BRYDON, SWEARENGEN &amp; ENGLAND P.C.</b> 312 East Capitol Avenue P.O. Box 456 Jefferson City, MO 65102-0456 Telephone: (573) 635-7166 <a href="mailto:dcooper@brydonlaw.com">dcooper@brydonlaw.com</a></p> <p>Timothy W. Luft, Mo Bar #40506 Rachel L. Niemeier, Mo. Bar #56073 <b>MISSOURI-AMERICAN WATER COMPANY</b> 727 Craig Road St. Louis, MO 63141 (314) 996-2279 (314) 997-2451 (telefax) <a href="mailto:Timothy.Luft@amwater.com">Timothy.Luft@amwater.com</a> <a href="mailto:Rachel.Niemeier@amwater.com">Rachel.Niemeier@amwater.com</a> <b>ATTORNEYS FOR MISSOURI- AMERICAN WATER COMPANY</b></p>	<hr/> <p><u>//S// Paul T. Graham by dlc</u> Paul T. Graham #30416 Senior Staff Counsel Missouri Public Service Commission P.O. Box 360 Jefferson City, Mo 65102-0360 (573) 522-8459 <a href="mailto:Paul.graham@psc.mo.gov">Paul.graham@psc.mo.gov</a></p> <p><b>ATTORNEY FOR STAFF OF THE MISSOURI PUBLIC SERVICE COMMISSION</b></p>
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
**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of the foregoing was served by electronic mail on this 29<sup>th</sup> day of December, 2022, to all counsel of record.



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	Stewartville Water Certificate Area
	Public Land Survey
	PWSD #1

NOT TO SCALE

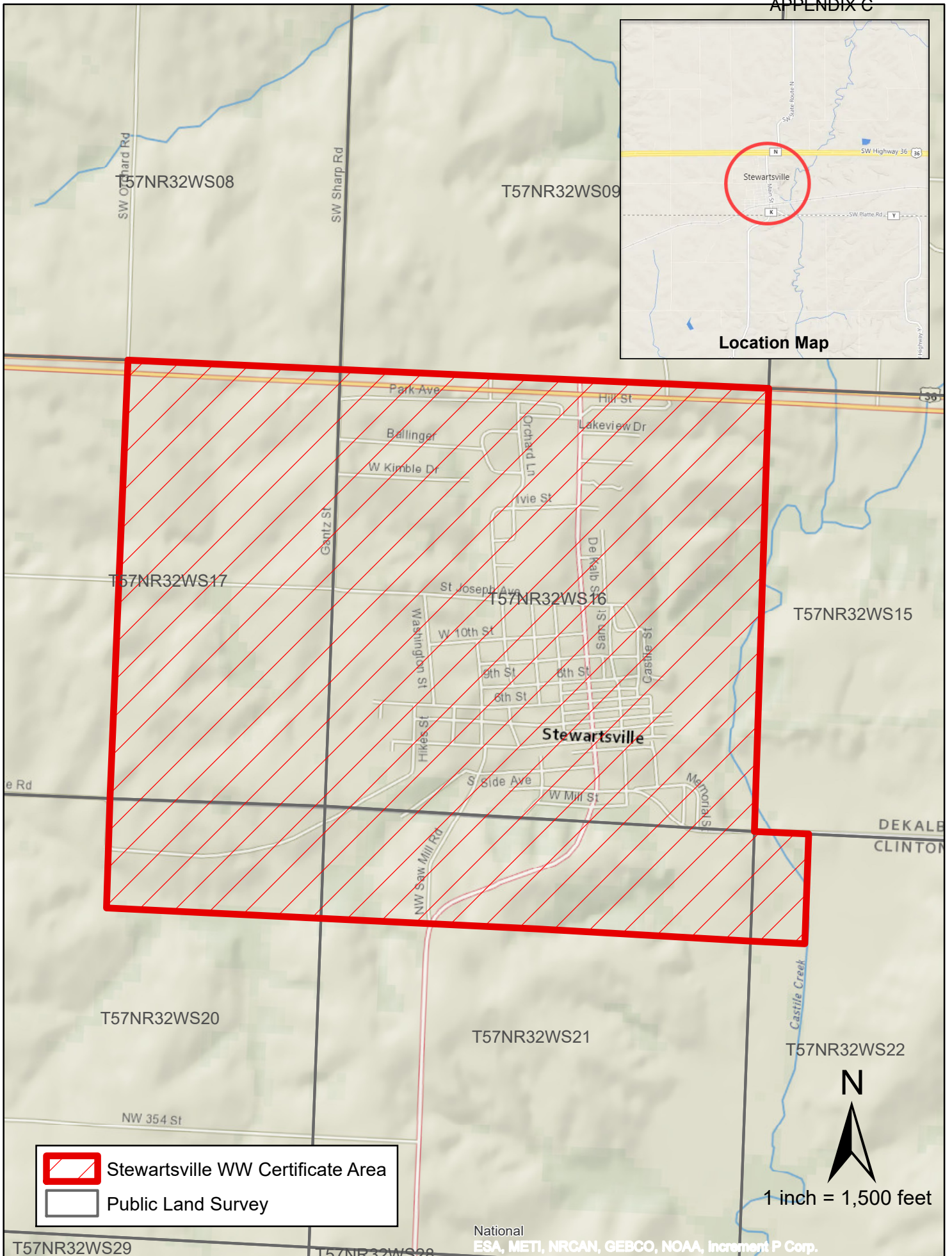



## Water Certificated Area


Legal Description

A tract of land in Section 16 and part of Sections, 17, and 21, Township 57 North, Range 32 West, in, City of Stewartsville, Dekalb County and Clinton County, Missouri and being more particularly described as follows:


Beginning at the Northwest corner of **Section 16, Township 57 North, Range 32 West**; thence East, along the north line of said **Section 16** to the Northeast corner thereof, being also the Northwest corner of **Section 15**; thence South, along the East line of said **Section 16** to the Southeast corner thereof, being also the Northeast corner of **Section 21** and the Northwest corner of **Section 22**; thence West, along the South line of said **Section 16** to the Southeast line of NW Saw Mill Road; thence in a Southwest direction and along said Southeast line of said road, approximately 516 feet more or less to a point being its intersection with the Southwest corner of a property now or formerly owned by Byron Thornton and Danielle Thornton, husband and wife, according to the deed recorded in Deed Book 2016, Page 3402 of the Clinton County Missouri Records; thence in a direction West, to the East line of **Section 20**; thence North, along said East line to the Northeast corner thereof, being also the Southeast corner of the Southeast Quarter of **Section 17**; continuing north along the East line of the Southeast Quarter of Section 17 to the Northeast corner of the Southeast Quarter of the Southeast Quarter of **Section 17**, being also the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 17 ; thence West, along the South line of said Northeast Quarter Section to the Southwest corner of the East Half of the Northeast Quarter of the Southeast Quarter of **Section 17**; thence North, along the West line of said East Half of said Quarter-Quarter Section and its North projection to the Northwest corner of the East Half of the Northeast Quarter of the Northeast Quarter of said **Section 17**; thence East, along the North line of said Quarter-Quarter Section to the Northeast corner, being also the Northwest corner of Section 16, Township 57 North, Range 32 West, thereof and the POINT OF BEGINNING. Containing 34,412,400,000 Square Feet or 790 acres more or less.



 Stewartville WW Certificate Area

 Public Land Survey

N



1 inch = 1,500 feet

## Sewer System Certificated Area

Legal Description

A tract of land in Section 16 and part of Sections, 17, 20, 21 and 22, Township 57 North, Range 32 West, in, City of Stewartsville, Dekalb County and Clinton County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of **Section 16, Township 57 North, Range 32 West**; thence East, along the north line of said **Section 16** to the Northeast corner thereof, being also the Northwest corner of **Section 15**; thence South, along the East line of said Section to the Southeast corner thereof, being also the Northeast corner of **Section 21** and the Northwest corner of **Section 22**; thence East, along the North line **Section 22** to the Northeast corner of the West Half of the Northwest Quarter of the Northwest Quarter said **Section 22**; thence South, along the East line of said West Half to the Southeast corner thereof; thence West, along the South line of said West Half to the Southwest corner thereof, being also on the West line of said **Section 22** and being the Southeast corner of the Northeast Quarter of the Northeast Quarter of **Section 21**; thence West, along the South line of said Quarter-Quarter Section and the West prolongation thereof to the Southwest corner of the Northwest Quarter of the Northwest Quarter of **Section 21**, being also on the West line of said **Section 21** and the East line of **Section 20**; thence continuing West, along the South line of said Quarter-Quarter Section and the West prolongation thereof to the Southwest corner of the Northwest Quarter of the Northeast Quarter of **Section 20**; thence North, along the West line of said Quarter-Quarter Section to the Northwest corner thereof, being also the Southwest corner of the Southeast Quarter of **Section 17**; thence North, along the West line of said Quarter section and the North prolongation thereof to the Northwest corner of the Northeast Quarter of said **Section 17**, being also the Southwest corner of the Southeast Quarter of **Section 8**; thence East, along the North line of said Quarter section to the Northeast corner thereof and the POINT OF BEGINNING. Containing 53,143,200 Square Feet or 1,200 acres more or less.


**STATE OF MISSOURI**

**OFFICE OF THE PUBLIC SERVICE COMMISSION**

**I have compared the preceding copy with the original on file in this office and I do hereby certify the same to be a true copy therefrom and the whole thereof.**

**WITNESS my hand and seal of the Public Service Commission, at Jefferson City, Missouri, this 11<sup>th</sup> day of January, 2023.**



  
**Morris L. Woodruff**  
**Secretary**

**MISSOURI PUBLIC SERVICE COMMISSION**

**January 11, 2023**

**File/Case No. WA-2022-0311**

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**Enclosed find a certified copy of an Order or Notice issued in the above-referenced matter(s).**

**Sincerely,**



**Morris L. Woodruff  
Secretary**

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Recipients listed above with a valid e-mail address will receive electronic service. Recipients without a valid e-mail address will receive paper service.