

**FILED**

SEP 09 2011

Missouri Public  
Service Commission

**Rockport Subdivision**

EX. 2  
8/25/11 AGO

**Rockport Water and Sewer Rates**

**Water**

On the 1<sup>st</sup> of every month, please send a check payable to Rockport Water in the amount of \$25.00.

**Sewer**

On the 1<sup>st</sup> of every month, please send a check payable to Rockport Sewer in the amount of \$30.00.

\*\*\* One check can be submitted in the amount of \$55.00 payable to Rockport. \*\*\*

\*\*\* You will not receive bills in the mail for water and sewer. If it becomes necessary, due to delinquency, there will be an additional charge of \$15.00.

\*\*\* Association Dues in the amount of \$150.00 will be due on the 1st of June every year. A letter will be sent out in May as a reminder.

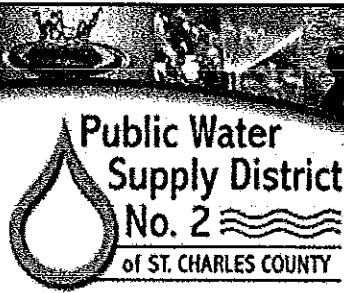
Please mail all payments to:

Rockport  
360 East Cherry Street  
Troy, Mo. 63379

Any prepayments in even amounts will be accepted.

If you have any questions concerning the above please call Dennis or  
Toni Kallash @ 636-528-6180. Fax # 636-528-3900

LPH Exhibit No. 2  
Date 8-25-12 Reporter SZ  
File No. WA-2012-0018, etd.



*Providing and Protecting  
Our Most Precious  
Resource*

Monday, August 15, 2011

*Fee Schedule*

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**Quick News**

**Water District Celebrates 40th Anniversary**  
[Click here to visit](#)

**Sample Rate Calculation**  
 PWSD # 2 of St. Charles County  
 Using rates effective December 1, 2010

**Payment for Water Service**  
 Water usage for the month based upon monthly meter reading = 4,800 gal

Monthly service availability charge		\$ 12.08
Cost for first 1,000 gallons	\$3.78 / 1,000 gallons	\$ 3.78
Cost for next 1,000 gallons	\$3.78 / 1,000 gallons	\$ 3.78
Cost for next 1,000 gallons	\$3.78 / 1,000 gallons	\$ 3.78
Cost for next 1,000 gallons	\$3.78 / 1,000 gallons	\$ 3.78
Cost for next 800 gallons	\$3.78 / 1,000 gallons	\$ 3.02
State Water Fee		\$ 0.16
<b>Total Water Bill</b>		<b>\$ 30.38</b>

**Payment for Sewer Service (Lake St. Louis and certain other areas)**  
 The sewer rate used in this example applies to Lake St. Louis and certain other areas. Average winter water usage (used for calculating sewer bill) = 4,800 gallons

Customer charge		\$ 1.85
Cost for first 1,000 gallons	\$5.39 / 1,000 gallons	\$ 5.39
Cost for next 1,000 gallons	\$5.39 / 1,000 gallons	\$ 5.39
Cost for next 1,000 gallons	\$5.39 / 1,000 gallons	\$ 5.39
Cost for next 1,000 gallons	\$5.39 / 1,000 gallons	\$ 5.39
Cost for next 800 gallons	=800 x \$5.39 / 1,000	\$ 4.31
State Sewer Fee		\$ 0.06
<b>Total Sewer Bill</b>		<b>\$ 27.78</b>

If the customer purchases water and sewer service from PWSD #2, both charges are included in one bill. For this case, the total water and sewer charges would be:

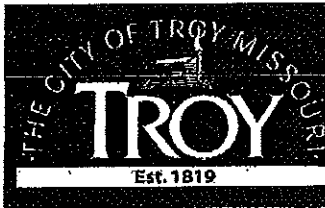
Water	\$ 30.38
Sewer	\$ 27.78
<b>Total</b>	<b>\$ 58.16</b>

See Rule # 6 for water rates~ [Click Here](#)

See Appendix A for wastewater rates~ [Click Here](#)

Sample Bill~ [Click Here](#)

[www.waterdistrict2.com](http://www.waterdistrict2.com)



STAY CONNECTED: [Twitter icon] [Facebook icon]

(636) 528-4712  
www.cityoftroymissouri.com

### Water, Sewer, and Trash Rates

#### WATER:

- Base Rate.....\$5.00
- Over 1000 gallons – under 50,000 gallons.....\$2.00 per 1000 gallons
- Over 50,000 gallons.....\$1.65 per 1000 gallons

Water rates are double for anyone outside the city limits.

*Handwritten:*  
 \$ 44.78  
~~\$ 38.18~~ for 4800 GAL  
 WATER + SEWER

#### SEWER:

Residential sewer rates shall be based on winter averaging using the winter months of December, January, and February. Winter average usage shall be used for the entire budget year (July 1 to June 30) based on the previous winter water usage

- Base Rate.....\$19.70
- Usage Charge.....\$ 3.85 per 1000 gallons
- New residential customers will be billed at a 5,000 gallon usage until a winter average can be established

Sewer rates are double for anyone outside the city limits.

#### SANITATION (TRASH):

- Base Rate.....\$19.15
- Senior Discount Rate (over 62).....\$11.14
- Handicap Discount Rate.....\$11.14
- 2nd Toler (additional).....\$ 5.25

City of Troy, Missouri

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Website By: Tracker Designs, LLC

**Water/Sewer/Trash Service  
Charges/ Fees  
In City Customers Only**

**Water:** \$7.00 base rate (which includes 1,000 gallons of water usage)  
Each 1,000 gallon thereafter will cost \$3.05 per 1,000.  
1% tax will be for the residential water base rate and water used  
7.975% tax will be for the commercial/industrial water base rate and water used

**Sewer:** \$7.00 base rate  
Each 1,000 gallon used will cost \$3.05 per 1,000.

**Trash:** \$9.88 a month

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**Example:** Using 8,500 gallons of water

Water	\$ 7.00 (includes 1,000 gallons)
	\$22.88 (\$3.05 x 7.5)
	\$ .30 (1% tax rate)
Sewer	\$ 7.00
	\$ 25.93(\$3.05 x 8.5)
Trash	<u>\$ 9.88</u>
	\$72.99 Total Due

*\$40.23 for 4800 GAL + Tax*  
*WATER + SEWER*

DANIEL L. GOLDBERG  
*Attorney at Law*  
228 North Main Street  
St. Charles, MO 63301  
(636) 949-0010 Voice  
(636) 949-8277 Fax

June 21, 2009

RE:

Dear Homeowner:

Please be advised that I represent Dennis and Toni Kallash, the owners and developers of The Rockport Subdivision.

As you are aware, you are currently being charged the \$25.00 minimum monthly fee for water use, pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions of Rockport. ("the Declaration") Unfortunately, due to excessive water use by several homeowners, the developers find it necessary to separately meter water use by each homeowner. To that end, and in accordance with Section 24.3 of the Declaration, the developers have authorized Flynn Drilling to install meters at each residence. Pursuant to the Declaration, you will be responsible for the cost of installation which shall be \$353.00.

I therefore request that you send to Flynn Drilling that sum within the next 20 days. The address and telephone number for Flynn Drilling is PO Box 265, Troy, MO 63379, (636) 528-6137.

Unfortunately, it has also come to the developers' attention that there have been other violations of the Declaration including, but not limited to, parking travel trailers in the front of residences for extended periods of time in violation of paragraph 21 of the Declaration, and parking vehicles on the street, in violation of paragraph 23 of the Declaration.

My client intends to strictly enforce these and the other provisions of the Declaration for the benefit of all homeowners.

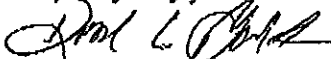
My client has authorized me to take the appropriate legal action against any homeowner that continues to violate the terms of the Declaration and those who fail to remit payment to Flynn Drilling within 20 days from the date of this letter.

All complaints from residents about future violations in the subdivision need to be in written form and sent to:

Rockport Trustees  
360 E. Cherry St.  
Troy, MO 63379

These will then be turned over to an attorney and handled through the court system.

Very truly yours,



Daniel L. Goldberg  
DLG/adr

**McILROY AND MILLAN**

ATTORNEYS AT LAW

103A COMMUNITY BANK PLAZA

TROY, MISSOURI 63379

E-MAIL: TROYLAW@MCILROYANDMILLAN.COM

JAMES D. BURLISON  
MALAINE P. HAGEMEIER  
DEAN R. GALLEGOS  
BEVERLY A. APPLING

WILLIAM C. McILROY, OF COUNSEL  
JOHN M. McILROY JR., OF COUNSEL  
JOHN M. McILROY SR., (1946-1996)  
JAMES MILLAN (1955-1996)  
TELEPHONE (636) 462-4505  
TELEFAX (636) 528-1457

July 22, 2011

**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

**7010 1670 0000 5325 2773**

Thomas Krewson & Danielle Moxley  
185 Rockport Dr.  
Troy, MO 63379

Re: Rockport Subdivision Lot No. 59

Dear Mr. Krewson & Ms. Moxley:

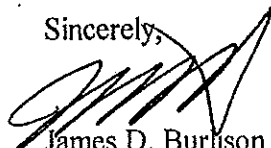
The operation of the water and sewer systems is being transferred to Lincoln County Sewer and Water, LLC. Lincoln County Sewer and Water, LLC currently has before the Missouri Public Service Commission an application to become a regulated utility provider.

To that end, it is necessary to bring the water system in the subdivision into compliance for a regulated water supply company. Beginning in August, 2011, water meters are going to be installed for all users in Rockport. While the application is pending approval by the Public Service Commission, there will be no change in the billing structure. At such time approval is obtained, amount of use will be the basis for monthly water and sewer charges.

Rockport lot owners will be responsible for the cost of installation of the meters and the restoration of the ground pursuant to Sections 24.1 and 24.3 of the Declaration of Covenants, Conditions and Restrictions of Rockport, dated September 11, 2006. It is currently unknown what the cost of the meter installation will be, but it is anticipated to be less than \$400.00. There will be no markup of the price of the meters or installation. You will receive a bill upon completion of installation. The intention is for all meters to be installed by the end of August, 2011, weather permitting.

Thank you for your kind attention in this matter.

Sincerely,



James D. Burlison

JDB/bjw

**QUOTE**

Page	1
Quote No.	36515
Quote Date	08/19/2011

# BOEHMER BROS.

UTILITY SUPPLY

BOEHMER BROS UTILITY SUPPLY  
P.O. BOX 325

WATERWORKS & MUNICIPAL SUPPLIES  
PHONE# 636-463-1384 FAX 636-673-1340

FORISTELL, MO 63348

Tel: 636-463-1384

Fax: 636-673-1340

BILL TO:

CUST #: CASH

SHIP TO:

COCHRAN  
AJ

CASH CUSTOMER

Tel:

Fax:

Customer PO	Salesperson	Company Contact	Entered By
METER PRICE	House Account		RLD
Date Requested	Terms	Shipping Method	
08/19/2011	Net 30 Days		

Item Number	Description	Qty Ordered	Unit Price	Disc %	Extension
WSMTR1AMCO	1" AMCO C700 METER US GALLONS	1	115.00		115.00
AMCO ELSTER IS THE METER QUOTED					

Subtotal Taxable	NonTaxable	Less Discount	Freight	Misc	Tax 7.950(%)	Less Deposit	Total
115.00	0.00	0.00	0.00	0.00	9.14	0.00	124.14

**Thank You**

State of Missouri, County of Lincoln  
Recorded in Book 1886 Page(s): 0465 - 0479  
09/13/2006 11:43AM Fees \$66.00  
DOTTIE D. CRENSHAW, RECORDER OF DEEDS


Deputy

DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF  
"ROCKPORT"  
IN THE COUNTY OF LINCOLN, STATE OF MISSOURI

WHEREAS, the undersigned, Dennis and Toni Kallash, Owner and Developer of the following described parcel of land, a subdivision in Lincoln County, Missouri;

(SEE SCHEDULE "A" ATTACHED FOR LEGAL DESCRIPTION)

WHEREAS, it is deemed in the best interest of all persons who may become and are owners of any Lots in this subdivision to have certain restrictions, reservations, limitations, conditions, easements and covenants created, imposed and placed of record relating to this property.

1. All streets and easements shall remain for the private roadway use of the owners of Lots in this subdivision and for no other tracts of adjoining land except as provided herein; provided, however, that the Trustees may, at their discretion, publicly dedicate any such street or streets and may grant all utility easement rights therein or any portion or portions thereof. The Owner/Developer reserves the right to use and assign the streets, use, assign and remove easements, sewer mains and water line mains as shown on the recorded plat to service additional development. This shall not be construed to mean Owner/Developer shall make additional development or it is not to be construed to mean the Owner/Developer will restrict additional development the same as Rockport.



The Owner/Developer expressly excepts from this dedication the water distribution system and reserves unto themselves the right to use the streets and easements for installation, repair, and maintenance of the water distribution system or any additions thereto and to change for the use thereof. The Owner/Developer may, but should not be required to, dedicate the water distribution system and the Trustees shall accept it. The Owner/Developer must approve the installation of all water utilities. The Owner/Developer, Heirs and Assigns, may use the well and all appurtenances to service additional developments. The Owner/Developer, Heirs and Assigns, has the right to sell the well and all appurtenances.

The Owner/Developer shall dedicate the Sewage Treatment Plant and Lot, as well as, the easements for the Sewage Collection System and all elements of the collection system to Rockport the Home Owners Association. The Owner/Developer/Trustee must approve all sewer taps.

2. All streets and easements designated by deed or by the plat are hereby created and established for the installation and maintenance of all utilities and drainage facilities and any other purpose shown thereon or any other purpose declared by the Trustees. Any public utility must have written permission from the Owner/Developer before installing utility.
3. All Lots must be sold as originally sold, with no purchaser resubdividing or reselling any portion of any original Lot or granting easements across for any purpose. The term "Lot" as used herein shall mean the original tract as sold by the Owner/Developer listed above, whether sold by Lot number or a metes and bounds description. Owner/Developer retains the right to modify the boundary lines of Lots.
4. There shall be no commercial use on any Lot, except by the Owners, professions or business. Said profession or business is defined as: Any occupation or profession carried on by a member of the immediate family, residing on the premises, in connection with which there is used no sign other than nameplate, or no display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that of a dwelling; there is no commodity sold upon the premises; no person is employed other than a member of the immediate family residing on the premises; and no mechanical equipment is used except such as is permissible for purely domestic household purposes.

- (1.) To make uniform assessments of not to exceed One Hundred Fifty dollars (\$150.00) on each Lot in any one (1) year, upon and against the several Lots in said subdivision for the purpose of carrying out the general duties and powers of the Trustees to defend and enforce restrictions, and for improvements and maintenance and upkeep of the streets, street lights and of the Well Lot maintenance and House and the Subdivision entrance. This assessment shall be due June 1<sup>st</sup> of each year (with the exception of the Evans Company) and shall be prorated to the buyer at closing. This assessment shall not be levied until such Lot has been sold by the Owner/Developer.
- (2.) If, at any time, the Trustees shall consider it necessary to make any expenditures requiring an assessment additional to the assessments above provided, they shall submit in writing to the owners of Lots for approval an outline of the plan for the project contemplated, and the estimated amount required for completion of the same and the total assessment required. If such project and the assessment so stated shall be approved by written consent of the owners of three-fourths (3/4) or more Lots in said subdivision, the Trustees shall, in the manner hereinafter described in paragraph 27, (i) (2.), notify all owners of Lots in said subdivision of the additional assessments; the limit as provided in paragraph 27, (h) (1.), shall not apply to any assessment made under the provision of this paragraph.
  - (i) The Trustees are authorized to accept, develop, own and operate a water supply and water distribution system including the ownership of real estate and wells and pumping systems and, the easements, pipes, and wells and pumping systems and, the easements, pipes, apparatus and everything necessary to distribute water to the various lots of the subdivision.  
The Trustees and their successors are hereby authorized, empowered and granted the right to make assessments upon and against the several Lots in the subdivision for the purposes provided in this paragraph.
  - (j) All assessments, either general or special, made by the Trustees for the purpose hereinabove enumerated shall be made in the manner and subject to the following procedure, to-wit: