



PUBLIC WATER SUPPLY DISTRICT NO. 1 OF FRANKLIN COUNTY

KRAKOW KORNER
3021 HIGHWAY A, SUITE 101
WASHINGTON, MISSOURI 63090
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NOTICE OF REGULAR BOARD OF DIRECTORS MEETING WEDNESDAY, OCTOBER 29, 2025 6:30 PM— AGENDA

1. **Recognize Guests**
2. **Consent Agenda**
 - a) Minutes Review
 - b) FC Treasurers Report
 - c) FC Financials
3. **Legal Matters and Other Financial**
 - a. FC1/FC3 Agreement
 - b. Insurance
 - c. FYE 2026 Draft Budget
 - d. Office Lease
 - e. Shed Lease
4. **Review and Consider Bills**
5. **Operations Report**
6. **Engineering Report**
 - a. High Ridge Tank Cleaning
 - b. Twin Lakes Lift Station B Upgrades
 - c. Krakow Lagoon Ammonia Improvements
 - d. Country Club Lift Station Access Road
 - e. Krakow Lagoon Fence
 - f. Water & Sewer Mapping
 - g. Sunrise Valley Contaminant Chart
 - h. Rules & Regulations Discharge Limitations Revision
7. **Vote to Move into Closed Executive Session**

Notice is hereby given that, subject to a motion duly made and adopted, the Board of Directors of Public Water Supply District No. 1 may hold a closed executive session pursuant to Section 610.021(1) and Section 610.022(1) and (2) RSMo to discuss matter(s) involving (1) *Legal Actions*, confidential and/or privileged communications between District Officials, its representatives and its attorneys and (2) *Leasing*, purchase or sale of real estate.
8. **Consideration to Close Executive Session**
9. **Resume Regular Session**
10. **Other and Informational**
11. **Adjourn**

PUBLIC WATER SUPPLY DISTRICT #1 OF FRANKLIN COUNTY
MINUTES OF THE SEPTEMBER 24, 2025
BOARD OF DIRECTORS REGULAR MEETING

PRESIDING: Joseph Feldmann, President

PRESENT: Kevin Monroig; Don Biermann; Greg Hoberock; Tony Baretich; Bob Hathcock; Erin Hollandsworth; Terry McDaniel; Dave VanLeer; Josh Duncan

The regular meeting of the Board of Directors of Public Water Supply District No. 1 of Franklin County Missouri was held on Wednesday, September 24, 2025, at 3021 Highway A, Suite 101, Washington, Missouri. Joe Feldmann, President, called the meeting to order at 6:28 PM. The following Directors were present: Greg Hoberock, Kevin Monroig, and Don Biermann. Mark Voss asked to be excused and was absent. Erin Hollandsworth served as Clerk of the meeting and attested that notice of the meeting was duly and timely posted.

Joe Feldmann presented the minutes of the regular meeting held Wednesday, August 27, 2025, for review and consideration. After review and discussion, Kevin Monroig motioned to approve the August 27, 2025 meeting minutes, motion seconded by Greg Hoberock; all aye, motion carried and so ordered.

Next, Joe Feldmann requested Don Biermann to review the PWSD #1 of Franklin County Treasurer's Report. Mr. Biermann reviewed the Treasurer's Report in its entirety, including the monthly billing charges, accounts receivable transactions, summary of the combined water revenue fund checking account and sewer and water improvement funds, debt service funds, and cash and investments for the period ending August 31, 2025. After review and discussion, Greg Hoberock motioned to accept the Treasurer's Report as presented, seconded Don Biermann; all aye, motion carried and so ordered.

Joe Feldmann then requested Don Biermann to review the PWSD #1 of Franklin County Financial Report. Mr. Biermann reviewed the Financial Report, including a summary of the Balance Sheets, Statements of Revenues and Expenses for the period ending August 31, 2025. Bob Hathcock finished the Financial Report with a review of the monthly Billing Summary and a summary of the current total assets, for the period ending August 31, 2025.

Next, Joe Feldmann opened discussion regarding the sewer credit owed to the owners of Sunrise Valley Apartments after it was discovered that they had been overbilled. Tony Baretich stated that he had spoken to the customer multiple times since the last time the Board met and believes the amount previously discussed should be returned to the customer in the form of credit on the account. Greg Hoberock mentioned the additional homes neighboring Sunrise Valley. The referenced homes should have been enrolled as customers when Sunrise Valley was added to the District, however, they were not. It was discussed that this should be considered and the credit owed to Sunrise Valley should be adjusted accordingly. Greg Hoberock made a motion to approve the issuance of a credit to Sunrise Valley after adjustment for the additional homes was applied. Motion was seconded by Don Biermann

Joe Feldmann then opened discussion regarding the Appointment of a New District Treasurer. Staff explained with Bob Hathcock, the current District Treasurer retiring, a replacement Treasurer needed to be Appointed. Tony Baretich stated that he was uncertain how long it would take for a replacement to be found for Mr. Hathcock but that in the interim Josh Duncan, Alliance Director of Operations, would be taking over most of Mr. Hathcock's responsibilities. Mr. Hathcock stated that Tony Baretich often helped review the Districts Financials and would be a competent replacement. Don Biermann motioned to approve Tony Baretich as District Treasurer, seconded by Kevin Monroig; all aye, motion carried and so ordered.

Joe Feldmann then requested consideration to approve the District's List of Bills and Pay Requisitions. Greg Hoberock inquired how the Capital Budget was written and requested that moving forward, he would like to see staff separate Expenses from Capital Expenditure. After further review and discussion, Greg Hoberock motioned to approve the September 2025 List of Bills, seconded by Kevin Monroig; all aye, motion carried and so ordered.

Next, Joe Feldmann opened discussion regarding the August 2025 Operations Report and requested an update regarding the operations of the District. Tony Baretich reported on the operations and maintenance of the District's water and wastewater systems and other facilities during the month of August 2025. Mr. Baretich provided an administrative update and presented information on customer service orders and line locates performed during the month as well as the monthly safety training on Trench Safety.

Joe Feldmann then opened discussion regarding the Engineering Report. The following projects were discussed:

High Ridge Tank Cleaning: Ryan Johanning stated that Viking will begin work at PWSD#3 on September 30, 2025 then move to St. Albans. Once the cleaning and inspections are complete in St. Albans the will begin work on the Highridge tower.

Krakow Lagoon: Ryan Johanning stated Cochran submitted operating permit to MoDNR on August 15, 2025 and plan to be out to bid by February 2025. Mr. Johanning also stated that Cochran will be requesting SRF funding for this project on behalf of the District.

Twin Lakes Lift Station B Upgrades: Ryan Johanning explained that Kelpie began work on September 23, 2025, and that the lift station is operational. Mr. Johanning stated that Kelpie is still on site and will begin cleaning up soon.

Ryan Johanning then distributed a handout regarding samples pulled from Sunrise Valley. Mr. Johanning explained the report that outlined BOD, TSS and Ammonia levels from June through September. After review and discussion, President Joe Feldmann requested that the rules and regulations be updated soon to include regulations on ammonia and nitrate levels.

Next, Joe Feldmann inquired if there was a need to convene to Executive Session. The Board concurred that an Executive Session was not required at this time.

Joe Feldmann then asked if there was anything to discuss in Other and Informational. Tony Baretich stated that he intended to submit an itemized bill on behalf of the District to Cat5/Blue Sky contractors for damages and labor associated with repair and clean up from them hitting our main. Mr. Baretich stated that the invoice total was \$8,520.

Director Don Biermann also discussed the current formatting for the board packets and meetings. Mr. Biermann noted that it was previously mentioned that specifically the financial portion of the packet did not need to be discussed in detail. After review and discussion, it was determined that moving forward staff would prepare a consent agenda and that financials would only be discussed in detail if a Board member had specific questions.

Next, Joe Feldmann asked if there was anything else to discuss. Being no further business, motion to adjourn was made Don Biermann, seconded by Greg Hoberock; all aye, motion carried and so ordered. Meeting adjourned at 7:39 PM.

Minutes approved this _____ day of _____ 2025

Joseph Feldmann –President

Erin Hollandsworth – Clerk

**PWSD# 1 OF FRANKLIN COUNTY
TREASURY REPORT**

CUSTOMER CHARGES FOR:		Sep-25	
WATER REVENUE			94,426.05
SEWER REVENUE			48,795.81
TAP FEES			2,003.00
LATE CHARGES			769.76
SALES TAXES			228.90
STATE USER FEE/PRIMACY FEES			-
RETURNED CHECKS			212.28
RECONNECT/RETURNED CHECK FEES/SPRINKLER FEES			230.00
NET DEPOSITS (APPLIED)			(1,500.00)
DEPOSIT REFUNDS PAID			206.96
TOTAL CUSTOMER CHARGES			145,372.76
WATER GALLONS			12,842,974
SEWER GALLONS			3,341,870
WATER CUSTOMERS			1,739
SEWER CUSTOMERS			900
ACCOUNTS RECEIVABLE			
BEGINNING BALANCE-UTILITY BILLING SYSTEM			144,950.33
BILLING CHARGES			145,372.76
BAD DEBT RECOVERIES (WRITE-OFF)			-
ACCOUNTS RECEIVABLE COLLECTIONS			(134,394.67)
END OF MONTH BALANCE			155,928.42
WATER REVENUE FUND CHECKING	Sep-25		
BEGINNING BALANCE			630,608.68
DEPOSITS:			
CUSTOMER COLLECTIONS			134,394.67
CUSTOMER SECURITY DEPOSITS			1,175.00
BoFC PMTS RECVD, NET OF P/MTH BANK RECEIPT & POSTING IN SYSTEM			(152.35)
CREDIT CARD FEES			758.75
ESA REFUND			524.13
2025 LP REIMBURSEMENT			32,229.39
VOID CHECKS #1769			690.00
INTEREST			1,198.31
TOTAL DEPOSITS			170,817.90
DISBURSEMENTS:			
CHECKS WRITTEN			(103,969.17)
TRANSFER TO FSCB - LEASE PURCHASE PAYMENT			(4,308.30)
AMEREN MO AUTO PAYMENTS			(9,326.22)
REFUND CHECKS			(206.96)
RETURNED CHECKS			(194.16)
CREDIT CARD FEES			(695.35)
BANK FEES			(60.00)
TOTAL DISBURSEMENTS			(118,760.16)
END OF MONTH BALANCE FOR FSCB & BOFC			682,666.42
BILLS SUBMITTED FOR PAYMENT IN	Oct-2025		(391,342.91)
AMEREN MO AUTO DRAFT	Oct-2025		(9,730.71)
CASH RECEIPTS COLLECTED TO DATE	10/14/2025		143,001.08
AVAILABLE BALANCE			424,593.88

PWSD #1 of Franklin County
Summary of Cash and Investments
September 30, 2025

Bank Account / Security	Maturity Date	Beginning Balance	Deposits	Interest Earned	Payments	Ending Balance
Checking Account-First State Community Bank		621,574.45	167,308.71	1,197.16	(118,054.81)	672,025.51
Checking Account-Bank of Franklin County		9,034.23	34,454.57	1.15	(32,849.04)	10,640.91
Certificates of Deposits						
CD#772737-4.93% (Heritage Community Bank)	9/15/25	105,814.87	-	4,897.54	(110,712.41)	-
CD#773147-4.64% (Heritage Community Bank)	8/30/25	106,322.92	-	2,904.19	(109,227.11)	-
CD#773494-4.45% (Heritage Community Bank)	12/8/25	148,346.50	-	-	-	148,346.50
CD#773756-4.45% (Heritage Community Bank)	3/30/26	-	109,227.11	-	-	109,227.11
CD#773757-4.16% (Heritage Community Bank)	8/15/26	-	110,712.41	-	-	110,712.41
Total Certificates of Deposits		360,484.29	219,939.52	7,801.73	(219,939.52)	368,286.02
Meter Deposit Account-CDs						
CD#773550-4.45% (Heritage Community Bank)	12/27/25	92,140.39	-	-	-	92,140.39
Total Meter Deposit Accounts-CDs		92,140.39	-	-	-	92,140.39
Lease Purchase Construction Fund 2025 - FSCB		410,830.11	-	-	(32,229.39)	378,600.72
Total Cash and Investments		\$ 1,494,063.47	\$ 421,702.80	\$ 9,000.04	\$ (403,072.76)	\$ 1,521,693.55

PWSD #1 of Franklin County

Balance Sheets

September 30, 2025

	9/30/25	9/30/24
ASSETS		
CURRENT ASSETS		
Checking Account - Operations - FSCB	\$ 672,025.51	\$ 379,083.43
Checking Account - Operations - Bank of Franklin County	10,640.91	12,469.12
Certificates of Deposit	368,286.02	341,486.93
Total Cash	1,050,952.44	733,039.48
Accounts Receivable	156,643.00	142,331.19
Allowance for Doubtful Accounts	(27,550.00)	(14,850.00)
Unbilled Accounts Receivable	35,551.37	17,314.31
Accrued Interest Receivable	4,696.00	14,298.00
Prepaid Expenses	11,567.37	8,858.52
Total Current Assets	1,231,860.18	900,991.50
CAPITAL ASSETS		
Land & Right of Way - Water	174,854.04	174,854.04
Land & Right of Way - Sewer	408,329.10	408,329.10
Water System - Water Mains	3,532,762.01	3,492,872.81
Water System - Storage Tanks	2,655,892.15	2,655,892.15
Sewer System	5,125,438.34	3,922,617.58
Contributed Water & Sewer Systems	2,144,730.40	2,144,730.40
Buildings & Leasehold Improvements	39,170.47	48,245.47
Machinery & Equipment	308,146.31	283,072.87
Lease Assets	34,780.25	30,222.72
Construction Work in Progress	679,390.84	971,550.52
Less: Accumulated Depreciation	(5,050,698.32)	(4,636,453.53)
Net Capital Assets	10,052,795.59	9,495,934.13
RESTRICTED ASSETS		
Meter Deposit Account - CDs	92,140.39	162,778.97
2020 Equip Lease Purchase Construction Fund	-	6,003.61
2023 Equip Lease Purchase Construction Fund	-	171,364.66
2025 Equip Lease Purchase Construction Fund	378,600.72	-
Total Restricted Assets	470,741.11	340,147.24
OTHER ASSETS		
Lease Security Deposit	1,000.00	1,000.00
Total Other Assets	1,000.00	1,000.00
Total Assets	\$ 11,756,396.88	\$ 10,738,072.87

PWSD #1 of Franklin County

Balance Sheets

September 30, 2025

	9/30/25	9/30/24
LIABILITIES AND DISTRICT'S EQUITY		
CURRENT LIABILITIES		
Accounts Payable	\$ 330,407.21	\$ 58,666.66
Sales Tax Payable	632.09	515.41
State User Fee Payable	145.76	292.65
Accrued Payroll Taxes	642.60	612.00
Long Term Debt - Current	239,214.23	231,171.13
Accrued Interest Payable	10,011.55	10,147.39
Customer Deposits	98,562.08	89,746.17
Total Current Liabilities	679,615.52	391,151.41
LONG-TERM DEBT		
Lease Liability	6,339.04	10,052.02
Lease Purchase Agreement - 2018	954,948.49	980,814.67
Lease Purchase Agreement - 2019	240,969.02	267,135.52
Lease Purchase Agreement - 2020	689,807.77	733,174.92
Lease Purchase Agreement - 2021	874,279.51	996,784.91
Lease Purchase Agreement - 2023	382,465.43	407,144.98
Lease Purchase Agreement - 2025	692,502.45	-
Less Current Portion of L-Term Debt	(239,214.23)	(231,171.13)
Total Long-Term Debt	3,602,097.48	3,163,935.89
Total Liabilities	4,281,713.00	3,555,087.30
DISTRICT'S EQUITY		
Retained Earnings (Deficit)	7,248,290.11	6,996,872.25
YTD Net Income	226,393.77	186,113.32
Total District's Equity	7,474,683.88	7,182,985.57
Total Liabilities and District's Equity	\$ 11,756,396.88	\$ 10,738,072.87

PWSD #1 of Franklin County
Combined Statements of Revenues and Expenses - Water & Sewer
Fiscal Year Jan 01 to Dec 31
For the Month(s) Ending
Actual vs Budget

<u>September, 2025</u>			<u>YTD</u>		<u>Annual Budget</u>
<u>Actual</u>	<u>Budget</u>		<u>Actual</u>	<u>Budget</u>	
		Operating Revenues			
\$ 94,426	\$ 96,492	Water Sales	\$ 670,276	\$ 702,963	\$ 919,409
48,796	48,394	Sewer Charges	455,729	435,545	580,727
2,003	6,677	Connection Fees - Water	62,093	60,090	80,120
-	4,731	Connection Fees - Sewer	59,046	42,581	56,775
770	1,380	Late Charge Fees	8,805	12,420	16,560
989	583	Reconnect/Meter Sets/Other Fees	9,231	5,250	7,000
3,028	1,250	Interest Income	22,665	11,250	15,000
-	83	Miscellaneous Income	269	750	1,000
<u>150,011</u>	<u>159,590</u>	Total Operating Revenues	<u>1,288,114</u>	<u>1,270,850</u>	<u>1,676,591</u>
		Operating Expenses			
37,891	37,891	Management & Operations Contract	341,019	341,019	454,692
1,150	1,150	Franklin County #3 Services	10,350	10,350	13,800
14,011	17,658	Wholesale Treatment	182,283	158,925	211,900
9,731	6,583	Utilities	68,583	59,250	79,000
2,434	1,708	Insurance	19,856	15,375	20,500
7,184	5,333	Repairs & Maintenance	60,313	48,000	64,000
820	542	Engineering	16,521	4,875	6,500
87	250	Legal Expenses	1,865	2,250	3,000
-	-	Accounting/Audit	5,395	5,500	5,500
800	500	Directors' Fees	4,244	4,500	6,000
61	38	Payroll Taxes	321	338	450
250	250	Bad Debts	2,250	2,250	3,000
91	100	Dues & Subscriptions	760	900	1,200
203	108	Office Expenses	2,568	975	1,300
97	108	MO One Call Expenses	811	975	1,300
-	917	Election Expenses	-	8,250	11,000
-	42	Rent Expense	641	375	500
-	42	Permits	133	375	500
780	750	Miscellaneous Expenses	6,621	6,750	9,000
12,824	13,097	Interest Expense	103,710	117,869	157,159
<u>88,416</u>	<u>87,067</u>	Total Operating Expenses	<u>828,244</u>	<u>789,101</u>	<u>1,050,301</u>
<u>61,596</u>	<u>72,524</u>	Net Income B/4 Other Income (Expenses)	<u>459,869</u>	<u>481,749</u>	<u>626,290</u>
		Other (Income) Expenses			
-	-	Capital Contributions	(96,600)	(96,000)	(96,000)
714	720	Amortization	5,881	6,480	8,640
36,008	36,008	Depreciation	324,075	324,075	432,100
-	-	Bond Issue Costs	120	-	-
<u>36,723</u>	<u>36,728</u>	Total Other (Income) Expenses	<u>233,476</u>	<u>234,555</u>	<u>344,740</u>
<u>\$ 24,873</u>	<u>\$ 35,795</u>	Net Income (Loss)	<u>\$ 226,394</u>	<u>\$ 247,194</u>	<u>\$ 281,550</u>

PWSD #1 of Franklin County
Water Fund Statements of Revenues and Expenses
Fiscal Year Jan 01 to Dec 31
For the Month(s) Ending
Actual vs Budget

<u>September, 2025</u>			<u>YTD</u>		
<u>Actual</u>	<u>Budget</u>		<u>Actual</u>	<u>Budget</u>	<u>Annual Budget</u>
		Operating Revenues			
\$ 94,426	\$ 96,492	Water Sales	\$ 670,276	\$ 702,963	\$ 919,409
2,003	6,677	Connection Fees - Water	62,093	60,090	80,120
457	966	Late Charge Fees	4,981	8,694	11,592
761	408	Reconnect/Meter Sets/Other Fees	7,327	3,675	4,900
3,028	875	Interest Income	22,665	7,875	10,500
-	83	Miscellaneous Income	223	750	1,000
<u>100,675</u>	<u>105,501</u>	Total Operating Revenues	<u>767,566</u>	<u>784,047</u>	<u>1,027,521</u>
		Operating Expenses			
26,524	26,524	Management & Operations Contract	238,713	238,713	318,284
805	805	Franklin County #3 Services	7,245	7,245	9,660
6,320	4,083	Utilities	40,959	36,750	49,000
1,704	1,196	Insurance	13,899	10,763	14,350
1,665	3,583	Repairs & Maintenance	21,117	32,250	43,000
574	375	Engineering	11,565	3,375	4,500
61	175	Legal Expenses	1,306	1,575	2,100
-	-	Accounting/Audit	3,777	3,850	3,850
560	350	Directors' Fees	2,971	3,150	4,200
43	26	Payroll Taxes	225	236	315
175	175	Bad Debts	1,575	1,575	2,100
64	70	Dues & Subscriptions	532	630	840
142	76	Office Expenses	1,797	683	910
68	76	MO One Call Expenses	568	683	910
-	642	Election Expenses	-	5,775	7,700
-	29	Rent Expense	449	263	350
-	29	Permits	93	263	350
546	525	Miscellaneous Expenses	4,635	4,725	6,300
5,066	7,504	Interest Expense	48,706	67,539	90,052
<u>44,317</u>	<u>46,243</u>	Total Operating Expenses	<u>400,130</u>	<u>420,041</u>	<u>558,771</u>
<u>56,358</u>	<u>59,258</u>	Net Income B/4 Other Income (Expenses)	<u>367,436</u>	<u>364,006</u>	<u>468,750</u>
		Other (Income) Expenses			
500	504	Amortization	4,117	4,536	6,048
16,000	16,000	Depreciation	144,000	144,000	192,000
<u>16,500</u>	<u>16,504</u>	Total Other (Income) Expenses	<u>148,117</u>	<u>148,536</u>	<u>198,048</u>
<u>\$ 39,858</u>	<u>\$ 42,754</u>	Net Income (Loss)	<u>\$ 219,319</u>	<u>\$ 215,470</u>	<u>\$ 270,702</u>

PWSD #1 of Franklin County
Sewer Fund Statements of Revenues and Expenses
Fiscal Year Jan 01 to Dec 31
For the Month(s) Ending
Actual vs Budget

<u>September, 2025</u>			<u>YTD</u>		
<u>Actual</u>	<u>Budget</u>		<u>Actual</u>	<u>Budget</u>	<u>Annual Budget</u>
		Operating Revenues			
48,796	48,394	Sewer Charges	455,729	435,545	580,727
-	4,731	Connection Fees - Sewer	59,046	42,581	56,775
313	414	Late Charge Fees	3,824	3,726	4,968
228	175	Reconnect/Meter Sets/Other Fees	1,904	1,575	2,100
-	375	Interest Income	-	3,375	4,500
-	-	Miscellaneous Income	45	-	-
<u>49,337</u>	<u>54,089</u>	Total Operating Revenues	<u>520,548</u>	<u>486,803</u>	<u>649,070</u>
		Operating Expenses			
11,367	11,367	Management & Operations Contract	102,306	102,306	136,408
345	345	Franklin County #3 Services	3,105	3,105	4,140
14,011	17,658	Wholesale Treatment	182,283	158,925	211,900
3,410	2,500	Utilities	27,624	22,500	30,000
730	513	Insurance	5,957	4,613	6,150
5,519	1,750	Repairs & Maintenance	39,196	15,750	21,000
246	167	Engineering	4,956	1,500	2,000
26	75	Legal Expenses	560	675	900
-	-	Accounting/Audit	1,619	1,650	1,650
240	150	Directors' Fees	1,273	1,350	1,800
18	11	Payroll Taxes	96	101	135
75	75	Bad Debts	675	675	900
27	30	Dues & Subscriptions	228	270	360
61	33	Office Expenses	770	293	390
29	33	MO One Call Expenses	243	293	390
-	275	Election Expenses	-	2,475	3,300
-	13	Rent Expense	192	113	150
-	13	Permits	40	113	150
234	225	Miscellaneous Expenses	1,986	2,025	2,700
7,759	5,592	Interest Expense	55,005	50,330	67,107
<u>44,099</u>	<u>40,823</u>	Total Operating Expenses	<u>428,114</u>	<u>369,060</u>	<u>491,530</u>
<u>5,238</u>	<u>13,266</u>	Net Income B/4 Other Income (Expenses)	<u>92,434</u>	<u>117,743</u>	<u>157,540</u>
		Other (Income) Expenses			
-	-	Capital Contributions	(96,600)	(96,000)	(96,000)
214	216	Amortization	1,764	1,944	2,592
20,008	20,008	Depreciation	180,075	180,075	240,100
-	-	Bond Issue Costs	120	-	-
<u>20,223</u>	<u>20,224</u>	Total Other (Income) Expenses	<u>85,359</u>	<u>86,019</u>	<u>146,692</u>
<u>\$ (14,985)</u>	<u>\$ (6,958)</u>	Net Income (Loss)	<u>\$ 7,075</u>	<u>\$ 31,724</u>	<u>\$ 10,848</u>

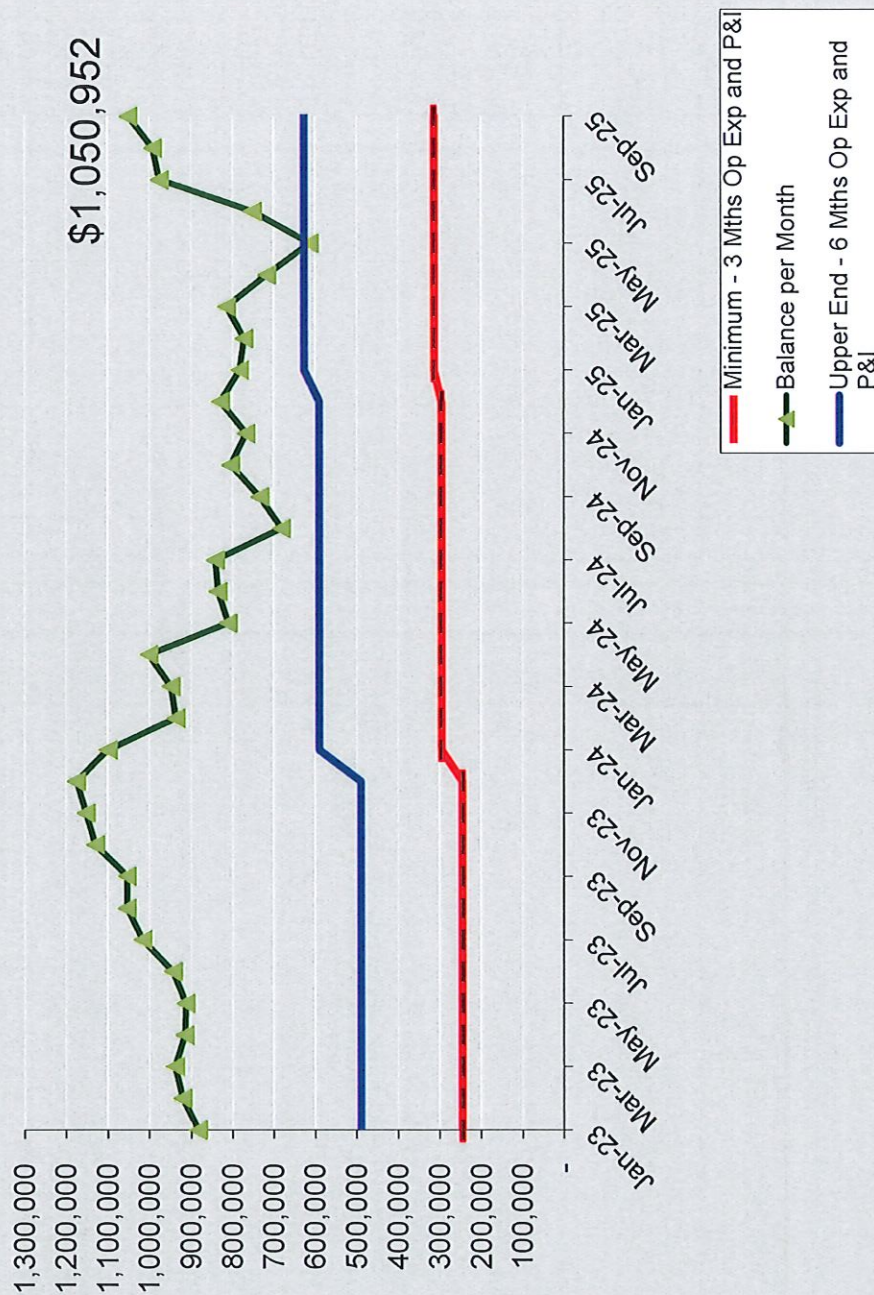
**PWSD #1 OF FRANKLIN COUNTY
BILLING SUMMARY**

WATER BILLING SUMMARY							
DATE	REVENUE		UNITS	GALLONS (000's)			PAYMENTS RECEIVED
	C/MTH	YTD		C/MTH	Gal/Unit	YTD	
Sep-25	94,548	672,278	1,739	12,843	7.385	82,689	134,395
Aug-25	84,601	577,730	1,737	10,970	6.315	69,846	154,579
Jul-25	83,473	493,129	1,746	10,775	6.171	58,876	137,920
Jun-25	73,983	409,655	1,729	9,040	5.228	48,101	158,080
May-25	68,560	335,673	1,723	8,030	4.660	39,061	118,231
Apr-25	66,442	267,113	1,719	7,675	4.465	31,031	146,565
Mar-25	64,456	200,671	1,712	7,336	4.285	23,356	133,309
Feb-25	67,292	136,215	1,710	7,877	4.606	16,020	154,198
Jan-25	68,923	68,923	1,708	8,143	4.768	8,143	99,471
Dec-24	58,911	782,759	1,715	7,526	4.388	107,157	118,565
Nov-24	59,453	723,848	1,686	7,684	4.558	99,631	176,083
Oct-24	65,253	664,395	1,687	8,885	5.267	91,947	125,091
Sep-24	82,267	599,142	1,690	12,436	7.359	83,062	118,360

SEWER BILLING SUMMARY						
DATE	REVENUE		UNITS	GALLONS (000's)		
	C/MTH	YTD		C/MTH	Gal/Unit	YTD
Sep-25	48,796	455,825	900	3,342	3.713	29,838
Aug-25	50,544	407,030	895	3,639	4.066	26,496
Jul-25	50,950	356,486	894	3,311	3.704	22,857
Jun-25	50,715	305,536	890	3,304	3.712	19,546
May-25	51,165	254,821	890	3,381	3.799	16,242
Apr-25	50,748	203,656	888	3,333	3.753	12,861
Mar-25	51,169	152,908	892	3,138	3.518	9,528
Feb-25	50,970	101,739	881	3,191	3.622	6,390
Jan-25	50,769	50,769	879	3,199	3.639	3,199
Dec-24	45,577	531,464	885	3,206	3.623	38,163
Nov-24	44,370	485,887	857	3,200	3.734	34,957
Oct-24	44,453	441,516	858	3,219	3.752	31,757
Sep-24	44,647	397,064	859	3,253	3.787	28,538

PWSD# 1 of Franklin County

Total Cash Balance - Current Assets



Statement of Direct Expenses-Fiscal Years
Franklin PWSD#1 Wtr & Swr
Contract Year Jan 01 to Dec 31

August, 2025			Contract YTD		
Actual	Budget	G/L# and Description	Actual	Budget	Annual Budget
		Repair Expense			
208	125	6700 Building & Grounds Maintenance	1,741	1,000	1,500
-	125	6702 Vehicle Maintenance	205	1,000	1,500
4	192	6705 Wastewater Plant Maintenance	3,303	1,536	2,300
98	125	6715 Well Maintenance	299	1,000	1,500
-	579	6720 Distribution System Maintenance	159	4,632	6,950
115	4	6730 Meter Maintenance	394	32	50
-	8	6755 Collection System Maintenance	257	64	100
-	125	6760 Lift Station Maintenance	510	1,000	1,500
-	8	6770 Street Maintenance	-	64	100
<u>425</u>	<u>1,291</u>	Subtotal	<u>6,868</u>	<u>10,328</u>	<u>15,500</u>
over/(under) budget			(3,460)		

Public Water Supply District #1 of Franklin County
Water Systems and Sewer Systems

2025 Fiscal Year Budget

Capital Improvements/Expenditure Items
Water System, Sewer System, Machinery and Equipment

	2025 Proposed Amount	Funding Source
Capitalized Items		
Water System Improvements		
Analyzer Sensors and parts/Chem. Pump \$776.39	\$ 2,500	Cash & Reserves
Sampling Station	\$ 2,000	Cash & Reserves
New Meter System \$20,134	\$ 45,000	Cash & Reserves
Replacement Meters \$2,350	\$ 25,000	Cash & Reserves
Sewer System Improvements		
Twin Lake Lift Station \$274,970.19	\$ 255,000	Lease Purchase
TL&CC disinfection \$205,791.50	\$ 224,000	Lease Purchase
WWTF Motors/Blowers Supplies \$4,874.40	\$ 15,000	Cash & Reserves
Lagoon Fence Replacement	\$ 15,000	Cash & Reserves
Equipment/Other		
Office Computer	\$ 1,400	Cash & Reserves
Sub-Total Capital Improvements	\$ 584,900	
Expensed Items		
Water System Improvements		
New Services (Meters/Saddles and Corps) \$3,746.22	\$ 15,000	Cash & Reserves
High Ridge Clean and Inspection \$1,440	\$ 20,500	Cash & Reserves
Bulk Parts \$9,964.17	\$ 10,000	Cash & Reserves
Sewer System Improvements		
Krakow Lagoon Nitrox Design \$94,525.89	\$ 125,000	Lease Purchase
Country Club LS RD	\$ 95,000	Lease Purchase
I&I Study/Remediation	\$ 100,000	Lease Purchase
Equipment/Other		
Tree trimming \$2,200	\$ 15,000	Cash & Reserves
Email Billing \$3,328.34	\$ 4,750	Cash & Reserves
Lab and maintenance items \$418	\$ 2,000	Cash & Reserves
Asphalt Driveways	\$ 5,000	Cash & Reserves
Sub-Total Expensed Items	\$ 392,250	
2025 Improvements from Cash & Reserves	\$ 178,150	
2025 Improvements from Lease Purchase	\$ 703,000	Amount after ARPA
Grand Total for 2025 Capital Improvements	\$ 881,150	

To: PWSD #1 of Franklin County Board of Directors

From: Staff

Date: October 29, 2025

Re: FC1/FC3 Agreement

Staff would like to address concerns regarding the current Service Agreement between PWSD1 and PWSD3. A new Service Agreement is ready for Board review and has been previously approved by PWSD3.

Any questions can be directed to Tony Baretich.

SERVICE AGREEMENT

THIS AGREEMENT made and entered into as of the ____ day of _____, 2025, by and between PUBLIC WATER SUPPLY DISTRICT NO. 1 OF FRANKLIN COUNTY, Missouri, a political corporation of the State of Missouri, organized pursuant to Sections 247.010-247.227 RSMo. (hereinafter referred to as "No. 1") and PUBLIC WATER SUPPLY DISTRICT NO. 3 OF FRANKLIN COUNTY, Missouri, a political corporation of the State of Missouri, organized pursuant to Sections 247.010-247.227 RSMo. (hereinafter referred to as "No. 3").

WITNESSETH:

WHEREAS, No. 1 is desirous of retaining No. 3 to perform supervisory and laboratory services in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises herein contained and subject to the terms and conditions herein stated, No. 1 and No. 3 hereby agree as follows:

1 INTRODUCTION

1.1 The foregoing recitals are adopted as part of this Agreement.

1.2 This Agreement shall supersede and nullify, as of the date hereof, any and all prior agreements, offers, service fees, quotations, estimates, representations and warranties between the parties with respect to provision of Supervisory and Laboratory Services.

1.3 This Agreement, including any and all Exhibits, Addendums and Amendments thereto, is the entire Agreement between No. 1 and No. 3 with respect to Supervisory and Laboratory Services.

2. DEFINITIONS

2.1 The "Utility" means the public water storage, wells, distribution system, collection system, wastewater treatment plants and the office and all equipment and rolling stock owned by No. 1 and used in providing public water and sewer service.

2.2 "Contract Fee" means a fixed sum for No. 3 Supervisory and Laboratory Services.

2.3 "Force Majeure" means any event beyond the reasonable control of No. 3, including but not limited to war, earthquake, fire, flood, explosion or other casualty loss, strikes and labor disputes (other than a legal strike by, or labor dispute of, No. 3 employees), civil commotion, epidemic, acts or omissions of the District, its

employees, agents or representatives, wrecks or delays in transportation of supplies, materials, and equipment, or other abnormal conditions.

2.4 "Laboratory Service" means providing tests required for No. 1's wastewater treatment plants for permit compliance including MLSS.

2.5 "Supervisory Services" means providing supervision and oversight of No. 1's operations as needed on a day to day basis. This includes oversight from the No. 3 Local Manager, water supervisor and wastewater supervisor.

2.6 "Emergency Services" means providing repair services to prevent loss of water service, sewer discharge or other situation that might cause a health or damage emergency. If No. 3 is unavailable to provide repair services on a specific occasion No. 3 will notify No. 1 that No. 1 will have to engage the services of another repair service without cost or expense to No. 3.

3. GENERAL

3.1 It is understood that the relationship of No. 3 to No. 1 is that of independent contractor.

3.2 This Agreement shall be governed by and interpreted in accordance with the laws of the State of Missouri.

3.3 All notices shall be in writing and transmitted by certified mail to the appropriate address as follows:

No. 3: PWSD #3 of Franklin County
150 Old Hwy 100
Villa Ridge, MO 63089

No. 1: PWSD#1 of Franklin County
3052 Highway A, Suite A
Washington MO 63090

If any address change occurs the other party shall be notified in writing but until such other party receives such written change the above shall be the address used for all notices.

3.4 This Agreement may be modified only in writing and signed by the parties. No. 1 agrees that its remedies against No. 3 and its affiliates and No. 3's remedies against No. 1 shall be limited to those expressly provided in this Agreement. All releases, indemnities and limitations on liability and remedies stated herein shall

apply, regardless of whether the liability or remedies arise in contract, warranty, negligence, strict liability or otherwise.

4. SCOPE OF SERVICES

4.1 No. 3 shall provide Laboratory, Supervision and Emergency Services to No. 1 in accordance with provisions of this Agreement and, more specifically, shall provide the following services:

- a. No. 3's manager shall oversee overall operations of No. 1.
- b. No. 3 will provide additional supervision of No.1's operation as needed.
- c. No. 3 will collect samples and perform laboratory services for No. 1's wastewater treatment facilities.
- d. Maintain communications and provide necessary reports to keep No. 1 fully informed regarding wastewater plant performance described herein.

4.2 No. 1 shall:

- a. Pay all taxes or governmental fees, if any, associated with the Utility.
- b. Pay for professional services including legal, engineering and audit preparation.
- c. Perform all functions and retain all responsibilities and obligations not expressly assumed herein by No. 3.

5. COMPENSATION

5.1 During the initial one year term of this Agreement, the No. 3 Contract Fee shall be a monthly fee of \$1,600.00 for Laboratory and Supervision Services. The monthly fee shall automatically increase annually by the percentage increase in the rates No. 3 charges its customers for wastewater collection and treatment services.

5.2 No. 3's charge rates for equipment and labor is attached as Exhibit "A" and will be used to bill No. 1 for any Emergency Services provided by No. 3.

5.3 The Contract Fee shall be due and payable on the last day of the month for which services were rendered.

5.4 The Contract Fee shall be subject to renegotiation due to any substantial change in the costs of providing Laboratory, Supervision or Emergency Services.

6. TERM AND TERMINATION

6.1 This Agreement shall commence on the _____ day of _____, 2025 and shall extend for a period of five (5) years, subject to annual appropriation of funds by No. 1 and annual approval by No. 3. Thereafter, the Agreement shall be renewed automatically for successive terms of five (5) year each unless canceled by either party in writing no less than ninety (90) days prior to expiration.

6.2 Either party may terminate this Agreement for a material breach of the Agreement by the other party after giving written notice of breach and allowing the other party thirty (30) days to correct the breach. Excepting breaches by No. 1 for nonpayment of No. 3's invoices, neither party shall terminate this Agreement without giving the other party sixty (60) days written notice of intent to terminate after failure of the other party to correct the breach.

6.3 At the end of the first year of the Agreement, either party may terminate the Agreement without cause. A minimum of 90 days written notice shall be required prior to termination of this Agreement. Upon notice of termination of this Agreement, No. 1 and No. 3 shall agree to an action plan that will enable No. 1 to resume operation in an organized fashion. No. 3 agrees to assist and cooperate with No. 1 in any such transition.

7. INDEMNITY, LIABILITY AND INSURANCE

7.1 No. 3's liability under the terms of this Agreement between No. 3 and No.1 relative to services provided shall be limited solely and exclusively to any loss sustained by No. 1 by reason of No. 3's failure to sample and test effluent from No. 1's facilities according to permit requirements. In consideration of No. 3's agreement to perform the duties and responsibilities imposed upon it by this Agreement, No. 1 does hereby release and forever discharge No. 3 of and from any and all claims, demands, damages, actions, cause of action, or suits at law or in equity, of whatsoever kind or nature, which No. 1 may hereafter have against No. 3 on account of any action whatsoever either taken or failed to be taken by No. 3 under the performance of No. 3's obligation to sample and test effluent from No. 1's wastewater treatment facilities.

8. EXCUSE OF PERFORMANCE

8.1 The parties agree that any delay or failure of either party to perform its obligations under this Agreement, except for indemnification required hereunder or the payment of money, shall be excused if and to the extent caused by acts of God, strikes, fire, flood, windstorm, explosion, riot, war, sabotage or other similar cause beyond the reasonable control of the party affected, provided that prompt notice of

such delay is given by such party to the other and each of the parties shall be diligent in attempting to remove or overcome the effects of such cause or causes.

9. MISCELLANEOUS

9.1 If any provision of this Agreement is held invalid or unenforceable, such provision shall be modified consistent with the original intent of the parties so as to be enforceable and the remainder of the Agreement shall remain in full force and effect.

9.2 The failure of either party to enforce any right hereunder shall not be construed as a waiver of its right to enforce that or any other right hereunder in the future.

Both parties indicate their approval of this Agreement by their signatures below.

Public Water Supply District No. 1
Of Franklin County, Missouri

Public Water Supply District No. 3
Of Franklin County, Missouri

By: _____
President

By: 
President

Seal:

Seal:

Attest: _____
Clerk

Attest: _____
Clerk

EXHIBIT A

Charge Out Rates For PWSD #3 of Franklin County For Labor and Equipment

Hourly rates (four hour minimum)

Excavator, truck, and operator \$188.00/hr

Backhoe and operator \$190.00/hr

Skid steer, truck, and operator \$188.00/hr

Hydro vac and truck \$188.00/hr

Dump Truck \$106.00/hr

Cut off saw \$32.00/hr plus \$50.00 charge for blade

Freeze Machine \$75/use

Truck and leak repair trailer \$125/hr

Sewer Jetter, Truck and operator \$188/hr

Wastewater vac trailer, truck, and operator \$188/hr

Laborer \$74/hr

To: PWSD #1 of Franklin County Board of Directors

From: Staff

Date: October 29, 2025

Re: Insurance

Staff would like to present and review the completed Insurance quote previously requested by the board. A cost and policy breakdown will be provided by the agent at the meeting. Please see the attached handout.

Any questions can be directed to Tony Baretich.

To: PWSD #1 of Franklin County Board of Directors

From: Staff

Date: October 29, 2025

Re: FYE 2026 Draft Budget

Staff would like to present the FYE 2026 Draft Budget for review and consideration.
Please see attached.

Any questions can be directed to Tony Baretich.

**Public Water Supply District #1 of Franklin County, Missouri
Water Systems and Sewer Systems**

2026 Fiscal Year Budget Proposal

**Statement of Revenues and Expenditures
(in Dollars)**

Cash Needs Basis

	<u>Budget 2024</u>	<u>Proposed Budget 2025</u>	<u>Projected & Amended 2025</u>	<u>Proposed Budget 2026</u>	<u>Notes</u>
Revenue Source					
Water Sales	\$821,866	\$919,409	\$863,775	\$944,435	5% Increase +2% growth
Sewer Charges	\$491,222	\$580,727	\$610,399	\$780,804	25% increase + 2% growth
Other Revenue, Connection Fees	<u>\$145,650</u>	<u>\$176,455</u>	<u>\$232,981</u>	<u>\$162,500</u>	
Total Revenue	\$1,458,738	\$1,676,591	\$1,707,155	\$1,887,739	
Expenditures					
General Operating Expenses	\$821,347	\$893,142	\$973,415	\$1,298,816	
Interest Expense	<u>\$128,257</u>	<u>\$157,159</u>	<u>\$136,239</u>	<u>\$159,978</u>	
Total Operating Expenditures	\$949,604	\$1,050,301	\$1,109,654	\$1,458,794	
Net Revenue B4 Principal Payments	\$509,134	\$626,290	\$597,501	\$428,945	
Debt Service Coverage Calculation					
Net Revenue B4 Principal	\$509,134	\$626,290	\$597,501	\$428,945	
Add Above Interest Expense	<u>\$128,257</u>	<u>\$157,159</u>	<u>\$136,239</u>	<u>\$159,978</u>	
Net Revenues Available for Coverage	\$637,391	\$783,449	\$733,740	\$588,923	
P&I Debt Service	\$359,421	\$427,030	\$427,030	\$462,213	
Net Revenue after Oper & Debt Exp.	\$277,970	\$356,419	\$306,710	\$126,710	
Debt Service Coverage (1.10 required)	1.77	1.83	1.72	1.27	
Projected Year End Unrestricted Cash Reserves		\$996,693	\$897,460	\$54,510	
2025 Capital Improvements Funded from Cash & Net Revenue			\$178,150	\$72,200	

**Public Water Supply District #1 of Franklin County, Missouri
Water Systems and Sewer Systems**

2026 Fiscal Year Budget Proposal

Statement of Revenues in Dollars

<u>Revenue Source</u>	<u>Actual 2024</u>	<u>Budget 2025</u>	<u>Projected 2025</u>	<u>Budget 2026</u>	<u>Notes</u>
Water Sales - Revenue	\$779,968	\$919,409	\$863,775	\$944,435	5% increase, base to 500 gal
Sewer Service Charges	\$530,098	\$580,727	\$610,399	\$780,804	25% increase, base to 500 gal
Connection Fees - Water	\$107,906	\$80,120	\$90,135	\$77,000	35 * \$2,200
Connection Fees - Sewer	\$91,127	\$56,775	\$88,569	\$48,000	20 * \$2,400
Late Charge Fees	\$11,588	\$16,560	\$12,054	\$12,000	
Reconnect/NSF/Other Fees	\$9,475	\$7,000	\$12,363	\$10,000	
Interest Income	\$33,581	\$15,000	\$29,456	\$15,000	projected, reserves & restricted
State Reserve Funds	\$0	\$0	\$0		
Miscellaneous Income	\$3,271	\$1,000	\$404	\$500	
Total Revenues	\$1,567,014	\$1,676,591	\$1,707,155	\$1,887,739	

Water Connection Fees: Current (FY 2025) water connection fee is \$2,003 includes meter
Proposed Water Connection Fee for FY 2026 is \$2,200 per each water connection.

Sewer Connection Fees: Current (FY 2025) \$2,271 per each sewer connection.
Proposed Sewer Connection Fee for FY 2026 is \$2,400 per each sewer connection
Where sewage is treated by City of Washington, add \$250 per connection (\$2,650 per connection).

Water Rate: 2025 Currently \$18.12/month (includes up to 500 gallons water), then \$2.71 each 500 gallons
Proposed 5% Water Rate Adjustment for 2026, \$19.03 per month Service Availability Charge
(which includes up to 500 gallons/month), then \$2.85 per each 500 gallons thereafter

Sewer Rate: 2022 Currently \$28.29/month minimum, (includes up to 500 gallons) then \$3.37 per each 500 gallons.
Proposed 30% Sewer Rate Adjustment for 2026, \$35.36 per month Service Availability Charge
(which includes up to 500 gallons), then \$4.21 each 500 gallons thereafter

Actual and Projected Customer Counts

2026 Water/Sewer prorata share changes to 65% water, 35% sewer based on current & projected customer counts.
Actual 2025 Mid-Year; Water = 1,746 units. Sewer = 894 units.

**Public Water Supply District #1 of Franklin County, Missouri
Water Systems and Sewer Systems**

2026 Fiscal Year Budget Proposal

Statement of Expenses in Dollars

	Actual	Budget	Projected	Budget	Notes	Water/Sewer Prorata	
	2024	2025	Amended	2026		Budget	Budget
			2025			2026	2026
						Water	Sewer
						65%	35%
Operating Expenses							
Professional Operations	\$389,304	\$454,692	\$454,692	\$604,416		\$302,208	\$302,208
Franklin County #3 Services	\$10,894	\$13,800	\$13,800	\$19,200	per schedule	\$12,480	\$6,720
Wholesale Treatment Wash/Union	\$148,264	\$211,900	\$252,407	\$260,000	growth/rate incr		\$260,000
Utilities and Power - Water	\$49,000	\$49,000	\$51,959	\$56,000		\$56,000	\$0
Utilities and Power - Sewer	\$29,462	\$30,000	\$36,321	\$39,000		\$0	\$39,000
Insurance	\$20,486	\$20,500	\$26,133	\$30,000		\$19,500	\$10,500
Repairs and Maintenance - Water	\$63,512	\$43,000	\$29,178	\$99,500		\$99,500	\$0
Repairs and Maintenance - Sewer	\$28,413	\$21,000	\$50,515	\$132,000		\$0	\$132,000
Directors Expenses	\$5,383	\$6,000	\$6,000	\$6,000		\$3,900	\$2,100
Payroll Taxes	\$398	\$450	\$450	\$450		\$293	\$158
Engineering Fees - Water	\$3,708	\$4,500	\$16,486	\$7,500	maps/non-project	\$7,500	\$0
Engineering Fees - Sewer	\$1,589	\$2,000	\$7,065	\$7,500	maps/non-project	\$0	\$7,500
Legal	\$2,623	\$3,000	\$2,667	\$3,000		\$1,950	\$1,050
Accounting	\$5,025	\$5,500	\$5,025	\$5,500		\$3,575	\$1,925
Bad Debts	\$3,000	\$3,000	\$3,000	\$3,000		\$1,950	\$1,050
Bond Trustee Fees	\$0	\$0	\$0	\$0		\$0	\$0
Dues and Subscriptions	\$999	\$1,200	\$1,004	\$1,200		\$780	\$420
MO One Call	\$940	\$1,300	\$1,071	\$1,300		\$845	\$455
Office Expenses	\$1,701	\$1,300	\$3,548	\$1,750		\$845	\$455
Rent Expenses	\$489	\$500	\$962	\$1,000		\$650	\$350
Election Expenses	\$40	\$11,000	\$0	\$11,000	FC estimate	\$7,150	\$3,850
Permits	\$308	\$500	\$200	\$500		\$0	\$500
Miscellaneous	\$8,007	\$9,000	\$8,761	\$9,000		\$5,850	\$3,150
Interest Expense	<u>\$128,532</u>	<u>\$157,159</u>	<u>\$136,329</u>	<u>\$159,978</u>	from debt schedule	<u>\$36,231</u>	<u>\$110,128</u>
							inst Assigned as used
Total Operating Expenses	\$ 902,077	\$ 1,050,301	\$ 1,107,573	\$ 1,458,794		\$ 561,207	\$ 883,519
Other (Income) Expenses							
Amortization	\$7,258	\$8,352	\$8,350	\$10,000	Building Rent	6048	2592
Capital Contributions - Utility Lines	-\$905					-	-
Depreciation	\$366,600	\$387,100	\$387,100	\$450,800		192,000	240,100
(Gain) Loss Sale of Assets	<u>\$120</u>					-	-
Bond Issue Cost	-			-			
Total Other (Income) Expenses	\$ 373,073	\$ 395,452	\$ 395,450	\$ 460,800		\$ 198,048	\$ 242,692

**Public Water Supply District #1 of Franklin County, Missouri
Water Systems and Sewer Systems**

2026 Fiscal Year Budget Proposal

**Statement of Debt Service
Principal and Interest**

Debt Service	Actual 2020	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026
2018 Water LP (\$1.12M) Final 9-48							
Principal	\$21,712	\$21,819	\$22,674	\$23,560	\$25,221	\$26,225	\$27,269
Interest	\$42,149	\$42,043	\$41,188	\$40,301	\$38,641	\$37,637	\$36,594
2018 Water Total	\$63,861	\$63,862	\$63,862	\$63,861	\$63,862	\$63,862	\$63,863
2019 Sewer LP (\$404K) Final 6-34							
Principal	\$37,940	\$21,090	\$21,657	\$23,497	\$25,431	\$26,454	\$27,518
Interest	\$14,789	\$15,186	\$14,619	\$12,779	\$10,846	\$9,823	\$8,759
2019 Sewer Total	\$52,729	\$36,276	\$36,276	\$36,276	\$36,276	\$36,277	\$36,277
2020 Sewer LP (\$0.988M) Est Final 40							
Principal	\$0	\$0	\$33,055	\$34,172	\$36,533	\$37,730	\$38,968
Interest	\$0	\$0	\$27,505	\$26,387	\$24,027	\$22,830	\$21,953
2020 Sewer Total	\$0	\$0	\$60,560	\$60,559	\$60,560	\$60,560	\$60,921
2021 Sewer LP (\$1.475M) Est Final 41							
Principal	\$0	\$74,680	\$119,738	\$113,751	\$120,209	\$123,372	\$126,619
Interest	\$0	\$0	\$27,300	\$33,286	\$26,829	\$23,666	\$20,420
2021 Sewer Total	\$0	\$74,680	\$147,038	\$147,037	\$147,038	\$147,038	\$147,039
2023 Sewer LP (\$1.08M)							
Principal	\$0	\$0	\$0	\$0	\$23,771	\$25,434	\$27,205
Interest	\$0	\$0	\$0	\$0	\$27,914	\$26,266	\$24,496
2023 Sewer Total	\$0	\$0	\$0	\$0	\$51,685	\$51,700	\$51,701
2025 Sewer LP (\$0.71M)							
Principal	\$0	\$0	\$0	\$0	\$0	\$31,788	\$32,910
Interest	\$0	\$0	\$0	\$0	\$0	\$35,805	\$34,500
2025 Sewer Total	\$0	\$0	\$0	\$0	\$0	\$67,593	\$67,410
2026 Sewer LP (\$0.275M)							
Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$21,746
Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$13,256
2025 Sewer Total	\$0	\$0	\$0	\$0	\$0	\$0	\$35,002
Totals:	\$116,590	\$174,818	\$307,736	\$307,733	\$359,421	\$427,030	\$462,213

Public Water Supply District #1 of Franklin County
Water Systems and Sewer Systems

2026 Fiscal Year Budget

Capital Improvements
Water System, Sewer System, Machinery and Equipment

	2026 Proposed Amount	Funding Source
Capitalized Items		
Water System Improvements		
New Services (Meters/Saddles and Corps)	\$ 15,000	Cash & Reserves
Replacement Meters	\$ 35,000	Cash & Reserves
Sewer System Improvements		
Country Club LS	\$ 275,000	Lease Purchase
WWTF Motors/Blowers Supplies	\$ 15,000	Cash & Reserves
Equipment/Other		
Asphalt Driveways	\$ 5,000	Cash & Reserves
Office Computer/Tablet	\$ 2,200	Cash & Reserves

Sub-Total Capital Improvements \$ 347,200

Expensed Items		
Water System Improvements		
Analyzer Sensors and parts/Chem. Pump	\$ 2,500	Cash & Reserves
Bulk Parts	\$ 10,000	Cash & Reserves
Sampling Station	\$ 2,000	Cash & Reserves
Cemetry Tower DNR Clean & Inspect	\$ 40,000	Cash & Reserves
Sewer Improvements		
I&I Study/Remediation/Mapping	\$ 100,000	Cash & Reserves
Equipment/Other		
Tree trimming	\$ 5,000	Cash & Reserves
Lab and maintenance items	\$ 2,000	Cash & Reserves

Total Expensed Items \$161,500

2026 Expensed Items	\$161,500
2026 Capital Improvements from Cash & Reserves	\$72,200
2026 Capital Improvements from Lease Purchase	\$275,000
Grand Total for 2026 Capital Improvements	\$347,200

**Public Water Supply District #1 of Franklin County
Water Systems and Sewer Systems**

**Alliance Water Resources, Inc.
Professional Operating Services Proposal**

**2026 Fiscal Year Budget Proposal
January 1, 2026 through December 31, 2026**

<u>Account</u>	<u>Budget 2024</u>	<u>Budget 2025</u>	<u>Proposed 2026</u>	<u>Notes</u>
Salaries, Wages & Overtime	\$161,143	\$183,792	\$244,908	
Personnel Benefits	\$61,938	\$76,265	\$113,287	health ins premiums
Office Expenses	\$19,875	\$22,175	\$22,175	postage, bills
Gasoline & Related Travel	\$8,175	\$9,750	\$9,750	fuel and training travel
General & Administrative	\$58,984	\$68,900	\$91,577	
Repair Expenses				
Building and Grounds	\$1,500	\$1,300	\$1,300	
Vehicle Maintenance	\$1,500	\$1,500	\$1,500	
WWTP Repairs/Maint	\$2,300	\$2,200	\$2,200	
Wells and Pumping	\$1,500	\$1,000	\$1,000	
Distribution	\$6,950	\$7,750	\$7,750	
Meters	\$50	\$50	\$50	
Collection Systems	\$100	\$100	\$100	
Lift Stations	\$1,500	\$1,500	\$1,500	
Street Repairs	\$100	\$100	\$100	
Chlorine & Chemical Expenses	\$5,100	\$8,100	\$8,100	Biochem & Chlor & Dechlor
Materials & Supplies	\$4,375	\$6,875	\$6,875	lab supplies, tools, uniforms
Outside Services	\$7,590	\$7,500	\$7,500	
Equipment & Insurance	\$10,837	\$13,958	\$29,250	Vehicles Ins, Inter & Deprec
Miscellaneous Expenses	\$390	\$540	\$540	
Management Expense	\$35,397	\$41,337	\$54,954	
Total Operating Services	\$389,304	\$454,692	\$604,416	33% increase

To: PWSD #1 of Franklin County Board of Directors

From: Staff

Date: October 29, 2025

Re: Office Lease

Staff would like to present the new lease for the Office for review and approval. Barb, the owner and previous landlord, retired. Although her family is taking over the business, Staff would like the board to review the terms of the lease as it may differ from the one previously signed 10 years ago.

Any questions can be directed to Tony Baretich.

AMENDED AND RESTATED COMMERCIAL LEASE

This Amended and Restated Commercial Lease (this "Lease", made and entered into this 1st day of January, 2026, by and between KRAKOW KORNERS, L.L.C., hereinafter referred to as "Lessor," and Public Water Supply District No. 1 of Franklin County hereinafter referred to as "Lessee."

WITNESSETH:

The parties hereto agree as follows:

1. AGREEMENT TO LEASE: Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned, and hereinafter agreed to be paid, does hereby lease to Lessee, and Lessee hereby agrees to lease from Lessor, the following property located in Franklin County, Missouri:

Approximately One Thousand Two Hundred (1,200) square feet located at Krakow Korners, 3021 Hwy A, Suite 101, Washington, Missouri.

Said property is hereinafter sometimes referred to as "the premises."

2. TERM: The term of this Lease shall commence on the 1st day of January, 2026, and extend through the 31st day of December, 2031, unless earlier terminated or otherwise extended under the terms of this lease.

Lessee shall have one (1) option to renew the term of this Lease for an additional period of five (5) years (the "Renewal Term"), commencing immediately upon the expiration of the initial term, provided that Lessee gives Lessor written notice of its intention to exercise such option not less than one hundred eighty (180) days prior to the expiration of the initial term. The Renewal Term shall be upon the same terms and conditions as set forth in this Lease, except that the annual base rent for the Renewal Term shall be the then fair market rental value for the premises as determined by Lessor in Lessor's reasonable discretion. In no event shall Lessee be entitled to exercise the renewal option if, at the time of exercise or at the commencement of the Renewal Term, Lessee is in default under any of the terms or conditions of this Lease.

Lessor shall put Lessee in possession of the premises on the first day of the term hereof, and will permit Lessee to quietly and peaceably hold, occupy and enjoy the premises during the term hereof, without interference by Lessor, so long as Lessee is not in default hereunder.

3. RENT: Lessee shall pay to Lessor rent in the sum of Six Hundred Fifty and 0/100 Dollars (\$650.00) per month, in advance on the

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first day of each month throughout the term of this Lease; provided, however, that if such payment is made after the tenth day of any month, Lessee shall pay a late payment charge of Five Dollars (\$5.00) per day for each and every day in which said payment is delinquent after the tenth day of the month. First months rent shall be prorated in such case that said Lease is not dated on the first day of the month. Such rent shall be payable at Lessor's address indicated below, or at such other address as Lessor may hereinafter designate in writing. Lessee shall be responsible for its pro-rata share of any increases in real property taxes and insurance premiums over the amounts assessed for the calendar year 2026 (the "Base Year"). For each calendar year during the lease term after the Base Year, Lessee shall pay, as additional rent, its pro-rata share of the amount by which real property taxes and insurance premiums exceed the amounts payable for the Base Year.

4. NET RENT: In addition to the foregoing rent, it is the intention of the parties hereto that Lessor shall receive the rents, additional rents, and all sums payable by Lessee under this Lease, free of charges, damages, and deductions of any similar nature whatsoever, and Lessee hereby covenants and agrees to pay all sums which, except for this Lease, would have been chargeable against the leased property and payable by Lessor. Accordingly, all costs, expenses, utility charges, damages and deductions of any nature whatsoever relating to the premises (except as otherwise specifically provided in this Lease) which may arise or become due during the term of this Lease shall be paid by Lessee, as additional rent hereunder, and Lessor shall be indemnified by Lessee against all such costs, expenses and obligations. Lessee shall, however, be under no obligation to pay interest on any mortgage or loan on which Lessor may be liable concerning Lessor's purchase of the premises, nor shall Lessee be liable with respect to any franchise or income tax payable by Lessor, or any gift, inheritance, transfer, estate or succession tax for which Lessor may become liable during the term of this Lease.

Notwithstanding the provisions of this section, it is agreed that Lessor shall pay for the following expenses: all real estate taxes, standard fire, liability, and multi-peril commercial building insurance for the building only, all grass cutting and landscaping, maintenance of the parking lot, and snow removal. However, Lessee shall reimburse Lessor for Lessee's pro-rata share of any increases in real estate taxes and insurance premiums for the building that exceed the amounts assessed for the Base Year. In addition, Lessee shall reimburse Lessor for Lessee's pro-rata share of all snow removal expenses. All such reimbursements shall be paid by Lessee to Lessor as additional rent, upon demand, and, with respect to real estate taxes and insurance premiums, shall be limited to the amount by which such expenses for any subsequent year exceed those for the Base Year.

5. SECURITY DEPOSIT: In addition to the provisions for monthly rental as contained in Paragraph 3 above, Lessor acknowledges the receipt of One Thousand Dollars (\$1,000.00), which Lessor is to

retain, without interest to Lessee, as security for the faithful performance of all of the terms and conditions of this Lease. In no event shall Lessor be obligated to apply this security deposit to rent or other charges or to damages for the failure of Lessee to perform the terms and conditions of this Lease. The right to possession of the premises by Lessor for non-payment of rent or for any other reason shall not in any way be affected by this security deposit. The security deposit is to be returned to Lessee within 30 days of this Lease termination, according to the terms of this Lease, if not applied toward the payment of damages suffered by Lessor by reason of any breach of the terms and conditions of this Lease.

In the event of a sale of the property by Lessor to a third party, Lessor shall have the right to transfer such security deposit to the purchaser of the property, to be held under the terms of this Lease, and Lessor shall be released from all liability for the return of such security to Lessee. However, prior to release of Lessor of any such liability, Lessor herein shall secure from such third party, and provide to Lessee, a receipt indicating that third party is holding said deposit for the benefit of Lessee pursuant to the terms of this Lease.

In no event is this security deposit to be returned until Lessee has requested an inspection and Lessor has verified that: (1) the full term of the Lease has expired and Lessee has vacated the premises and delivered possession to Lessor; (2) any required notice was given in accordance with the terms of this Lease; (3) no damage to the property has occurred beyond fair wear and tear (nail holes in drywall up to one-eighth inch in diameter created by Lessee's having hung pictures, etc., shall be considered fair wear and tear--no other holes or similar damage shall be permitted without Lessor's advance written consent); (4) the entire unit is clean; (5) all carpets are in good condition, with no special spot removal being required, and there shall be no tears, stains, burns or any other type of damage other than normal wear; (6) no unpaid late charges or delinquent rents or other charges are due to Lessor; (7) all keys have been returned to Lessor (a \$25.00 charge will be imposed for failure to return all keys to the premises); (8) all debris and rubbish has been discarded in a neat and sanitary manner; and (9) Lessee has left a forwarding address with Lessor. Lessor shall give Lessee reasonable notice of the date and time Lessor will inspect the premises to determine its condition, as set out above, and Lessee shall have the right to be present at such inspection. In the event said provisions have been satisfied by Lessee, the security deposit will be refunded by check, mailed to Lessee's forwarding address,

payable to all persons signing this Lease. Refunds of security deposits may not be picked up at Lessor's residence or office.

In the event that Lessee defaults with respect to any of the terms, covenants or conditions of this Lease, including, but not limited to, the payment of any rent and additional rent, Lessor may use, apply or retain the whole or any part of the security so deposited to the extent required for the payment of any sum as to which Lessee is in default, or for any sum which Lessor may expend by reason of Lessee's default. Regardless of any contrary provision of this Lease, Lessor shall not be obligated to treat the amount of said security deposit as liquidated damages. If the sum required to meet the costs of any repair, restoration or cleaning exceed the amount of such deposit, then Lessee shall pay the balance within thirty (30) days of written demand by Lessor; provided however, that if Lessor is unable to contact Lessee to provide such written demand, said balance shall be due within thirty (30) days of the termination of Lessee's occupancy.

6. UTILITY DEPOSIT: Intentionally Deleted

7. WATER HOOKUP FEE: Lessor acknowledges receipt of One Hundred Fifty and No/100 Dollars (\$150.00) from Lessee as a one-time water hookup fee.

8. UTILITIES: Lessee shall be solely responsible for, and shall promptly pay when due, all charges for electric, telephone, water, sewer rents, snow removal (Lessor to provide snow removal and will bill all tenants on an as needed basis, with said bill to be paid within 2 weeks of invoice) or charges and other utilities used or consumed on the premises. This provision shall not permit Lessee to make alterations or additions to the premises without Lessor's prior written consent. In no event shall Lessor be liable to Lessee in damages or otherwise for any interruption, deficiency or suspension of any utilities services for any reason whatsoever.

9. LIABILITY INSURANCE: Lessee shall provide Lessor with a certificate of general liability insurance naming Lessor as an additional insured, with liability limits of at least \$1,000,000.00 per person, \$1,000,000.00 per occurrence. Such insurance policy shall contain a waiver of any right to subrogation which the insurer or others may have against Lessor. This indemnity and hold harmless agreement shall include indemnity against all loss, costs, fees, including attorneys' fees, expenses and liabilities in connection with any such claim or proceeding brought thereon, or in the defense thereof.

10. IMPROVEMENTS: Lessor is providing the premises to Lessee in its current, "as-is" condition, which includes

finished walls and a dropped ceiling. Lessee acknowledges and accepts the premises in such "as-is" condition. All other improvements to the premises shall be done at Lessee's sole expense and shall become the property of Lessor upon termination of this Lease.

11. USE OF PREMISES: Subject to such other provisions as may be set out herein with respect to the allocation of financial responsibility for repairs, Lessee agrees to bear the responsibility of keeping the premises in good order and repair and free from any nuisance or filth upon or adjacent thereto, and not to use or permit the use of same, or any part thereof, for any purpose forbidden by law or ordinance now in force or hereinafter enacted with respect to the use or occupancy of the premises. Lessee agrees that the premises shall be used and occupied as a general office space in connection with investment brokerage, insurance sales, and related financial services, and shall not be used for any other purpose whatsoever.

Lessee shall neither bring onto or keep upon the premises anything that will cause an increase in the fire or casualty insurance premiums on the building, nor shall Lessee use the premises in any manner, or for any purpose, that will cause either an increase in insurance premiums, the cancellation of any insurance coverage, or the refusal of any insurance carrier to insure the premises against the specified hazards contained in any insurance policy in effect with respect to the property, and Lessee shall not permit its guests, invitees, agents or employees to do any of the acts prohibited herein. If Lessee is in doubt as to whether or not a specified proposed activity will increase the insurance rates or cause any of the foregoing problems concerning an insurance policy, Lessee shall have the obligation of obtaining direction from Lessor on a timely basis.

12. ALTERATIONS AND REPAIRS: All repairs, replacements and alterations deemed necessary by Lessee, and all repairs made necessary by damage caused to the premises by Lessee (fair wear and tear excepted), shall be made at Lessee's cost and expense, with the written consent of Lessor, as hereinafter provided; provided, however, that all repairs to the structural components, roof and exterior of the building shall be the responsibility of the Lessor.

Lessor agrees to replace the HVAC unit serving the premises one time, Following such replacement, all future repairs and replacements of the HVAC unit, shall be the sole responsibility of Lessee, who shall bear one hundred percent (100%) of the cost of such repairs and replacements. Additionally, Lessee shall maintain a bi-annual service contract for HVAC maintenance throughout the term of the lease.

With respect to all other mechanical systems serving the premises, which shall include, but not be limited to, hot water heaters, water softeners, if any, and any other similar built-in appliance or device, Lessee shall bear one hundred percent (100%) of the cost of such repairs, regardless of the cost. Lessee shall pay for the replacement of any mechanical systems serving the premises.

Furthermore, Lessee shall make no repairs or alterations to the premises without Lessor's written consent and approval with respect to the: (1) manner in which such repairs are to be performed, (2) material to be used; and (3) the individual or firm proposed to perform the repairs. Any repairs whatsoever performed by Lessee, or Lessee's agents, without such approval by Lessor as to the method, materials and firm to be utilized in making such repairs, shall be at Lessee's cost and expense; provided, however, that this shall not relieve Lessee of any liability if any such repairs are performed unsatisfactorily in any way, as determined by Lessor, in Lessor's sole and absolute discretion. Further, Lessor and Lessee hereby agree that any such repairs secured by Lessee without such approval by Lessor as to the method, materials and firm to perform the repairs, shall be conclusively presumed to have been secured by Lessee on behalf of Lessee alone, and not on behalf of or as agent for Lessor, and the right of Lessee, by any act or omission, to charge any lien or encumbrance of any kind against the premises is hereby expressly denied.

13. RIGHT OF ENTRY: Lessor or legal representative may, at all reasonable hours, enter upon the premises for the purpose of examining the condition thereof and making such repairs as Lessor may see fit to make. During the last forty-five (45) days of this Lease, Lessor or agent may put up and keep in the windows, or on the walls or other portions of the premises, the usual "For Rent" notices, and Lessor or agent may show the premises to parties wishing to rent same at reasonable hours upon reasonable notice to Lessee.

14. LIABILITY: Lessor shall not be liable to Lessee, or any of Lessee's guests, invitees, agents, family, if any, or other person or corporation, including employees, for any damage to person or property caused by water, rain, frost, snow, fire, storm and accidents, or by breakage, stoppage or leakage of water, gas, heating and sewer pipes or plumbing, upon, about or adjacent to the premises.

Further, Lessee shall defend, indemnify and hold Lessor harmless from and against any and all claims, liens, actions, damages, liabilities and expenses (including, but not limited to, attorney's fees and disbursements, as well as fees of independent public accountants, architects, engineers, or any other outside expert or witness expenses incurred by Lessor) in connection with the loss of life, personal injury or damage to the property or business arising from, related to, or in connection with the occupancy or use by Lessee, its contractors, subcontractors, permitted sublessees, licensees, agents, concessionaires, servants, employees and invitees.

15. NON-LIABILITY: Lessee hereby agrees that Lessor shall not be liable to Lessee, his family, guests, invitees, servants, animals, pets or others for injury to or death of any person, animal or pet, nor for loss or damage to property (including the property of Lessee) occurring in or about the premises from any cause whatsoever, even if said damages or injuries are alleged to be the fault of or caused by the negligence or carelessness or fault of Lessor. Lessee agrees to indemnify and save Lessor harmless from all loss, damage, liability and expense, including any additional rent expense which Lessor might incur; and the expense of defending the claims relating to any actual or alleged loss or damage to property caused by or resulting from any occurrence in or about the premises, including the alleged negligence, carelessness or fault of Lessor.

16. ASSIGNABILITY: This Lease is not assignable by Lessee, it being agreed that the character of Lessee is a special consideration and inducement to the granting of this Lease by Lessor, nor shall the premises, or any part thereof, be sublet, used or permitted to be used for any purpose other than above set forth without the written consent of Lessor endorsed hereon, which consent will not be unreasonably withheld. If this Lease is assigned, or the premises, or any part thereof, sublet, without the written consent of Lessor, this Lease may by such fact or unauthorized act be terminated at the option of Lessor. Any assignment of this Lease, or subletting of the premises, or any part thereof, without the written consent of Lessor, shall not operate to release Lessee from the fulfillment on Lessee's part of the terms and conditions herein agreed to be performed by Lessee, nor shall any such action by Lessee authorize any subsequent assignment or subletting without the written consent of Lessor.

If Lessee shall become the subject of a court proceeding in bankruptcy or liquidating receivership, or shall make an assignment for the benefit of creditors, to the extent permissible by law, this Lease may by such fact be cancelled at the option of Lessor.

17. DESTRUCTION OF PREMISES: If the premises described herein include a building or dwelling, or a portion thereof, and such premises shall be destroyed by fire or other casualty, this Lease shall immediately terminate. In the case of partial destruction or damage to the premises, so as to render it untenable, either party may terminate this Lease by giving written notice to the other party within fifteen (15) days thereafter, and if so terminated, no further rental shall accrue to the Lessor after the date of such partial destruction or damage. If neither party elects to terminate this Lease, Lessor shall restore the building for occupancy within a reasonable period, and the rental shall abate proportionally during the period the building is untenable.

18. DEFAULT: If any default shall be made in the payment of rent, or any portion of any monthly payment, at the time provided, or if default shall occur with respect to the performance or observance

of any other agreement or condition to be performed on lessee's part, then Lessor, in addition to all other legal rights and remedies, shall have the right to terminate this Lease immediately or to immediately re-enter and take possession of the premises and attempt to relet the premises without terminating this Lease and Lessee shall be liable for, and shall pay as it accrues, any loss or deficiency in the rental sustained by Lessor for the balance of the term. In either such case, Lessor may remove all persons and property from the premises, and such property may, at Lessor's election, be stored in a public warehouse or elsewhere at the cost of, and for the account of, Lessee. All such actions on the part of Lessor, as described in this paragraph, may be without formal service of notice or resort to legal process, and Lessor shall not thereby be guilty of or liable for any loss or damage which shall be occasioned thereby, on the grounds of trespass, conversion or in any other manner whatsoever, Lessee consenting to any such entry and/or seizure by signature below. Moreover, nothing contained in this paragraph shall preclude Lessor from maintaining any action in equity to enjoin Lessee from any breach or threatened breach of this Lease which would result in damage to the premises or to Lessor, despite the fact that no notice may have been provided to Lessee as aforesaid. Except as otherwise provided herein, Lessee waives all rights to notice or demand by Lessor with respect to Lessee's performance or nonperformance of any agreement or condition to be performed on Lessee's part by the terms of this Lease.

In the event it becomes necessary for Lessor, in Lessor's sole and absolute discretion, upon failure of Lessee to make all payments as required by this Lease, or upon Lessee's failure to peacefully surrender possession to Lessor on written demand after default, or to rectify any other default or breach of any term or condition hereof by Lessee, to place the matter in the hands of an attorney, Lessee shall pay to Lessor, in addition to all other payments for which provision is made herein, as additional rent, when and as the same accrues, such reasonable attorney fees, or fees of independent public accountants, architects, engineers, or any other outside expert or witness expenses incurred by Lessor, and any other costs and expenses in connection therewith, as Lessor shall incur, whether or not suit is brought.

In addition to the foregoing amounts agreed to be paid by Lessee hereunder, Lessee further agrees that in the event Lessee shall be in default hereunder, or if Lessee shall fail to make any payment required by this Lease, including any monthly rental payment, payment of costs or attorney fees, payment for damages to the premises or any other payment whatsoever required herein, any and all such amounts shall bear interest at the rate of ten percent (10%) per annum and such interest shall be paid by Lessee to Lessor as additional rent hereunder.

All remedies provided in this Lease shall be in addition to all other remedies provided by law.

19. ABANDONMENT: Lessee hereby agrees in the event that either: (a) there exists a period of fourteen (14) days' physical absence by Lessee from the premises, with rent being delinquent; (b) if there is evidence of removal of a substantial portion of the

personal property of Lessee from the premises, whether or not rent is delinquent; or (c) if Lessee shall leave any personal property in or upon the premises at the termination of this Lease; then in any such event, at Lessor's election, Lessee shall be conclusively presumed to have abandoned the premises and all property contained therein; provided that this provision shall in no way preclude Lessor from declaring an abandonment if Lessor otherwise has reasonable cause to believe Lessee has vacated the premises with no intent to reside therein again. In any such event, Lessor may elect to re-enter and take possession of the premises and act as Lessee's agent to perform necessary repairs and to relet the premises in accordance with the other default provisions of this Lease. Title to any abandoned personal property left in or on the premises by Lessee shall pass under this Lease as a bill of sale to Lessor and Lessor shall thereby have the right, without further notice, to sell or otherwise dispose of any such personal property. Lessor shall be entitled to any balance after sale, to the extent of any delinquent charges or expenses due Lessor from Lessee hereunder, and Lessee shall be entitled to any balance over and above such charges, if written demand therefore is made to Lessor within thirty (30) days of abandonment. If no such demand is made, Lessor shall be entitled to retain any such excess as liquidated damages for having handled such property and conducting such sale, it being agreed that actual damages are difficult, if not impossible, to ascertain.

20. HOLDOVER: In the event that Lessee, or a duly authorized sub-lessee, as provided herein, shall remain or continue to be in possession of the premises, or any part thereof, after the termination of Lessee's rights to possession hereunder, whether by limitation or forfeiture, Lessor shall, at Lessor's option, have the right to: (1) charge Lessee, as liquidated damages attributable solely to the improper holdover (and not to represent any other damages which Lessee may cause or any other rights of Lessor hereunder), for every day such possession is withheld, a sum equal to twice the amount of periodic rent set out above, figured on a daily basis, assuming a thirty (30) day month; or (2) treat such holdover as a renewal by Lessee for an additional term of equal duration to the original term hereof.

21. NO WAIVER: No waiver or forbearance by Lessor of any violations or breach of any term or condition hereof, or forfeiture of this Lease by acceptance of rent or otherwise, shall waive any subsequent cause of forfeiture or breach of any condition of this Lease. The invalidity, partial invalidity or unenforceability of any provision(s) of this Lease shall not invalidate any other provision(s).

22. AMENDMENTS: No modifications of this Lease, or the terms and conditions herein contained, shall be valid or enforceable unless agreed in writing and signed by the parties hereto.

23. NOTICES: Any and all notices to be served by the parties hereunder upon one another shall be mailed certified by or registered

mail, return receipt requested, or delivered in person at the following addresses:

Lessor:

Krakov Korner, L.L.C.
150 Stone Lane
Washington, Missouri 63090

Lessee:

Public Water Supply District
No. 1 Franklin County

Form W-9

Under section 6109 of the Internal Revenue Code, Lessor is required to provide Lessee with the correct Taxpayer Identification Number (TIN) in order for Lessee to file information returns to the IRS to report income paid to Lessor. Lessor shall complete all IRS required forms and return to Lessee as requested. Notwithstanding anything to the contrary herein, if Lessor fails to submit a properly completed Form W-9 as requested by Lessee, Lessor agrees that Lessee has the right (but not the obligation), pursuant to Section 3406 of the Internal Revenue Code, to withhold and pay to the IRS a percentage of the total monthly rent payment.

In the event that Lessor shall have a change in its business or legal name, Lessor agrees to notify Lessee in writing, within 30 days of any such change, and submit a new Form W-9 reflecting such change(s).

24. PERSONAL PROPERTY: The following items of personal property are included in this Lease of the premises: N/A.

25. SIGN: Lessor agrees to allow Lessee to place a sign on Lessor's main sign on the premises, as well as in the front gables, if space is located in the front of the building and over the electrical box provided if located in the back of the building, at Lessee's sole cost and expense. Signs attached to building are to be backlit signs and be no larger than 2 foot by 4 foot in size.

Any signs erected or placed in or on the premises by Lessee may be removed by Lessee at any time during the term or on the expiration or sooner termination of this lease. Any damage caused by the erection maintenance or removal of any and all such signs shall be fully repaired at the expense of the Lessee.

Lessor shall also allow Lessee place regulatory agency mandated signage (stickers) on or near the front entrance of the Premises. At any time during the term of this Lease, or any extension hereof, Lessee reserves the right to change its name. In the event Lessee does change its name, Lessee may, at the expense, change its signage to reflect the new name.

26. PARKING SPACES: Lessee shall be allowed 6 parking spaces for employees and clients.

27. BINDING EFFECT: This Lease shall be binding upon the heirs, executors and administrators of the parties, the assigns of Lessor and

the assigns of Lessee, if assignment by Lessee is permitted pursuant to the terms hereof.

28. Restricted Use. The Lessor hereby agrees to not lease or sell any units within the Building to the following user(s): (a) Offices or entities that sell, barter, trade, buy, or dispenses marijuana, for medical use or otherwise.

Each party acknowledges that Lessee may suffer irreparable damage in the event of a breach or threatened breach of any paragraph of this Section. Accordingly, in such event, Lessee shall be entitled to seek preliminary and final injunctive relief, as well as any and all other applicable remedies at law or equity, including the recovery of damages for a breach of the paragraphs of this Article. Additionally, Lessee shall have the right, but not the obligation, to cancel/terminate the Lease, without further liability to Lessor, if Lessor breaches the paragraphs of this Article, and further Lessee shall be entitled to damages from Lessor, including but not limited to the cost of relocating, real estate commissions, tenant improvement reimbursement at the current Premises, tenant improvement at the new premises, loss of business, etc.

[Remainder of page intentionally left blank. Signatures to follow]

IN TESTIMONY WHEREOF, the parties have fixed their signatures as of the day and year first above written.

LESSOR:

LESSEE:

KRAKOW KORNER, L.L.C.

Public Water Supply District
No. 1 Franklin County

By: _____
Barbara A. Broeker, Member

By: _____

Title: _____

Dated: _____

Dated: _____

To: PWSD #1 of Franklin County Board of Directors

From: Staff

Date: October 29, 2025

Re: Shed Lease

Staff would like to present the new Shed Lease for review and approval. Barb, the owner and previous landlord, retired. Although her family is taking over the business, Staff would like the board to review the terms of the lease as it may differ from the one previously signed 10 years ago.

Any questions can be directed to Tony Baretich.

Storage Rental Agreement

October 1, 2023

This storage unit lease agreement has been entered on October 1, 2023 between the parties of Barbara Broeker as lessor and Public Water Supply District No. 1 as lessee. The parties are in agreement of the following.

THERMS AND CONDITIONS:

The lessor agrees to lease the storage located at 3033 Hwy. A on January 1, 2026 and terminating on December 31, 2031. This storage rental agreement shall remain in full effect until canceled by either party.

RENT:

The lessee shall pay a monthly fee of (\$125.00) One Hundred Twenty-Five Dollars that is due the 1st day of every month.

USE OF PREMISES:

The lessee shall use the storage unit for storage purposes only and will not store live animals or perishable goods inside the premises. The lessee acknowledges that the unit is not to be used for personal property and not sublet the unit to renters. The lessee may not store anything outside the storage facility provided. Illegal activities and items are prohibited on the premises at all times. The property inside the unit is the sole responsibility of the lessee. The lessor does not assume or imply responsibility for the lessee's property at any time. Upon cancellation of this storage rental agreement, the lessee shall have 24 hours to remove all property from the unit being rented. Any property remaining in the unit past that time shall become the property of the lessor. The lessor will hold no liability for any damages that may incur from the items being stored on the property.

MAINTENANCE:

The lessee will keep the unit rented in a clean and well-kept condition at all times during this storage rental agreement. Should periodic maintenance or repairs be necessary, the lessor agrees to notify the lessee 24 hours prior to making such repairs.

SECURITY AND LIABILITY:

The lessee understands there will be no provided security for the storage unit and all property stored will be under the sole liability of the lessee. The lessor will not be responsible for any loss or damages that may incur from the storage of property.

DAMAGES:

The lessee agrees to be held solely responsible for any damages to the rented storage unit beyond normal wear and tear, as defined by law. Should damage beyond wear and tear be discovered, the lessee agrees to pay for such damages prior to retrieving their property from the storage unit.

RULES AND REGULATIONS:

The lessee must agree to the following rules while using the storage unit:

1. The storage unit must be vacated on or before the day the agreement is terminated. We required 30 days notice to move out.
2. The storage unit must be emptied, clean and in good condition on or before the day agreement is terminated.
3. Locks are allowed per door latch.
4. Do not litter. If you are caught littering, you will be subject to a penalty fee of \$ dollars.

RELEASE OF LESSORS LIABILITY FOR PROPERTY DAMAGE:

All personal property stored in the unit by the lessee will be stored at the lessee's sole risk. The lessor and all agents and employees of the lessor will not be held liable for any loss or damage to any personal property in the unit arising from any cause, including but not limited to mildew or mold, rodents, insects, explosions, rain, tornadoes, hurricanes, floods, criminal mischief, burglary, vandalism, acts of God, power outage and equipment failure.

INDEMNITY:

The lessee agrees to indemnify, defend and hold harmless the lessor from all demands, claims, actions or causes of action (including attorney's fees and all related costs) that are brought by others arising out of lessee's use of the storage unit and common areas.

AMENDMENT:

This storage rental agreement may only be amended, redacted or otherwise altered by mutual consent of the parties. Amendments may include changes to rent, additional rules, added or removed maintenance services, items no longer allowed in storage, and so on.

Lessor:

Lessee:

By: _____

Barbara A. Broeker

Date: _____

By: _____

PWSD#1 Board President

Date: _____

Public Water Supply District No. 1 of Franklin County
List of Bills for Consideration
October 29, 2025
First State Community Bank

		<u>Invoice Total</u>
Alliance Water Resources, Inc.		\$ 40,341.85
Water/Wastewater O&M - August 2025	\$ 37,891.00	
Amazon Order-Stenner Pump (Capital WSI)	\$ 174.03	
Amazon Order-Stenner Mainshaft (Capital WSI)	\$ 132.58	
Amazon Order-Stenner Roller Assem (Capital WSI)	\$ 92.24	
Acrisure Mid-Atlantic XS Program D&O Insurance	\$ 2,052.00	
Ameren		\$ 9,730.71
Auto Debit - See itemized page	\$ 9,730.71	
AMS Lawn Service		\$1,150.00
Lawn Mowing-Bi-Weekly	\$ 1,150.00	
City of Union		\$ 775.99
Sewer Treatment- September 2025	\$ 775.99	
City of Washington		\$ 13,235.49
Bulk Treated Sewage September 2025	\$ 13,235.49	
Cochran Engineering		\$ 17,374.00
General Consulting: September 2025	\$ 820.00	
Twin Lakes Lift B Upgrades	\$ 490.00	
Krakow Lagoon Ammonia Improvements	\$ 12,476.50	
Water & Sewer Mapping	\$ 3,587.50	
Core & Main		\$ 18,776.40
Replacement Meters (Capital) Inv X656466	\$ 17,784.00	
New Intalls (Capital) Inv X732210	\$ 992.40	
Cramer Marketing		\$ 1,732.51
Reorder- Billing Post Cards	\$ 1,732.51	
Director Compensation		\$ 461.75
\$100 - FICA Tax \$7.65 = \$92.35		
Joseph Feldmann	\$ 92.35	
Don Biermann	\$ 92.35	
Greg Hoberock	\$ 92.35	
Kevin Monroig	\$ 92.35	
Mark Voss	\$ 92.35	
First State Community Bank		\$ 35,570.34
2018 LP - Principal - Auto Debit	\$ 2,174.60	
2018 LP - Interest - Auto Debit	\$ 3,147.21	
2019 LP - Principal - Auto Debit	\$ 2,193.51	
2019 LP - Interest - Auto Debit	\$ 829.53	
2020 LP - Principal - Auto Debit	\$ 3,131.40	
2020 LP - Interest - Auto Debit	\$ 1,915.27	
2021 LP - Principal - Auto Debit	\$ 10,247.39	
2021 LP - Interest - Auto Debit	\$ 2,005.78	
2023 LP - Principal - Auto Debit	\$ 2,247.62	
2023 LP - Interest - Auto Debit	\$ 2,060.68	
2025 LP-- Auto Debit	\$ 5,617.35	
Kelpe Contracting, Inc		\$ 249,066.25
Pay Application #1 Twin Lakes Lift B	\$ 249,066.25	
Krakow Korners, LLC		\$ 670.00
Office Rent -	\$ 545.00	
Shed Rent -	\$ 125.00	
Missouri Department of Natural Resources		\$ 15.20
Cardinal Meadows-Sewer Connection Fees	\$ 15.20	
Missouri One Call System		\$ 97.20
Locates: September 2025	\$ 97.20	
Missouri State Treasurer		\$ 528.77
Unclaimed Property Period Ending 6/30/22	\$ 528.77	
PWSD #3		\$ 1,150.00
Service Agreement - Oct 2025	\$ 1,150.00	
Ressler & Associates		\$ 1,559.50
Tube Diffusers (30)- Twin Lakes WWTF	\$ 1,320.00	
Threaded Nipple (30)	\$ 142.50	
Shipping	\$ 97.00	
Ricoh		\$ 49.77
Copy Machine 7/1/25-9/30/25	\$ 49.77	
Sandberg Phoenix		\$ 87.42
Legal Services Through: Setmeber 2025	\$ 87.42	
Schulte Supply		\$ 2,846.34
Neptune Maintenance 12/1/25-11/30/26	\$ 2,846.34	
Septic Services, Inc		\$ 5,746.00
Pump Out Treatment Plant Baucky View	\$ 5,746.00	
The Shred Truck		\$ 108.13
Shred Services	\$ 108.13	

Total List of Bills for First State Community Bank \$401,073.62

	CURRENT AMOUNT	PREVIOUS AMOUNT
Ameren Missouri-Auto Payment		
Office	\$ 97.29	\$ 112.02
Power to Wells		
Well #1 (Pottery Road)	\$ 1,675.46	\$ 440.14
Well #2 (Country Club)	\$ 1,728.01	\$ 2,071.85
Well #3 (Highway BB)	\$ 948.89	\$ 1,503.40
Cardinal Meadows	\$ 167.01	\$ 166.15
High Ridge	\$ 1,703.61	\$ 1,466.52
Power to Wastewater Treatment Plants		
Twin Lakes (Lot 6)	\$ 551.95	\$ 635.58
Cobblestone Creek	\$ 624.12	\$ 670.64
Four Mile Lagoon	\$ 1,301.91	\$ 1,359.49
Baucky View	\$ 48.27	\$ 41.87
Cardinal Meadows	\$ 166.72	\$ 219.56
Power to Lift Stations		
Rock Creek #1 (Highway BB)	\$ 106.54	\$ 108.55
Rock Creek #2	\$ 31.04	\$ 81.56
Clearview School	\$ 18.48	\$ 15.61
Cedar Lane	\$ 70.74	\$ 68.29
Twin Lakes #1 (Lot 22/23)	\$ 44.67	\$ 49.52
Twin Lakes #2 (Lot 68/69)	\$ 177.95	\$ 33.92
Emerald City (Scarecrow)	\$ 69.88	\$ 82.00
The Villas at FCCC	\$ 35.74	\$ 36.24
Aholt Subdivision	\$ 40.28	\$ 44.47
WWAB Subdivision (Marshall Road)	\$ 14.59	\$ 14.73
Walnut Hill Court	\$ 21.80	\$ 21.95
Evergreen Terrace (Lot 23)	\$ 61.79	\$ 57.75
Emerald City (Yellow Brick)	\$ 23.97	\$ 24.41

TOTAL PAYMENT: **\$9,730.71** **\$9,326.22**

Public Water Supply District No. 1 of Franklin County

Wednesday, October 29, 2025

Gallons Billed to the District:

City of Union		
12/25		
11/25		
10/25		
9/25	\$775.99	171,300
8/25	\$848.92	187,400
7/25	\$1,787.54	394,600
6/25	\$3,146.99	694,700
5/25	\$2,238.73	494,200
4/25	\$3,077.23	679,300
3/25	\$3,177.34	701,400
2/25	\$1,588.22	350,600
1/25	\$2,268.63	500,800
12/24	\$1,565.12	345,500
11/24	\$1,881.31	415,300

City of Washington		
12/25		
11/25		
10/25		
9/25	\$13,235.49	1,260,523
8/25	\$14,480.06	1,379,053
7/25	\$15,329.69	1,459,970
6/25	\$20,136.32	1,917,745
5/25	\$15,305.03	1,457,622
4/25	\$26,521.91	2,525,896
3/25	\$18,133.11	1,726,963
2/25	\$21,384.42	2,036,611
1/25	\$18,847.16	1,794,968
12/24	\$17,916.20	1,706,305
11/24	\$13,050.59	2,020,475

Public Water Supply District No. 1 of Franklin County

Customer Deposit Refunds
Wednesday, October 29, 2025

First State Community Bank

	<u>Deposit Refund</u>
Barbara Goppert	\$20.79
Gordon Radford	\$5.51
Michael & Irina Kinney	\$145.58
James Voss	\$153.59
Country Club Farms	\$731.88
609 Creekhollow Ln	\$150.00
611 Creekhollow Ln	\$150.00
619 Creekhollow Ln	\$281.88
621 Creekhollow Ln	\$150.00

Deposit Refunds - First State Community Bank

\$1,789.23

Public Water Supply District No. 1 of Franklin County
List of Bills for Consideration
October 29, 2025
Bank of Franklin County

<u>Itemized Bills</u>	<u>G/L Code</u>	<u>G/L Amount</u>	<u>Invoice Total</u>
1. PWSD #1			
October Transfer to FSCB	1005		\$23,183.18
Total List of Bills for Bank of Franklin County			\$23,183.18

Legal Name of Lessee	Federal Tax I.D. No.
PWSD No. 1 of Franklin County	43-0899208
Legal Name of Lessor	
First State Community Bank	

Date: 10/30/2025

SCHEDULE 2
TO ACCOUNT CONTROL AGREEMENT

Request No. 5

FORM OF PAYMENT REQUEST AND ACCEPTANCE CERTIFICATE

To: First State Community Bank, as Deposit Bank Attn:
Nikki Jarrett, Government Lending Specialist, FSCB
(Send by e-mail to njarrett@FSCB.com)

Re: Payment Requested from Account No. 6624746 , PWSD No. 1 of Franklin County
Acquisition Account for Equipment Lease Purchase Agreement" held pursuant to the Account Control Agreement dated as of
March 26, 2025 , between Lessee and Lessor identified above, and Deposit Bank (the "Deposit Bank")

Ladies and Gentlemen:

Deposit Bank is hereby requested to pay from the Acquisition Account to the person or corporation designated below as Payee, the sum set forth below in payment of a portion or all of the cost of the Acquisition Cost of the Equipment, as described below. The amount shown below is due and payable under the invoice of the Payee *attached hereto* with respect to the cost of the acquisition and installation of the Equipment, and has not formed the basis of any prior request for payment.

The Equipment described below is part or all of the property described on the Equipment Schedule attached as Exhibit A to the Tax-Exempt Equipment Lease Purchase Agreement dated as of March 26, 2025 (the "Agreement") described in the Account Control Agreement.

Payee Name and Address & Description of Cost Paid	Amount to be Paid	Payment Delivery Instructions (If not provided on attached invoice)
Reimbursement for Project Invoices: Cochran Inv 32068-Twin Lakes Lift Station B Cochran Inv 32067 Krakow Lagoon Ammonia Improvements Kelpe Pay App #1- Twin Lakes Lift B	\$262,032.75	Invoices have already been paid by PWSD#1. Requesting reimbursement via Direct Deposit.

Lessee hereby certifies and represents to and agrees with Lessor and Deposit Bank as follows:

- (1) (a) The Equipment described herein has been delivered, installed and accepted on the date hereof, or (b) the amount requested is in payment of closing costs relating to the Agreement.
- (2) If (1)(a) is applicable, Lessee has conducted such inspection and/or testing of said Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts said Equipment for all purposes.
- (3) If (1)(a) is applicable, Lessee is currently maintaining the insurance coverage required by paragraph 14 of the Agreement.
- (4) No event or condition that constitutes, or with notice or lapse of time or both would constitute, an Event of Default (as such term is defined in the Agreement) exists at the date hereof.

DATED: _____

LESSEE SIGNATURE	Lessee: PWSD No. 1 of Franklin County	LESSOR APPROVAL OF PAYMENT	Lessor: First State Community Bank
	By: _____		By: _____
	Name: Joseph Feldmann		Name: Janet Jansen
	Title: Board President		Title: Municipal Services Manager

[Attach Invoice(s) to be Paid]

OUR
MISSION

We partner with communities to deliver the finest water and wastewater services available at a competitive price. We are committed to keeping water safe and clean while serving people and taking care of communities with improved technical operations, careful management and financial oversight, and ensured regulatory compliance.

Alliance Water
Resources, Inc.
206 S. Keene
St.
Columbia, MO
65201

(573)874-8080

OPERATIONS REPORT – Franklin PWSD #1

September 2025

Administrative

- Now that implementation of email billing has been successfully completed, Julie has created an enrollment form for customers. A message regarding the feature will be on October bill cards as well as on the website.

Treatment

- There was no treatment plant deviation for the month of September.

Collection/Distribution

- Staff completed 75 line locates.
- We had 1 Bypass at Cobblestone Creek UV light was plugged causing facility to back up.

Customer Service

- Staff completed 37 Customer Service requests, and 6 disconnects for non-payment. and 3 reinstates.

Project Updates

- Cobblestone Creek & Twin Lakes WWTF
- Twin Lakes lift Station B upgrades
- Krakow Lagoon Ammonia Improvements

Safety

- Safety Topic: Confined Space/Back Injury Prevention.

Regulatory

- A total of 5 routine Bacteriological samples were collected and all passed total coliform limits.
- There was no wastewater samples pulled in the month of September.

Concerns and Positives for the Month

- Cobblestone Creek Bypass.

**ALLIANCE WATER RESOURCES, INC.
PWSD #1 OF FRANKLIN COUNTY, MISSOURI
WATER PRODUCTION, DISTRIBUTION AND CUSTOMER SERVICE
MONTHLY OPERATIONS REPORT**

MONTH: September

2025

COMPLETED

YTD Totals

1 Customer Service Requests

109

1122

2 Statistics Summary

Meter Change Out

5

54

Connect

17

Cut-Offs

6

62

Reinstates

3

44

Read out leave on

1

2

Disconnect

15

Turn-Off

2

14

Turn-On

5

Check Meter

1

Check For Leak

4

22

Verify Leak Repaired

1

2

Information

1

51

Occupant Change

6

57

Service Change

2

Emergency Call-Out

1

Re-Read

5

128

Door Hanger

2

Set Meter

3

11

Locates

72

605

Misc

27

Total:

109

1122

3 After Hours call outs:

4 Major Projects or Water System Repairs:

5 Water Production:

	Well #	Gallons Pumped	Avg. Day
Pottery Road	#1	4,508,000	150,267
Country Club	#2	4,957,600	165,253
Hwy. BB	#3	3,056,000	101,867
High Ridge	#4	3,274,382	109,146
Cardinal Meadows	CM1	181,353	6,045
TOTAL PUMPED		15,979,335	
TOTAL SOLD		10,970,255	

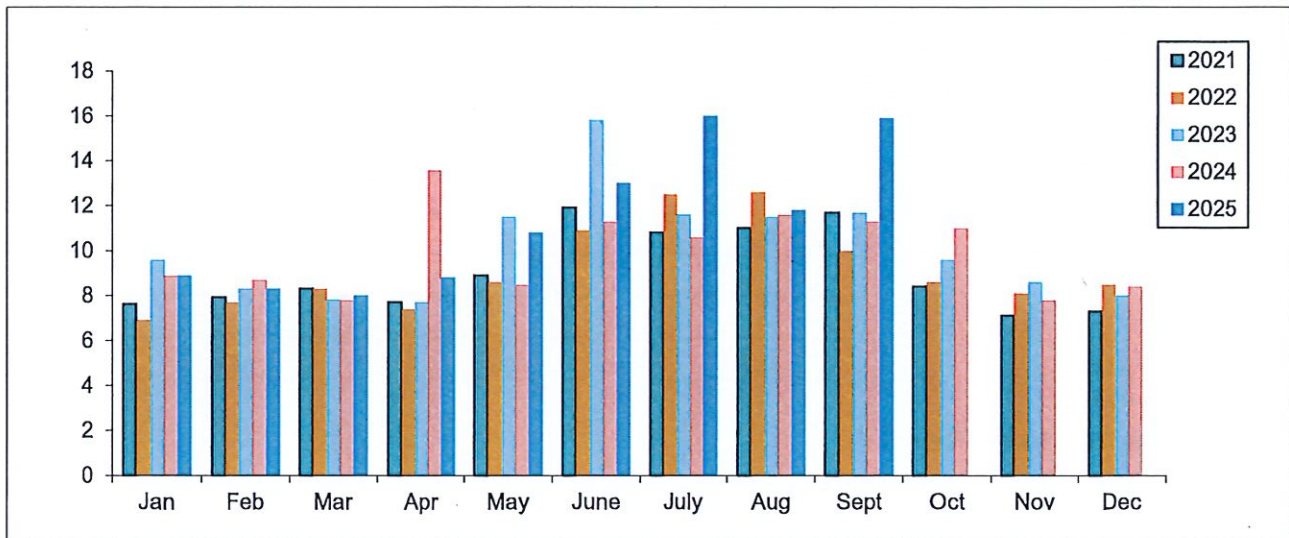
MONTH	PUMPED	SOLD	IDENTIFIED LOSS	DIFFERENCE	UWL %
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5 Water Production:

	Well #	Gallons Pumped	Avg. Day
Pottery Road	#1	4,508,000	150,267
Country Club	#2	4,957,600	165,253
Hwy. BB	#3	3,056,000	101,867
High Ridge	#4	3,274,382	109,146
Cardinal Meadows	CM1	181,353	6,045

TOTAL PUMPED	15,979,335
TOTAL SOLD	10,970,255

MONTH	PUMPED	SOLD	IDENTIFIED LOSS	DIFFERENCE	UWL %
JANUARY	8,967,368	7,525,757	582,824	858,787	10%
FEBUARY	8,353,437	7,877,427	407,624	68,386	1%
MARCH	8,001,372	7,344,614	262,024	394,734	5%
APRIL	8,883,722	8,253,801	412,024	217,897	2%
MAY	10,865,320	8,030,356	1,062,024	1,772,940	16%
JUNE	13,061,566	9,039,963	2,263,624	1,757,979	13%
JULY	16,040,998	9,847,816		6,193,182	
AUGUST	11,860,488	10,970,255	314,024	576,209	5%
SEPTEMBER	15,979,335	21,956,123		(5,976,788)	
OCTOBER					
NOVEMBER					
DECEMBER					
YTD TOTALS	102,013,606	90,846,112	5,304,168	5,863,326	7%



6 Identified water loss

A. OFFICE USE	3,000
B. FLUSHING	0
C. PLANT USE	4,000
D. LEAKS	250,000
E. Analyzers	57024

TOTAL 314,024

PWSD #1 of Franklin County, Mo
Water Production - Million Gallons/Month

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>			
Jan	7.6	6.9	9.6	8.9	8.9			
Feb	7.9	7.7	8.3	8.7	8.3			
Mar	8.3	8.3	7.8	7.8	8			
Apr	7.7	7.4	7.7	13.6	8.8			
May	8.9	8.6	11.5	8.5	10.8			
June	11.9	10.9	15.8	11.3	13			
July	10.8	12.5	11.6	10.6	16			
Aug	11	12.6	11.5	11.6	11.8			
Sept	11.7	10	11.7	11.3	15.9			
Oct	8.4	8.6	9.6	11				
Nov	7.1	8.1	8.6	7.8				
Dec	7.3	8.5	8	8.4				
TOTAL	108.6	110.1	121.7	119.5	101.5			

PUBLIC WATER SUPPLY DISTRICT NO. 1
FRANKLIN COUNTY, MISSOURI
MONTHLY WASTEWATER OPERATIONS REPORT

Month of: September Year: 2025

FACILITY PERFORMANCE:

Facility Name	Flow gal/day	Effluent		Permit Limits		Effluent		E-Coli/Fecal		Oil &		Effluent		Influent		Eff.		Eff.		Inf		Inf	
		BOD mg/l	Permit Limit BOD mg/l	Effluent TSS mg/l	Permit Limits TSS mg/l	E-Coli Cal/100 ml	Ammonia Grease	mg/l	mg/l	ug/l	BOD	TSS	TKN	Tot Phos	Nitrite	mg/l	mg/l	TKN	Tot Phos	Nitrate	mg/l	mg/l	
Krakow Lagoon	74,000		30		60																		
Twin Lakes	11,000		30		30																		
Cobblestone Creek	24,000		30		30																		
Baucky View	1,000		30		30																		
Cardinal Meadows	1,000		30		30																		

M.D.N.R. Reports were submitted prior to deadlines for all facilities.

SUMMARY OF LAGOON AND PLANT PERFORMANCES:

EMERGENCY CLEANOUTS:	
During Regular Business Hours:	0
After Regular Business Hours:	0
Miscellaneous Service Requests:	0
Total Number of Sewer Blockages:	0
Blockages With Damage Claims:	0

MAJOR PROJECTS COMPLETED:	None
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MAJOR PROJECTS PROPOSED FOR UPCOMING MONTH:	
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PROJECT STATUS REPORT

TO: P.W.S.D. No. 1 of Franklin County Board of Directors

CC: Tony Baretich & Terry McDaniel

FROM: Ryan Johanning, P.E.

DATE: October 22, 2025

RE: High Ridge Tank Cleaning
Cochran Project Number 25-10312

VIKING PAINTING, LLC – CONTRACT INFORMATION

Notice to Proceed Date: October 22, 2025

Substantial Completion Date: November 2, 2025

Contract Amount: \$40,400.00

Payment Requested to Date: \$0.00

UPDATE

- Project was awarded to Viking Painting at the July Board Meeting.
- A Pre-Construction Meeting was held on Thursday, August 28th, 2025.
- Tank is being drained on October 21st. Washout and inspection to follow.

PROJECT STATUS REPORT

TO: Franklin County PWSD No. 1
CC: Tony Baretich & Terry McDaniel
FROM: Ryan Johanning
DATE: September 17, 2025
RE: Twin Lakes Lift Station B Upgrades
Cochran Project No. 25-10180

KELPE CONTRACTING, INC. – CONTRACT INFORMATION

Notice to Proceed Date: August 18, 2025
Substantial Completion Date: October 2, 2025

Original Contract Amount: \$262,175.00
Contract Amount (Change Order No. 1): \$265,805.00
Payment Requested to Date: \$249,066.25

UPDATE

- Kelpe Contracting, Inc. was awarded the project at the April Board Meeting.
- Cochran has reviewed pipe and pump submittals. Pumps and control panel have a 10 week lead time. Anticipated start date is September 2025.
- A Pre-Construction Meeting was held on July 18th. A Notice to Proceed date of August 18, 2025 was determined.
- Kelpe started excavating for installation of bypass structure and encountered concrete encasement of the force main from the valve vault to the creek. They have found a location to connect the new force main after breaking the encasement. Potential rock excavation will be paid for this unforeseen work.
- Kelpe has received notification that their panel is now delayed. They anticipated bypass pumping commencing August 20th, but this may change due to delay.
- Start-up is scheduled for September 23rd.
- Project is complete and operational.
- A change order for concrete removal is included.
- Kelpe's Pay Application No. 1 is included in the District's list of bills for review and approval.



CHANGE ORDER NO. 1

DATE: September 26, 2025
OWNER: PWSD No. 1 of Franklin County
CONTRACTOR: Kelpo Contracting, Inc.
ENGINEER: Cochran
SUBJECT: Change Order No. 1
 Twin Lakes Lift Station B Upgrades
 Cochran Project No. 25-10180

ITEM:

1. Removal of concrete kicker on 4" force main at new bypass pump vault for an addition to the contract of **\$3,630.00**.

Original Contract Amount:	\$262,175.00
Contract Amount Prior to Change Order No. 1	\$262,175.00
Net Addition to Contract:	\$ 3,630.00
New Contract Amount:	\$265,805.00

PWSD No. 1 of Franklin County
OWNER (Firm Name)
 3021 Highway A, Suite 101
 ADDRESS (Line 1)
 Washington, MO 63090
 ADDRESS (Line 2)
 BY (Signature)
 (Typed Name)
 DATE

Kelpo Contracting, Inc.
CONTRACTOR (Firm Name)
 17955 Manchester Road
 ADDRESS (Line 1)
 Wildwood, MO 63038
 ADDRESS (Line 2)
 BY (Signature)
 Mike Warnecke
 (Typed Name)
 September 29, 2025
 DATE

Cochran
ENGINEER (Firm Name)
 530A East Independence Drive
 ADDRESS (Line 1)
 Union, MO 63084
 ADDRESS (Line 2)
 BY (Signature)
 William R. Johanning, P.E.
 (Typed Name)
 September 26, 2025
 DATE

END CHANGE ORDER NO. 1

PROJECT STATUS REPORT

TO: Franklin County PWSD No. 1
CC: Tony Baretich & Terry McDaniel
FROM: Ryan Johanning
DATE: October 22, 2025
RE: Krakow Lagoon Ammonia Improvements
 Cochran Project No. 25-10179

UPDATE

- Cochran was approved to begin design at the February Board Meeting.
- Cochran is coordinating equipment details and basin sizing with Triplepoint for the NitrOx system.
- Preliminary design will consist of (2) 16'x16x15' deep cast-in-place concrete tanks, (2) 15 HP blowers, a 15'x15' cast-in-place settling basin, UV structure and system along with all necessary manholes, electrical controls, fencing and site grading.
- A preliminary layout of the NitrOx system has been prepared. The settling basin will return any sludge and solids accumulated back to Cell #2 for storage.
- Cochran's next steps are full plan creation, permitting and front end documents.
- Cochran submitted the Operating Permit Modification and Construction Permit Application to MoDNR on August 15th, 2025.
- Preliminary Schedule:

Geotech Investigation & Reporting	August 2025
Permitting with MoDNR	August 2025 – February 2026
SRF Funding Evaluation	March 1, 2026 – October 2026
*Plans out to Bid	November 2026
*Award	December 2026
*Construction	January 2027 – May 2027

*New permit limits shall be in affect by April 1, 2027. Staff and District Board Members have asked that SRF Funding be assessed for assistance. This funding source may delay the above schedule. Funding is assessed by MoDNR March 1st of every year. April – June is the period for review of applications. July – September is the time for financial approvals and board approval. October is the earliest that MoDNR will notify of funding or low interest loan.

PROJECT STATUS REPORT

TO: Franklin County PWSD No. 1
CC: Tony Baretich & Terry McDaniel
FROM: Ryan Johanning
DATE: October 22, 2025
RE: Country Club Lift Station Access Road
Cochran Project No. 00-307

UPDATE

- Bob Dobsch is still awaiting a final ruling by the Franklin County Planning and Zoning Department.
 - Through discussions with Staff and potential road construction, it is recommended that Kurt Maune install the culver, rock the area around the lift station for a turn-around, clear the access road area, and rock from the lift station to the start of the future concrete cul-de-sac.

PROJECT STATUS REPORT

TO: Franklin County PWSD No. 1
CC: Tony Baretich & Terry McDaniel
FROM: Ryan Johanning
DATE: October 22, 2025
RE: Krakow Lagoon Fence
Cochran Project No. 00-307

UPDATE

- Information bids were received for the Krakow Lagoon Fence. Two Bids were received. See attached.



CUSTOM BUILD • WOOD • CHAINLINK
ORNAMENTAL ALUMINUM & STEEL
COMMERCIAL & RESIDENTIAL

4173 Hwy NN
Catawissa, MO 63015

Since 1979

Name / Address
Franklin County Water Dist 150 Old HWY 100 Villa Ridge, MO

Estimate/Contract

Project	Krnkow Lagoon			
Date	Terms	P.O. No.	Rep	Estimate #
9/30/2025				20871

Item	Description	Qty	U/M	Rate	Total
ADDITIONAL	4' RED RING WOVEN WIRE 330' PER ROLL	4		283.00	1,132.00
F-1 Special Prod...	12 1/2GA 4PT BARBWIRE 1323' PER ROLL	1		165.00	165.00
202	6 1/2' STEEL T POST	15		6.90	103.50
3-CLASS2 COR...	3" SS40 CORNER POST W/1 5/8"SS40 BRACES	18		471.90	8,494.20
3-CLASS 1&2 S...	4"X 12"W 6 RAIL PIPE GATE SWING GATE/HARDWARE	1		777.75	777.75
ADDITIONAL	COST TO CLEAR FENCE LINE OF BRUSH	1		1,200.00	1,200.00
HAUL AWAY	HAUL AWAY CHARGE (PER TRUCK LOAD)	5		225.00	1,125.00
ADDITIONAL	COST TO REMOVE OLD WOVEN WIRE FENCE W/BARB AND REPLACE WITH NEW	1,285		8.25	10,601.25

RESPONSIBILITY of BUYER: I agree to locate and identify the property lines, easements and all private cables and pipes, such as sprinklers and gas grills. J&J Fence will contact DigRite to have Electric, Gas, Phone and other such lines marked. CUSTOMER IS RESPONSIBLE FOR ALL LICENSES AND PERMITS. ADDITIONAL CHARGE: I agree that J&J Fence has the right to make an additional charge of \$8.00 per hole if unusual ground hinder the installation, (such as) underground lines, rock, roots or any other hidden obstacles. WE CARRY INSURANCE. THE JOB WILL BE MEASURED UPON COMPLETION FOR CORRECT TOTALS.

Please Initial _____

Signature _____

Subtotal	\$23,598.70
Sales Tax (6.975%)	\$0.00
Total	\$23,598.70

ESTIMATE



Prepared For

Pwsd 2

Thompson Fencing

189 Kylee Drive
Union , Missouri 63084
Phone: (636) 388-5371
Email: tylernthomp@gmail.com

Estimate # 174

Date 09/11/2025

Description	Total
Woven wire install	\$7,728.00
Tear out/haul off	\$4,000.00
Clearing	\$2,500.00
Gate install	\$1,500.00
Driven pipe/welded	\$4,800.00
Subtotal	\$20,528.00
Total	\$20,528.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Pwsd 2

PROJECT STATUS REPORT

TO: Franklin County PWSD No. 1
CC: Tony Baretich & Terry McDaniel
FROM: Ryan Johanning
DATE: October 22, 2025
RE: Water & Sewer Mapping
Cochran Project No. 25-10445

UPDATE

- Requested by District Staff, Cochran has begun I&I investigation of the sanitary sewer trunk main from the interconnect meter manhole upstream toward the Summer Hill Development. Manhole inspection has not revealed any manholes with significant water penetrations to indicate an infiltration issue within the main.
- Cochran will bring an exhibit of the current located and inspected manholes to the October Board Meeting for review.

	INFLUENT						EFFLUENT					
	BOD (mg/L)	TSS (mg/L)	Ammonia N (mg/L)	Nitrate (mg/L)	Nitrite (mg/L)	Total Nitrogen (mg/L)	TKN (mg/L)	BOD (mg/L)	TSS (mg/L)	Ammonia N (mg/L)	TKN (mg/L)	Oil & Grease (mg/L)
Sunrise Valley Apartments												
3/11/2025	608	645	51.62									
4/24/2025	609	885	40.55									
6/17/2025	53	31		<0.50	<0.50							
6/24/2025	130	83	50	<0.50	<0.50	79	79					
8/19/2025	189	90	106.13									
8/21/2025	158	75	85.2									
8/26/2025	56	95	178.03									
8/28/2025	128	165	80.85									
9/2/2025	24	60	87.26									
9/4/2025	193	295	123.45									
9/9/2025	272	180	155.17									
9/11/2025	199	160	59.84									
9/16/2025	191	185	168.8									
9/18/2025	459	535	163.07									
9/23/2025	266	525	107.26									
9/25/2025	220	90	113.71									
9/30/2025	116	90	100.79									
10/2/2025	428	910	115.49									
10/3/2025			120									
10/7/2025	125	165	160.38									
10/9/2025	447	425	155.95									
10/14/2025	182	580	140.59									
10/16/2025	162	140	144.5									
10/17/2025	269	355	284.67									
10/17/2025	116	90	17.5									
Cobblestone Creek												
4/22/2025	155	290						12	6	16.92		<1

Old sewer laterals may be used in connection with new buildings only when they are found, on examination and test by the District, to meet all requirements of this regulation.

The size, slope, alignment, materials of construction of a sewer lateral, and the methods to be used in excavating, placing of the pipe, jointing, testing and back filling the trench, shall all conform to the requirements of the District's specifications.

Whenever possible, the sewer lateral shall be brought to the building at an elevation below the basement floor allowing for gravity flow. In circumstances when gravity flow to the public sewer is not feasible, sanitary sewage shall be pumped by an approved means and discharged to the public sewer.

No person shall make connection of roof downspouts, interior and exterior foundation drains, areaway drains, or other sources of surface runoff or groundwater to a sewer lateral or building drain, which in turn is connected directly or indirectly to a public sanitary sewer.

The connection of the sewer lateral into the public sewer shall conform to the requirement of the building and plumbing code and other applicable rules and regulations of the District, or the District's specifications. All such connections shall be made gas tight and water tight. Any deviation from the prescribed procedures and materials must be approved by the District before installation. All wastewater customers who are not also District water customers shall be responsible to install an appropriate means of disconnecting the sewer for non-payment. This means of disconnection shall be as directed by the District and shall be maintained by the sewer customer. **Maintenance and repair of sewer laterals (including those laterals in streets and District right-of-way) shall be the responsibility of the individual owner of the structure which is connected to the District public sewer.**

The applicant for the sewer lateral permit shall notify the District when the sewer lateral is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the District Inspector.

All excavations for sewer lateral installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways, and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the District at the customer's expense.

13. Discharge limitations to District Sewer System

No person shall discharge or cause to be discharged any storm water, surface water, ground water, roof runoff, subsurface drainage, including interior or exterior foundation drains, uncontaminated cooling water, or unpolluted industrial process waters to any sanitary sewer.

Storm water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewer, or to a natural outlet approved by the governing authority. Industrial cooling water or unpolluted process waters may be discharged on approval of the governing authority, to a storm sewer or natural outlet.

All discharges by customers to the District's collection system shall not cause interference with the Public Owned Treatment Works (POTW) as set by the United States Environmental Protection Agency (USEPA) and outlined in document 40 CFR Part 403-General Pretreatment regulations for

existing and new sources of pollution. No person shall discharge or cause to be discharged any of the following described waters or wastes to any public sewers:

- a) Any gasoline, benzene, naphtha, fuel oil, or other flammable or explosive liquid, solid or gas.
- b) Any waters or wastes containing toxic or poisonous solids, liquids, or gases in sufficient quantity, either singly or by interaction with other wastes, to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, create a public nuisance, or create any hazard in the receiving waters of the sewage treatment plant, including but not limited to cyanides in excess of two (2) mg/l as CN in the wastes as discharged to the public sewer.
- c) Any waters or wastes having a pH lower than 6.0, or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewage works.
- d) Solid or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers, or other interference with the proper operation of the sewage works such as, but not limited to, ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastic, wood, unground garbage, whole blood, belly manure, hair and flashings, entrails and paper dishes, cups, milk containers, etc., either whole or ground by garbage grinders.
- e) Any waters or wastes having a five (5) day BOD greater than three hundred (300) parts per million by weight of suspended solids, or having an average daily flow greater than two (2) percent of the average sewage flow of the treatment plant to which connected shall be subject to review by the District. Where necessary, in the opinion of the District, the owner shall provide, at his expense, such preliminary treatment as may be necessary to reduce the BOD to three hundred (300) parts per million by weight, or reduce the suspended solids to three hundred (300) part per million by weight, or control by quantities and rates of discharge of such water or wastes. Plans, specifications and any pertinent information relating proposed preliminary treatment facilities shall be submitted for approval by the District and no construction of such facilities shall be commenced until said approvals are obtained in writing from the District.

No person shall discharge or cause to be discharge the following described substances, materials, waters, or wastes if it appears likely in the opinion of the District that such wastes can harm either the sewers, sewage treatment process, or equipment, have an adverse effect on the receiving stream, or can otherwise endanger life, limb, public property, or constitute a nuisance. In forming their opinion as to the acceptability of these wastes, the District will give consideration to such factors as the quantities of subject wastes in relation to flows and velocities in the sewers, materials of construction of the sewers, nature of the sewage treatment process, capacity of the sewage treatment plant, degree of treat ability of wastes in the sewage treatment plant, and other pertinent factors. The substances prohibited are:

- a) Any liquid or vapor having a temperature higher than one hundred fifty (150°F) (65°C).
- b) Any water or wastes containing fats, wax, grease, or oils, whether emulsified or not, in excess of one hundred (100) mg/l or containing substances which may solidify or become viscous at temperatures between thirty-two (32°F) and one hundred fifty (150°F).
- c) Any garbage that has not been properly shredded. The installation and operation of any garbage grinder equipped with a motor of three-fourths (3/4) horsepower (0.76 hp metric) or greater shall be subject to the review and approval of the District.
- d) Any waters or wastes containing strong acid iron pickling wastes or concentrated plating solutions whether neutralized or not.