

BEFORE THE PUBLIC SERVICE COMMISSION

OF THE STATE OF MISSOURI

In the Matter of the Application of Union Electric)
Company, doing business as AmerenUE, for a) **Case No. EE-2005-0400**
Metering Variance to Serve Vaughn Elderly)
Apartments.)

ORDER DIRECTING FILING

On May 5, 2005, Union Electric Company, doing business as AmerenUE, filed its application for a variance from Commission Rule 4 CSR 240-20.050, relating to metering, and from Section II.K., Non-Standard Service, of its Tariff Schedule 5, Schedule of Rates for Electric Service. Applicant seeks a variance to permit master metering for a residential apartment building that its customer intends to renovate and use as housing for low income elderly persons.

The Application states that the project, located at 1919 O'Fallon Street in the City of St. Louis, will consist of 108 one bedroom units and three two bedroom units. The project will be funded by a grant from the U.S. Department of Housing and Urban Development to the St. Louis Housing Authority. Each apartment will have an individual, packaged heating and cooling unit; hot water for all of the tenants will be provided by a central unit. The building will include a multi-purpose common room on the ground floor which will serve as a dining room for the residents. A warming kitchen is located immediately adjacent to the multi-purpose room. The ground floor will also include a sun room, billiards room, fitness room, common mail delivery area, restrooms, a conference room, vending machines, two laundry rooms, trash rooms, the building management office,

and the office of the Tenant Affairs Board representative. The second floor will include additional laundry rooms, restrooms and trash rooms, a lounge and a physician's examination room. The third floor will also include additional laundry rooms, restrooms and trash rooms, another lounge, and a beauty salon. All of these common areas will be heated and cooled by central units.

In order to provide for the timely resolution of this matter, the Commission will direct its Staff to file its Memorandum and Recommendation, stating whether or not the requested variance should be granted, no later than June 6, 2005.

IT IS THEREFORE ORDERED:

1. That the Staff of the Missouri Public Service Commission shall, no later than 4:00 p.m. on June 6, 2005, file its Memorandum and Recommendation stating whether or not the variance sought herein by Union Electric Company, doing business as AmerenUE, should be granted.
2. That this Order shall become effective on May 6, 2005.

BY THE COMMISSION

Dale Hardy Roberts
Secretary/Chief Regulatory Law Judge

(S E A L)

Kevin A. Thompson, Deputy Chief
Regulatory Law Judge, by delegation
of authority pursuant to
Section 386.240, RSMo 2000.

Dated at Jefferson City, Missouri,
on this 6th day of May, 2005.