

Public Water Supply District #2 of St. Charles County, Missouri
Minutes of the June 14, 2017 Regular Board Meeting

Denis Raab, President
Vicky Steinkamp, Director
Jim Inghram, Director

John Cook, Vice President
Kay Schnurr, Director

Mark Piontek, Legal Counsel

Bob Schwermann, Financial Advisor

Kim Cantrell, Clerk
Matt Jaspering, District Engineer

Ron Smith, Treasurer
Brian Pieper, Operations Manager

The regular meeting of the Board of Directors of Public Water Supply District #2 of St. Charles County, Missouri, was held on June 14, 2017 at the Water District offices, 100 Water Drive, O'Fallon, Missouri, at 6:00 PM.

Denis Raab called the meeting to order. Kim Cantrell served as Clerk of the meeting and attested that notice of the meeting was duly and timely posted. The following directors were present: Denis Raab, John Cook, Vicky Steinkamp, Kay Schnurr and Jim Inghram.

Denis Raab moved to adopt the agenda as presented, seconded by Kay Schnurr, all yea, motion carried.

Denis Raab requested review and discussion of the May 10, 2017 Regular Board meeting minutes, Kay Schnurr motioned to accept the May 10, 2017 Regular Board meeting minutes as presented, seconded by John Cook, all yea, motion carried.

Denis Raab presented the list of bills for review and consideration. After further discussion, Denis Raab motioned to approve the bills, seconded by John Cook, all yea, motion carried.

Denis Raab requested Ron Smith review the District's Treasurer's Report. Mr. Smith reviewed the District's Treasurer's Report including the Summary of Bank Accounts, Balance Sheet, and revenues and expenses for the period ending April 30, 2017. After further discussion, Jim Inghram motioned to approve the Treasurer's Report as presented, seconded by Vicky Steinkamp, all yea, motion carried.

Ron Smith introduced Carl Brown. Mr. Brown presented his findings on what would be best for the customers of Water District and East Central Missouri Water & Sewer Authority and that is his recommendation for the District to absorb East Central.

The Al Beamer of The Cottages of Lake St. Louis presented information regarding his development and request the Board to reconsider the way that this development is viewed with regards to water and sewer connections fees. Mr. Beamer stated this is a Skilled Nursing Facility which has a combination of nursing and rehabilitation residents, it has nurses on duty 24/7. Bob Schwermann explained how connection fees are determined. The Board thanked Mr. Beamer and his associates for attending the meeting and stated this would be tabled until next month.

Kim Cantrell informed the Board that after receiving input from Jim Inghram with regards to the needs of the Board for their email concerns, she received pricing for Dropbox. The total cost for all five board members would be \$900.00 for the entire year. After further discussion, Jim Inghram moved to approve the purchase of Dropbox for the year, seconded by Kay Schnurr, all yea, motion carried.

Ron Smith stated it was discussed about the possibility of holding two shorter Board meetings each month instead of one long one. After further discussion, the Board agreed to leave the meetings to once a month unless a Special meeting is necessary.

John Cook recommended the Board take over Tim Geraghty's old office for Board member use and they will need keys made.

Brian Pieper informed the Board that the T-Mobile Lease Agreement is up for renewal. After further discussion the Board directed staff to continue with negotiations.

John Cook opened discussion with regards to the proposal from IPI for the three manholes in Lake St. Louise at the cost of \$3,355.800.00. After further discussion, John Cook motioned to approve the installation of three manholes in Lake St. Louise at the cost of \$3,355.800.00 less the cost of soil testing, seconded by Denis Raab, all yea, motion carried.

Denis Raab requested that Brian Pieper provide the Board with an update on the operations of the District. Mr. Pieper reported on the operations and maintenance of the District's water and sewer systems and other facilities during the month of April 2017. Mr. Pieper also presented information on customer service inquiries that were handled during the month.

Brian Pieper explained that to resolve the sanitary sewer issues in the Fieldstone Estates subdivision off Highway Z, staff obtained a cost estimate for the emergency installation of a manhole at #25 Fieldstone Estates Drive from Mick Mehler and Sons Backhoe & Excavating at a total cost of \$9,950.60. After further discussion, Jim Inghram motioned to approve the proposal from Mick Mehler and Sons at the total cost of \$9,950.60, seconded by Vicky Steinkamp, all yea, motion carried.

Brian Pieper informed the Board he would have a memo next month for meter testing.

Denis Raab requested Matt Jaspering present the Engineer's Report. Mr. Jaspering provided updates on the Water District's projects including the Lake St. Louis Sewer Improvement Project.

Matt Jaspering informed the Board that Crawford, Murphy & Tilly submitted a proposal for the engineering services related to the relocation of water mains along Highway N and Hopewell Road due to Phase 4 of St. Charles County's David Hoekel Parkway project at a total cost of \$26,110.00. After further discussion, Jim Inghram motioned to approve the proposal from Crawford, Murphy & Tilly for engineering services at a total cost of \$26,110.00, seconded by Kay Schnurr, all yea, motion carried.

Matt Jaspering explained there were three new sewer systems and one new water system that have been dedicated to the Water District that requires the Board's formal acceptance. Staff requested the Board approve and accept Eagle Estates with a construction cost of \$52,465.00 for water and \$101,248.00 for sewer, Eagle Estates Off-Site Sanitary Extension with a construction cost of \$16,957.00 for sewer, Prospect Place Apartments Phase 1 with a construction cost of \$31,315.00 for sewer. After further discussion, Kay Schnurr motioned to approve the acceptance of the water and sewer systems; seconded by Jim Inghram, all yea, motion carried.

Matt Jaspering explained that five permanent easements were dedicated to the Water District that require the Board's formal acceptance. Staff requested the Board approve and accept SAC Holdings, LLC Carter Pet Hospital easement with a value of \$8,436.45, Wentzville Fire Protection District 13 easement with a value of \$7,557.94, Wentzville Fire Protection District 13 easement with a value of \$4,503.85, Prospect Place Apartments Phase 1 easement with a value of \$58,696.92, Jason D. Galloway 8 Windsurfer Court with a value of \$434.25. After further discussion, Jim Inghram motioned to approve the acceptance of these dedicated permanent easements; seconded by Vicky Steinkamp, all yea, motion carried.

Matt Jaspering informed the Board that the legal description for the Flint Hill annexation has been finalized.


Denis Raab opened the floor for Public Comment. Mrs. Linda Struebel of 644 Falcon Crest Drive stated that the lift station near their home is an eye sore and is very loud on Wednesday mornings around 11:00 am. Mrs. Struebel asked if the District could do some landscaping to beautify the area and help with the noise. John Cook and Vicky Steinkamp said they would go out and take a look. Mrs. Sue Tresbeck said she could sympathize with Mrs. Struebel. Mr. Todd Thomas thanked the Board for conducting the financial audit of Alliance. Mr. Dan Oberle voiced concerns over the previous Board approving a 15 year contract with Alliance and Mark Piontek as the District's representation of the District. Mr. Oberle stated concerns of how Alliance caused the odors that were affecting those customers in O'Fallon. Mr. Oberle thanked the Board for the changes they are making and they work they have done. Mrs. Tresbeck also thanked the Board and asked if the Board meeting dates and times could be on the website and if the District's website could be cleaned up. Mrs. Tresbeck also stated that the Board really needs to look at the District's fees, that we don't want to scare away Skilled Nursing Facilities like the Cottages of Lake St. Louis. Mayor Schweikert requested a review of the District's Connection fees and Rate structure. Someone also asked for a copy of the Agenda be placed on the table in the lobby. Mr. Chuck Ruedebusch thanked the Board for the work they are doing.

Denis Raab inquired if there was any business that would require an executive session. Mark Piontek stated there were matters for which the Board should convene in executive session pursuant to Section 610.022(1) and Sections 610.021(1) and (2) RSMo to discuss matters involving legal actions, confidential and/or privileged communications between District Officials, its representatives and its attorneys, and/or leasing, purchase or sale of real estate. Kay Schnurr motioned to close the regular session and convene to an executive session; seconded by John Cook. Kim Cantrell called a roll call vote: Denis Raab voted yea, Vicky Steinkamp voted yea, Jim Inghram voted yea, Kay Schnurr voted yea, John Cook voted yea, all yea, motion carried.

John Cook motioned to adjourn the Executive Session and reopen the Regular Session; Vicky Steinkamp seconded. Kim Cantrell called a roll call vote: Denis Raab voted yea, Jim Inghram voted yea, Kay Schnurr voted yea, John Cook voted yea, Vicky Steinkamp voted yea, all yea, motion carried.

Denis Raab inquired if there was any other business to come before the Board. Being no other items for business, John Cook motioned to adjourn; Denis Raab seconded, all yea, motion carried

Minutes approved this 15th day of July, 2017.



Denis Raab, President



Kim Cantrell, Clerk

