

MEMORANDUM

TO: Missouri Public Service Commission
Official Case File, Case No. WA-2025-0298
Missouri-American Water Company

FROM: Sherrye Lesmes – Auditing Department
Scott J. Glasgow – Customer Experience Department
Seoung Joun Won, PhD. – Financial Analysis Department
Jarrod J. Robertson – Water, Sewer, Gas, and Steam Department

/s/ Jarrod J. Robertson 8/4/2025
Case Manager / Date

SUBJECT: Staff’s Recommendation to Approve Request for Certificate of Convenience and Necessity

DATE: August 4, 2025

EXECUTIVE SUMMARY

In its *Application and Motion for Waiver* (“Application”) requesting a Certificate of Convenience and Necessity (“CCN”) authorizing it to install, own, acquire, construct, operate, control, manage, and maintain a portion of the water system in Johnson County, Missouri, currently owned and operated by Johnson County Public Supply District No. 3 (“District”), Missouri-American Water Company (“MAWC”) has elected to exercise an option provided by §393.320, RSMo. The procedures outlined in this statute may be applied when a “large water public utility,” as defined by the statute¹ acquires a “small water utility,” also as defined.² Section 393.320, RSMo, provides large water public utilities an alternative procedure to value acquisitions of small

¹ Section 393.320.1(1), RSMo, defines “Large water public utility” as “a public utility that regularly provides water service or sewer service to more than eight thousand customer connections and that provides safe and adequate service but shall not include a sewer district established under Section 30(a), Article VI of the Missouri Constitution, sewer districts established under the provisions of chapter 204, 249, or 250, public water supply districts established under the provisions of chapter 247, or municipalities that own water or sewer systems[.]”

² Section 393.320.1(2), RSMo, defines “Small water utility” as “a public utility that regularly provides water service or sewer service to eight thousand or fewer customer connections; a water district established under the provisions of chapter 247 that regularly provides water or sewer service to eight thousand or fewer customer connections; a sewer district established under the provisions of chapter 204, 249, or 250 that regularly provides sewer service to eight thousand or fewer customer connections; or a water system or sewer system owned by a municipality that regularly provides water service or sewer service to eight thousand or fewer customer connections; and all other entities that regularly provide water service or sewer service to eight thousand or fewer customer connections.”

water utilities³ for ratemaking purposes (also known as the “appraisal method”). If a large public utility chooses to use these procedures, the Commission, should it grant the large water public utility’s application, must use the appraisal method to establish the ratemaking rate base of the small water utility being acquired.

The appraised value, and the agreed upon purchase price, in this case is \$600,000.⁴ Staff reviewed the Application and its supporting documents, performed a physical inspection of the utilities, reviewed data request responses, and reviewed available documentation from the Missouri Department of Natural Resources (“DNR”) and the District. Staff finds the purchase price reasonable, as described below. Staff recommends approval of MAWC’s Application to purchase a portion of the water system assets from the District, and request for a Certificate of Convenience and Necessity.

CASE BACKGROUND

On April 25, 2025, MAWC filed an Application with the Missouri Public Service Commission (“Commission”) for a CCN authorizing it to install, own, acquire, construct, operate, control, manage, and maintain a portion of the water supply system in Johnson County, Missouri. In its Application, MAWC states that it intends to acquire a portion of the water utility assets that are presently owned by the District. The District, as a public water supply, is not currently subject to the jurisdiction of the Commission.

On April 29, 2025, the Commission issued its *Order Directing Notice, Setting an Intervention Deadline, and Directing Staff to File a Pleading* (“Order”), setting an intervention deadline of May 16, 2025, and directing Staff to file a recommendation or a status report by May 16, 2025.

On May 16, 2025, Staff filed its Proposed Filing Date, stating Staff would file its Recommendation on August 4, 2025. The Commission issued its *Order Directing Filing*, approving of Staff’s requested filing date.

For this case, MAWC has chosen to exercise an option provided by §393.320, RSMo. This statute may be applied when a large water public utility as defined by the statute acquires a small water

³ Section 393.320, RSMo., is amended by Senate Bill 4, which was signed by Governor Kehoe on April 9, 2025. The new provisions of Section 393.320, RSMo., will become effective on August 28, 2025.

⁴ Application, Page 5, No. 15.

utility also as defined by statute. For purposes of assessing compliance with §393.320, RSMo., the Appraisal is discussed in further detail later in this memorandum.

As of the date of this filing, no parties sought to intervene in the case. No public comments have been submitted.

BACKGROUND OF MAWC

MAWC is an existing water and sewer corporation and public utility subject to the jurisdiction of the Commission. MAWC is currently providing water service to approximately 485,000 customers and sewer service to more than 24,000 customers in several service areas throughout Missouri.

MAWC is a subsidiary of American Water Works Company, Inc. (“American Water”), and is affiliated with other American Water companies that undertake some of the tasks associated with utility service, such as customer billing, and share technical resources.

BACKGROUND OF THE DISTRICT

The District has a service area population of approximately 4,700 persons and currently serves approximately 2,100 water accounts in Johnson County, Missouri. The District does not have sufficient capacity for fire protection for the subject portion of its service area, which consists of approximately 120 water accounts. MAWC has the ability to provide the required fire flows for fire protection in this area, as well as for potential growth and development of this area near the intersection of Highway 50 and the Highway 13 Warrensburg bypass.

STAFF’S INVESTIGATION

Staff’s Inspection

Staff’s inspection consisted of a visit to the District’s system office, a visual overview by a drive throughout the system, and a review of compliance records. Staff visited the District office on May 13, 2025, and met with representatives of both the District and MAWC to gain a better understanding of the water system limitations in the subject area as well as the motivation behind the request for sale and acquisition. The District manager explained during this meeting that one of the drivers for this CCN request was an expansion of a health facility in the area and the need for sufficient flow for fire protection at the facility. Since the District did not have an

adequate infrastructure in the area for supply of water for the volume needed by that customer, and upgrades in fire flow are needed, the supply for the volume of water was best available from a nearby MAWC main. As a result, the District now has a wholesale contract with MAWC for provision of water to this facility. The District manager further explained his belief that this service would have been available at significantly lower cost to the customer if MAWC had served the portion of the requested service area in this Application. Staff has not attempted to run cost analyses to verify this claim, but Staff understands the manager's professional opinion and the position of the District.

Staff also reviewed DNR inspection records for the District water system with the most recent inspection report of February 13, 2023, indicating a Finding of Compliance. In the Conclusion section of that report, Staff found the comments: "It was noted during the inspection that all the facilities were in good repair, and the system's records were complete and well organized. The water system personnel are commended for their professional and conscientious efforts."

Water System

A Valuation Report for this CCN request is found at Appendix F of the Application and an Engineer's Report, prepared by Hartman Consultants, LLC, is contained within the Valuation Report.⁵ This Report was prepared using information provided by the District and it contains the details of construction of the water system. As found in the Hartman Report, while there are a few commercial customers, the majority of the current customers (130 of 133) reside in rural areas, as well as within the residential subdivisions of Ranchero Estates, Indian Point and Country View Lane. Twenty (20) flushing hydrants are also reported. The breakdown for each of these areas by meters and distance of distribution is as follows:

Ranchero Estates

TOTAL METERS	41	
TOTAL FOOTAGE	12,830	
8" WATER MAIN	2,851 ft	Installed 2009
3" WATER MAINS	9,979 ft	Installed 1987

⁵ Appendix F, Engineer's Report, pages 89 – 149.

Indian Point

TOTAL METERS	48	
3" WATER MAINS	3,941 ft	Installed 2007 and 2015

Country View Lane

TOTAL METERS	7	
2" WATER MAINS	1,524 ft	Installed 1987

Rural Areas

TOTAL METERS	35	
TOTAL FOOTAGE	35,059 ft	Installed 1987
2" WATER MAINS	32,680 ft	
6" WATER MAINS	1,302 ft	
8" WATER MAINS	1,077 ft	

Service Area

Staff reviewed the service area map and legal description submitted with the Application and discovered that the legal description for the property, in addition to the outer boundary of the requested northwest portion of the District, also included the footprint of the MAWC Warrensburg Service Area. Staff worked with MAWC to revise the legal description and associated map to reflect only the boundary of the requested northwest portion of the District without the inclusion of the existing Warrensburg Service Area. These revisions were received by email from MAWC on July 15, 2025. Staff reviewed these revisions to the service area map and legal description on July 17, 2025, and concludes that they are adequate. The appropriate service area map and legal description are attached to this Memorandum as Attachments A and B, respectively.

Proposed Improvements

MAWC proposes to review usage and fire flow requirements prior to initiating a design study and commencing upgrades. While construction timelines will vary depending on the time to complete

studies, weather delays, supply chain, etc., MAWC anticipates completion of the upgrades in 2027.⁶ Based on preliminary assessments, MAWC anticipates the following main extensions:

1. Main extension east from the intersection of Devasher Road and NE 85th Road
2. Main extension south from the intersection of Country View Lane and Country Ridge Drive
3. Main extension south from the intersection of SE 250th Road and SE 101st Road

Staff will review the prudence of any improvements for the provision of water service during a future rate case.

Finally, regarding proposed improvements, the Engineer's Report attached to the Application states:

This is a substandard-sized system with 2-inch PVC and 3-inch PVC serving as both water transmission and distribution. The system does not meet typical municipal standards, and as the service area builds out, it is probable that the undersized pipe will be relegated to only potable service distribution and new larger-sized pipe and interconnections with MAWC systems would be needed. The area is undergoing a transition from rural to subdivision, etc. residential. A knowledgeable buyer will recognize that major future capital needs will be needed and balance that need with the anticipated growth in the largely rural service area.⁷

Rate Base

Plant-In-Service Balances

Staff reviewed information provided by MAWC in response to Staff's data requests, MAWC's Application with the included sale agreement documents, and MAWC's work papers. Staff reviewed the documentation provided by MAWC to determine and confirm the current net book value of the District system assets which MAWC intends to acquire. Based upon the supported levels of plant in service and Commission-approved depreciation rates,⁸ Staff determined the balances of accumulated depreciation for the water system assets to be acquired by MAWC.

⁶ Staff Data Request Nos. 0008 and 0008.1.

⁷ Appendix F, Engineer's Report, page 107.

⁸ Depreciation rates were approved in a previous MAWC rate case, WR-2024-0320.

Staff determined the value of net plant investment, or “rate base,” by reviewing documentation provided by MAWC along with annual depreciation expense, and considering whether plant facilities or money was contributed by customers or land developers. MAWC’s calculated net book value is ** [REDACTED] **. ⁹ Based upon its analysis, Staff’s calculation of the net book value of the District system assets to be acquired by MAWC, updated to June 30, 2025, is approximately ** [REDACTED] **. Two of the system assets to be acquired are fully depreciated based on their beginning cost basis, resulting in a net zero rate base value for those two assets.

The following is a breakdown of the rate base components:

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Appraisal

Section 393.320, RSMo., provides large water and sewer public utilities an alternative procedure to value acquisitions of small water and/or sewer utilities, for ratemaking purposes (also known as the “appraisal method”). As advised by counsel, if a large water and/or sewer utility chooses to use these procedures, the Commission, if it grants the large utility’s application, must use the appraisal method to establish the ratemaking rate base of the small water and/or sewer utility being acquired. ¹⁰

The appraisal method outlined in the statute requires that an appraisal of the small water and/or sewer utility being acquired be performed by three (3) separate appraisers; one appointed by the small utility, one appointed by the large public utility, and a third chosen by the two appraisers so appointed. The three appraisers shall then perform a joint appraisal of the small utility property

⁹ MAWC’s calculated net book value can be found in the confidential Appendix G-C filed with its Application.

¹⁰ Section 393.320.2. RSMo.

and assets, coming to a common determination of the fair market value of the utility. The lesser of the purchase price or the appraised value, together with the reasonable and prudent transaction, closing, and transition costs incurred by the large public utility, shall constitute the ratemaking rate base for the acquired small utility.¹¹

While Staff cannot replicate the methods used in the Appraisal, Staff reviewed the Appraisal (Valuation Report) and the Hartman Consultants, LLC Engineering reports that MAWC filed with the Application, which included the methods and assumptions used to establish the value of the system's assets. The Appraisal (Valuation Report) assigns a market value of \$600,000 for the water system assets. Thus, if the Commission approves MAWC's Application in this matter, the Commission must use the purchase price of \$600,000 to establish rate base.

The appraisal method is used to estimate market value for the utility system as a whole to be used as rate base for the system, in lieu of the Commission's typical practice of determining rate base using the net book value of the system assets. The appraisal method provides a market value for system assets, including those that are fully depreciated. In this case, Staff's calculated rate base for the water system is ** [REDACTED] ** higher than the proposed purchase price. Therefore Staff finds the purchase price to be reasonable.

Should the Commission approve MAWC's Application, the rate base for the water system assets to be acquired must still be reflected on its utility plant account records. These records must be kept in accordance with the National Association of Regulatory Commissioners ("NARUC") Uniform System of Accounts, as required by Commission regulations 20 CSR 4240-50.030 for water utilities and 20 CSR 4240-61.020 for sewer utilities. The cost of individual plant assets must be booked into the appropriate plant account with original cost, along with information regarding the year constructed. MAWC will be tasked with making determinations, based on the rate base as determined by the purchase price, of values for original cost, depreciation reserve, and Contributions in Aid of Construction ("CIAC") amounts that can be booked in its plant records.

¹¹ Section 393.320.5.(1), RSMo.

Depreciation

In MAWC's last rate case, Case No. WR-2024-0320, the Commission ordered the continued use of the depreciation rates currently ordered for all divisions of MAWC. Staff recommends the use of these rates for all plant in the proposed MAWC service area.

Publicity and Customer Notice

According to information provided by MAWC in its Application, during a Board of Directors public meeting on February 20, 2025, the Board of Directors of Johnson County District approved a resolution authorizing the sale of the described portion of the District's water assets. Additionally, the Commission ordered its Data Center to send notice of the proposed acquisition to the County Commission of Johnson County, Missouri, and the General Counsel for the DNR. The Commission issued its press release concerning this matter on May 1, 2025.

MAWC provided a sample letter that the District plans to send out to its customers once a decision is reached in this case. Also, MAWC will send out a welcome packet upon confirmation that the application for purchase has been approved.¹²

Customer Experience

The same customer service team that provides services for all of MAWC's current customers will be available for the acquired District customers. Customers can contact MAWC toll-free at 866-430-0820 from 7:00 a.m. to 7:00 p.m., Monday through Friday, with 24/7 coverage for emergencies. Although MAWC will have a physical location at 1705 Montserrat Park Road, in Warrensburg, Missouri 64093,¹³ this location will only handle customer service issues that have been routed through MAWC's call center and need an in-person follow-up. Customers will need to call the toll-free number for their customer service needs.

MAWC will offer payment options including, cash, check, credit/debit cards, and electronic funds transfers ("EFT"). Online payments can be made using check or credit/debit cards. Customers may also make payments by cash or check in person at the Wal-Mart #61 MoneyGram kiosk, 301 E Cooper Boulevard, Warrensburg, Missouri 64093. Customers have the option to

¹² MAWC's response to Staff's Data Request No. 0017.

¹³ Additional approved payment location may be found at www.amwater.com/myaccount.

make payments over the phone using the Interactive Voice Response (“IVR”) or with a live agent by calling the toll-free number.

In order to incorporate the District’s customers into MAWC’s billing and customer service systems, it will be necessary to properly enter the appropriate customer information into MAWC’s systems and apply the Commission-approved rate. MAWC stated it is working closely with the District to transfer the customer data in a reliable and organized fashion and that any data gaps are researched by both the District and MAWC. This process will be completed prior to closing.¹⁴ MAWC will also need to provide training to its call center personnel regarding rates and rules applicable to the District customers, so that customer service matters are handled accurately and in a timely manner.

Rate and Tariff Matters

MAWC proposes to provide water service pursuant to the existing rates currently applicable to *All Missouri Service Areas Outside of St. Louis County* and to utilize the rules governing the rendering of water service currently found in MAWC’s water tariff P.S.C. MO No. 13 until such time as the rates and rules are modified according to law.

Current District residential water customer rates are as follows:

- \$20.00 for the first 1,000 gallons, then \$10.17 per 1,000 gallons between 2,000 and 20,000 gallons, then \$6.15 per 1,000 gallons over 20,000 gallons.

Currently, a residential water customer, using 5,000 gallons a month would have a monthly bill of \$60.68.

The aforementioned existing tariff rates and charges for MAWC residential water customers are as follows:

- Customer Charge: \$11.00 per month
- Commodity Rate: \$11.2023 per 1,000 gallons

A MAWC residential water customer, using 5,000 gallons a month would have a monthly bill of \$67.01.

¹⁴ MAWC’s response to Staff Data Request No. 0016.

For comparison:

- If this Application is approved, under MAWC's tariff, all current District residential water customers using 5,000 gallons would see an increase of \$6.33 per month.

A map and a legal description of the proposed service area, similar to those attached to this recommendation will need to be included in MAWC's water tariff, MO P.S.C. No. 13. Also, any applicable tariff sheets affected by this acquisition will need to be revised and submitted along with the aforementioned service area map and legal description.

Staff recommends that after approval, but before MAWC closes on the utility assets, MAWC submit the new or revised water tariff sheets such that they may become effective on or before the date MAWC closes on the District assets.

Additional Items

MAWC and the District have entered discussions regarding a Territorial Agreement to be finalized pending approval by the Commission of this acquisition request, and subsequently submitted in this docket upon MAWC closing on the assets (pending a Commission Order). Staff received confirmation in an email from the District, on July 17, 2025, that the service area map and legal description submitted by MAWC on July 15, 2025, is correct, and therefore Staff has no concerns regarding the territorial agreement at this time.

Technical, Managerial, and Financial Capacity and Tartan Energy Criteria

Staff utilizes the concepts of Technical, Managerial, and Financial capacities ("TMF") in studying applications involving existing water and/or sewer systems. Staff's position on MAWC's ability to meet TMF criteria remains positive, and similarly takes the position that MAWC has adequate TMF capacity in this case. It is Staff's position that MAWC has the ability to secure funding, to oversee construction of any necessary upgrades or repairs, and the ability to successfully manage operations of the District system.

When considering a request for a new CCN, the Commission applies criteria originally developed in a CCN case filed by the Tartan Energy Company and referred to now as the "Tartan criteria." The Tartan criteria contemplate 1) the need for service; 2) the utility's qualifications; 3) the utility's financial ability; 4) the economic feasibility of the proposal;

and, 5) promotion of the public interest. Similar to the TMF capacities, Staff investigated these criteria and that investigation relates to this proposed acquisition. The results of Staff's investigation are outlined below:

(1) Need for Service

There is both a current and future need for water service. The existing District customer base has both a desire and need for service. In addition, there is a need for the necessary steps to be taken to update this particular portion of the District's water system in order to ensure the provision of safe service via an increase to fire flow for the requisite fire protection. This need for upgrades is largely driven by population growth in the region.

(2) Applicant's Qualifications

MAWC is an existing water and sewer corporation and public utility subject to the jurisdiction of the Commission. MAWC is currently providing water service to approximately 485,000 customers several service areas throughout Missouri. MAWC is a subsidiary of American Water, and is affiliated with other American Water companies that undertake some of the tasks associated with utility service, such as customer billing, and technical resources. Through its current operation of utility systems MAWC has demonstrated its qualifications to operate the District system.

(3) Applicant's Financial Ability

MAWC anticipates no need for external financing to complete the acquisition.¹⁵ The total cost of the Project is \$600,000 for the identified portion of the assets.¹⁶ MAWC is a wholly owned subsidiary of American Water Works Company Inc. ("AWWC"). S&P expected that AWWC's elevated capital spending will amount to approximately \$1 billion on utility investments of its five-year capital spending plan (2024-2028), with an available credit facility of \$2.6 billion.¹⁷ American Water Capital Corp. ("AWCC", AWWC's financing entity) has a \$2.75 billion committed credit facility that expires in 2029.¹⁸ Both S&P and Moody's rate AWWC as

¹⁵ Paragraph 16, The Application.

¹⁶ Paragraph 15, The Application, and Staff Data Request No. 0004.

¹⁷ RatingsDirect, S&P Global Ratings. March 4, 2024.

¹⁸ RatingsDirect, S&P Global Ratings. April 4, 2025.

investment grade: S&P assigns a rating of “A,” while Moody’s assigns a rating of “Baa1.”¹⁹ Considering that the proposed cost of the Project is less than 1% of MAWC’s five-year capital expenditures, it is reasonable to conclude that MAWC has the financial ability to construct, operate, and maintain the Project.

(4) Feasibility of the Proposal

As noted previously, MAWC anticipates no need for external financing to complete the acquisition, and MAWC can draw upon the significant resources of its parent company, should any shortfall arise prior to the next rate case.

(5) Promotion of the Public Interest

Based on the District Board of Directors, on February 20, 2025, approving a resolution authorizing the sale of the described portion of the District’s water system, specifically to MAWC, and for the reasons outlined previously in this memorandum, Staff concludes that MAWC’s request for a CCN and related acquisition of the District water system assets promotes the public interest.

Staff’s conclusion is that MAWC satisfies the TMF capacities and the Tartan Energy criteria. Staff further finds that approving the sale to MAWC at \$600,000 is reasonable based on the book value of the assets. Staff finds the acquisition and issuance of a CCN to MAWC is necessary or convenient for the public service. Staff recommends that the Commission authorize MAWC to enter into, execute, and perform in accordance with the terms described in the Purchase Agreement. Staff further recommends that MAWC be granted a CCN to provide water service in the territory currently served by the District.

OTHER ISSUES

The District, as an unregulated water utility, has no obligations due to the Commission, and has no pending actions before the Commission.

MAWC is a corporation that is in “good standing” with the Missouri Secretary of State.

¹⁹ S&P Capital IQ Pro.

MAWC is current with annual report filings with the Commission through calendar year 2024, as documented on the Commission's Electronic Filing and Information System ("EFIS").

MAWC is current on its annual assessment quarterly payments through the first quarter of fiscal year 2025.

MAWC has other pending cases before the Commission, but none that would impact this decision.

STAFF RECOMMENDATION

Staff recommends the Commission find that MAWC has complied with the requirements of §393.320, RSMo, and approve MAWC's request for CCN, subject to the following conditions and actions:

1. Grant MAWC a CCN to provide water service in the proposed District service area, as modified and outlined herein;
2. Approve existing MAWC water rates for the portion of the District system to be acquired;
3. Require MAWC to submit tariff sheets, to become effective before closing on the assets, to include a service area map, service area written description, and all other applicable tariff sheets to be included in its EFIS tariffs P.S.C. MO No. 13, applicable to water service;
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 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 District system service area in its water tariff, and rate and charges sheets applicable to customers in the District system service area in the water tariff;

7. Require MAWC to record depreciation of the District assets in accordance with the depreciation rates ordered in Case No. WR-2024-0320;
8. Require MAWC to provide to the Customer Experience Department (“CXD”) Staff an example of its actual communication with the District water system customers regarding its acquisition and operations of the water system assets, and how customers may reach MAWC, within ten (10) days after closing on the assets;
9. Require MAWC to provide to the CXD Staff a sample of ten (10) billing statements from the first month’s billing within thirty (30) days after closing on the assets;
10. Require MAWC to provide training to its call center personnel regarding rates and rules applicable to the District water system customers;
11. Require MAWC to include the District water system 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,
12. 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.

ATTACHMENTS

- A. Service Area Map
- B. Service Area Legal Description

**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, Manage)
and Maintain a Water System in and around)
Johnson County, Missouri (Portion of Johnson)
County PWSD No. 3))

Case No. WA-2025-0298

AFFIDAVIT OF SCOTT J. GLASGOW

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

COMES NOW SCOTT J. GLASGOW, and on his oath states that he is of sound mind and lawful age; that he contributed to the foregoing *Staff Recommendation, in Memorandum form*; and that the same is true and correct according to his best knowledge and belief.

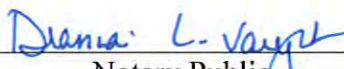
Further the Affiant sayeth not.



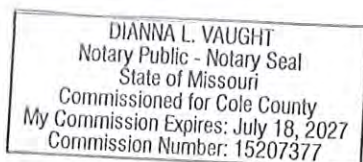
SCOTT J. GLASGOW

JURAT

Subscribed and sworn before me, a duly constituted and authorized Notary Public, in and for the County of Cole, State of Missouri, at my office in Jefferson City, on this 30th day of July, 2025.



Notary Public



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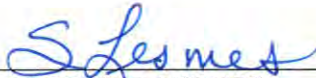
Case No. WA-2025-0298

AFFIDAVIT OF SHERRYE LESMES

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

COMES NOW SHERRYE LESMES, and on her oath states that she is of sound mind and lawful age; that she contributed to the foregoing *Staff Recommendation, in Memorandum form*; and that the same is true and correct according to her best knowledge and belief.

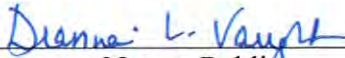
Further the Affiant sayeth not.



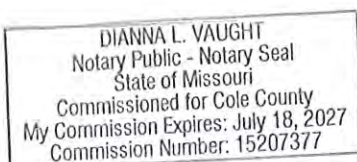
SHERRYE LESMES

JURAT

Subscribed and sworn before me, a duly constituted and authorized Notary Public, in and for the County of Cole, State of Missouri, at my office in Jefferson City, on this 30th day of July, 2025.



Notary Public



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Case No. WA-2025-0298

AFFIDAVIT OF JARROD J. ROBERTSON

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

COMES NOW JARROD J. ROBERTSON, and on his oath states that he is of sound mind and lawful age; that he contributed to the foregoing *Staff Recommendation, in Memorandum form*; and that the same is true and correct according to his best knowledge and belief.

Further the Affiant sayeth not.



JARROD J. ROBERTSON

JURAT

Subscribed and sworn before me, a duly constituted and authorized Notary Public, in and for the County of Cole, State of Missouri, at my office in Jefferson City, on this 15th day of August, 2025.

DIANNA L. VAUGHT Notary Public - Notary Seal State of Missouri Commissioned for Cole County My Commission Expires: July 18, 2027 Commission Number: 15207377



Notary Public

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AFFIDAVIT OF SEOUNG JOUN WON, PhD

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

COMES NOW SEOUNG JOUN WON, PhD, and on his oath states that he is of sound mind and lawful age; that he contributed to the foregoing *Staff Recommendation, in Memorandum form*; and that the same is true and correct according to his best knowledge and belief.

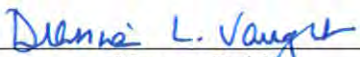
Further the Affiant sayeth not.



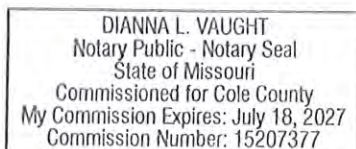
SEOUNG JOUN WON, PhD

JURAT

Subscribed and sworn before me, a duly constituted and authorized Notary Public, in and for the County of Cole, State of Missouri, at my office in Jefferson City, on this 28th day of July, 2025.



Notary Public



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Case No. WA-2025-0298
Attachment A

APPENDIX A

Legal Description

A tract of land being in parts or all of **Sections 4, 5, 6, 7, 8, Township 45 North, Range 25 West, Sections 1, 12, Township 45 North, Range 26 West, Sections 16, 20, 21, 27, 28, 29, 31, 32, 33, Township 46 North, Range 25 West**, All of the Fifth Principal Meridian, in the City of Warrensburg, county of Johnson in the State of Missouri and being more particularly described as follows:

Beginning at the Southwest Corner of the Northeast Quarter of **Section 12, Township 45 North, Range 26 West**; thence North, along the West line of said Quarter Section to the Northwest Corner thereof, being also the Southwest Corner of the Southwest Quarter of the Southeast Quarter of **Section 1**; thence North, along the West Line of said **Quarter-Quarter Section** to the Northwest Corner of the **South Half** of said **Quarter-Quarter Section**; thence East, along the North Line of said **South Half** of said **Quarter-Quarter Section** and its East prolongation to the Northeast Corner of thereof, being also the Northwest Corner of the **South Half** of the Southwest Quarter of the Southwest Quarter of **Section 6, Township 45 North, Range 25 West**; thence continuing East, along the North Line of said South Half of said **Quarter-Quarter Section** to the Northeast Corner thereof; thence North, along the East Line of said **Quarter-Quarter Section** and its North prolongation to the Northwest Corner of the Northeast Quarter of said **Section 6**, being also Southwest Corner of the Southeast Quarter of **Section 31, Township 46 North, Range 25 West**; thence North, along the West Line of said Quarter Section to the Northwest Corner thereof; thence East, along the North Line of said Quarter Section to the Northeast Corner thereof, being also the Southwest Corner of the of the Northwest Quarter of **Section 32**; thence continuing East, along the South Line of said Quarter Section and its East prolongation to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of said **Section 32**; thence North, along the East Line of said **Quarter-Quarter Section** and its North prolongation to the Northeast Corner thereof, being also the Southeast Corner of the Southwest Quarter of the Southeast Quarter of **Section 29, Township 46 North, Range 25 West**; thence continuing North, along the **East Line** of said **Quarter-Quarter Section** and its North prolongation to the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said **Section 29**; thence West, along the North Line of said **Quarter-Quarter Section** and its West prolongation to the Southwest Corner of the Southwest Quarter of the Northwest Quarter of said **Section 29**; thence North, along the West Line of said **Quarter-Quarter Section** and its North prolongation to the Northwest Corner of the **South Half** of the Northwest Quarter of the Northwest Quarter of said **Section 29**; thence East, along the North Line of said **South Half** of said **Quarter-Quarter Section** and its East prolongation to the Northeast Corner of the **South Half** of the Northeast Quarter of the Northeast Quarter of said **Section 29**, being also the Southwest Corner of the **North Half** of the Northwest Quarter of the Northwest Quarter of **Section 28, Township 46 North, Range 25 West**; thence East, along the South Line of said **North Half** of said **Quarter-Quarter Section** to the Southeast Corner thereof; thence North, along the East Line of said **Quarter-Quarter Section** to the Northeast Corner

thereof, being also the Southeast Corner of the **South Half** of the Southwest Quarter of the Southwest Quarter of **Section 21, Township 46 North, Range 25 West**; thence North, along the East Line of said **South Half** of said **Quarter-Quarter Section** to the Northeast Corner thereof; thence West, along the North Line of said **South Half** of said **Quarter-Quarter Section** to the Northwest Corner thereof, being also the Northeast Corner of the **South Half** of the Southeast Quarter of the Southeast Quarter of **Section 20, Township 46 North, Range 25 West**; thence West, along the North Line of said **South Half** of said **Quarter-Quarter Section** and its West prolongation to the West line of the Southeast Quarter of said **Section 20**; thence North, along said West Line of said Quarter Section and its North prolongation to the Northwest Corner of the Northeast Quarter of said **Section 20**; thence East, along the North Line of said Quarter Section to the Northeast Corner thereof, being also the Southwest Corner of **Section 16, Township 46 North, Range 25 West**; thence continuing East, along the South Line of said **Section 16** to the Southeast Corner of the **West Half** of the Southeast Quarter of the Southwest Quarter of said **Section 16**; thence North, along the East Line of said **West Half** of said **Quarter-Quarter Section** and its North prolongation to the North Line of the Southwest Quarter of said **Section 16**; thence East, along the North Line of said Quarter Section and its East prolongation to the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said **Section 16**; thence South, along the West line of said **Quarter-Quarter Section** and its South prolongation to the Southwest Corner of Southeast Quarter of the Southeast Quarter of said **Section 16**, being also the Northwest Corner of the Northeast Quarter of the Northeast Quarter of **Section 21, Township 46 North, Range 25 West**; thence South, along the West Line of said **Quarter-Quarter Section** and its South prolongation to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said **Section 21**; thence East, along the South Line of said **Quarter-Quarter Section** to the Southeast Corner thereof, being also Northwest Corner of **Section 27, Township 46 North, Range 25 West**; thence continuing East, along the North Line of said **Section 27** to the Northeast Corner thereof; thence South, along the East Line of said **Section 27** to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said **Section 27**; thence West, along the South Line of said **Quarter-Quarter Section** and its West prolongation to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said **Section 27**, being also the Southeast Corner of the Northeast Quarter of the Northeast Quarter of **Section 28, Township 46 North, Range 25 West**; thence West, along the South Line of said **Quarter-Quarter Section** to the Southwest Corner thereof, being also the Northwest Corner of the Southeast Quarter of the Northeast Quarter of said **Section 28**; thence South, along the West Line and its South prolongation to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said **Section 28**, being also the Northwest Corner of the Northeast Quarter of the Northeast Quarter of **Section 33, Township 46 North, Range 25 West**; thence South, along the West Line of said **Quarter-Quarter Section** and its South prolongation to the Southeast Corner of the Southwest Quarter of Northeast Quarter of said **Section 33**; thence West, along the South Line of said **Quarter-Quarter Section** to the Southwest Corner thereof, being the Northeast Corner of the Southwest Quarter of **Section 33**; thence South, along the East Line of said Quarter Section to the Southeast Corner thereof, being also the

Northeast Corner of the Northwest Quarter of **Section 4, Township 45 North, Range 25 West**; thence South, along the East Line of said Quarter Section to the Southeast Corner thereof; thence West, along the South Line of said Quarter Section to the West Line of said **Section 4**; thence South, along said West Line to the Southwest Corner thereof, being also the Northeast Corner of **Section 8, Township 45 North, Range 25 West**; thence West, along the North Line of said Section to the Northwest Corner of the Northeast Quarter of said **Section 8**; thence South, along the West Line of said Quarter Section to the Southwest Corner thereof; thence West to the West Line of said **Section 8**, being also the Southeast Corner of the Northeast Quarter of **Section 7, Township 45 North, Range 25 West**; thence West, along the South Line of said Quarter Section and it's West prolongation to the West Line of said **Section 7**, being also the Southeast Corner of the Northeast Quarter of **Section 12, Township 45 North, Range 26 West**; thence West, along the South Line of said Quarter Section to the Southwest Corner thereof and the point of beginning, containing 210,821,513 square feet or 4,840 acres, more or less.