

JEFFERSON COUNTY PUBLIC SEWER DISTRICT
REGULAR MEETING MINUTES
June 26th, 2019

A regular meeting of the Jefferson County Public Sewer District (JCPSD)
(including the Public Meeting for the Weber Hill and Warren Woods Sanitary Improvement Area)
was held on Wednesday, June 26th, 2019 at 6:00 PM, in the High Ridge Fire Protection District Meeting Room,
located at 2842 High Ridge Blvd., High Ridge, MO 63049.

Trustees present: Chairman Clyde Pratt, Vice Chairman Wade Amsden, Financial Officer Peter Birkes, and David Keeley were all present. David Courtway was absent on personal business.

Others present: District Manager Doug Bjornstad, District Employee Alicia, Board Clerk JoAnn Thompson; and the Citizens in attendance from the Weber Hill and Warren Woods Sanitary Improvement Area. (see sign in sheet)

Call to Order / Roll Call: Chairman Clyde Pratt called the meeting to order at 6:07 pm., noting we have a quorum, with Clyde Pratt, Wade Amsden, Peter Birkes, and David Keeley present. David Courtway was absent on personal business.

Approval of Agenda: Wade Amsden made a motion to amend the agenda, adding Resolution 19-010 to New Business item A; David Keeley seconded; Unanimously approved. Wade Amsden made a motion to approve the Agenda as amended, David Keeley seconded; Unanimously approved; Motion Passes

Approval of Minutes of the regular May 22nd and the special June 12th, 2019 meeting: Wade Amsden made a motion to approve the minutes of the June 12th, 2019 special meeting; David Keeley seconded; Unanimously approved. (May 22nd 2019 meeting minutes are to be reviewed for approval at the next regular monthly meeting)

Public Meeting for the Weber Hill Warren Woods Sanitary Improvement Area
Chairman Clyde Pratt started the Public Meeting at 6:11 pm, directing the attention of those in attendance to District Manager Doug Bjornstad.

Doug Bjornstad: Doug welcomed those in attendance. He introduced himself, as well as the Board of Trustees Present (Chairman Clyde Pratt, Vice Chairman Wade Amsden, Financial Officer Peter Birkes, and David Keeley). Doug also introduced District employee, Alicia, at the front door sign in table, and recording board clerk, JoAnn, seated next to the Trustees, recording meeting. Doug explained that Jefferson County Public Sewer District holds a monthly meeting, open to the public, every fourth Wednesday. Every meeting offers an opportunity for "Citizens To Be Heard". At this time Doug invited anyone to address the Board of Trustees with questions or comments, one at a time, at the table provided. Doug requested that each person wanting to speak, please sign in, and to clearly state their name and address for the record. At this time the citizens started the process of approaching the table to speak.

Citizens to be Heard:

Kathy Derkos (3707 Valley Drive): Does the amount quoted include interest, and if not, do you know what the interest rate will be?

Doug: Doug repeated her question to the crowd. Yes, The quoted amount does include interest. We worked out this financing out through DNR, the interest rate is at 1.5%, and they also charge an additional .5% for administration fees. This is the 2% in the proposed quotes. Doug added There is a breakdown provided with the plans on the table for you. (Doug pointed to the table that provided stacks of informational packets)

Kathy Derkos (3707 Valley Drive): If we pay the total in full, instead of the quoted financed amount, will we still be charged or pay this interest?

Doug: If you pay the balance in full, not using the proposed financing, you will not be charged or pay interest.

Glenda Ennis (5888 Terrace Drive): My question is, when they come to do this work, will they fix everyone's driveways back? Will you fix my walkway as my septic system is under my driveway and walkway?

Doug: Yes. The septics have to be collapsed / filled in, and the restoration plans include repairing any driveways etc. disturbed as well as sidewalks etc that have to be disrupted during the construction to as close to original condition as possible.

Glenda Ennis (5888 Terrace Drive): Is the \$1,094.67 proposed payment "assessment" get billed monthly with the

sewer bill?

Doug: No, the proposed amount of assessment will be billed annually, either directly to you or by the county assessor with your property taxes.

Patti Wideman (5916 Roger Road) We are in Warson Woods (sic), and we never asked for this like Weber Hill did. We are on a fixed income and can not afford this, and don't want it. We have not signed an agreement to this, and don't want it. We feel like this is being forced on us. What do we do with this? We did not ask for it, and it is being forced on us. We have been told that our septic systems will be condemned if we do not agree. We are not happy about it. We don't have an extra \$1,000.00 a month or year. A lot of people in Warson Woods (sic) do not want this. You may have a few that want it, but most of us in Warson Woods (sic) do not want it. Weber Hill wants it, so give it to them, but we in Warson Woods (sic) do not want it. I want to know why it is being forced on us. Please give us an answer.

Doug: The question is :Why does this project include us, Warren Woods? The answer is we created a Sanitary Improvement Area to provide sewers, to make them available to everyone, throughout the Weber Hill, Warren Woods, Orthodox Catholic Church area. We can not offer sewers to a few homes, skip a few, etc. In the structure of the Sanitary Improvement Areas, we identify who does or will need sewers in the future. A majority of the people in this Sanitary Improvement Area have signed petitions requesting sewers, so we are required to respond and are going to provide them.

Patti Wideman (5916 Roger Road): Interrupted: "Warren Woods did not vote for this, and we are being forced".

Doug: We have been petitioned from residents in Warren Woods for sewers also.

Patti Wideman (5916 Roger Road): Continuing to interrupt Doug she interjected "how many, how many from Warren Woods out of all of them! Tell me who and how many!

Doug: It doesn't matter how many as long we have a majority.

Patti Wideman (5916 Roger Road): Continuing to interrupt interjected: No you did not have the majority! I know! Because I know quite a few of them that did not agree to it, that did not want it.

Doug: We created the Sanitary Improvement Area, and a majority of the people responded to the petition.

Patti Wideman (5916 Roger Road): You threatened a lot of the people.

Doug: No Mam, No one was threatened about anything.

Patti Wideman (5916 Roger Road): People have been told that their septic systems would be condemned so they have to agree to sewers. Patti then addressed the crowd "didn't they say they would condemn your septic!"

Crowd Interjected: "Female Shouting" I was told my septic would be condemned. **"Male Shouting"** they did not say that and I have been at every meeting!

Doug: We do not have the authority to condemn anyone's septic system.

Patti Wideman (5916 Roger Road): Continued to insist that they were threatened and once again addressed the crowd, singling out one of the individuals that was disagreeing with her, "Don't you lie! You agreed to this!"

Doug: We do not have the authority to condemn anyone's septic system.

Crowd continued to argue disruptly.

Financial Officer Peter Birkes interjected and addressed the crowd to resume order. He then addressed one of the individuals that was claiming he was threatened, asking, "Who did you speak to and where were you?" The man responded by saying, at the meetings, and at the office. He initially said, I am not sure who, I think it was a woman. Peter Birkes asked what office? The Sewer District Office or the Jefferson County Building Permit Office or? The man then stated, at Sewer District Office, and then he looked around the room and pointed at Alicia at the front door stating: "it might have been her". Alicia tried to respond, "Sir, we do not..." **interrupted by the crowd** arguing consumed the communication.

Patti Wideman (5916 Roger Road): Patti Wideman started talking loudly over the crowd repeating her allegations of threats. She said there was a man standing by one of the tables at the last meeting at the Library, and that was who told them that if they didn't agree to the sewer improvements that all of their septic systems would be condemned.

Walter Williams (5906 Terrace Drive): Can you provide a copy, some kind of proof, of how many voted for and how many did not?

Doug: Yes, we have that information, not here with me, but yes, we can provide that.

Walter Williams (5906 Terrace Drive): Since the cost has raised, why did it raise?

Doug: We have been working on this for over a year. Inflationary cost have gone up. We have the authority to raise the cost up to 25%, to cover all of our fees, cost of engineering etc, all of our expenses that are covered in the statute for the Sewer Improvement Area.

Walter Williams (5906 Terrace Drive): So it is taking you a year to pass that cost to us and it has taken you a year to get this going?

Doug: Yes.

Walter Williams (5906 Terrace Drive): Do you have a breakdown of all of your costs?

Doug: Yes. There is a breakdown provided with the plans on the table for you. (Doug pointed to the table that provided stacks of said packets that included plans, breakdowns etc.) These things are also provided on our website.

Walter Williams (5906 Terrace Drive): What about any types of grants available to help reduce the cost?

Doug: Doug announced to the crowd: The question is about grants. There is a grant that has been applied for and approved by the State, a half of a million dollar rural sewer grant. There are also individual grants available through the EDC (Economic Development Corporation of Jefferson County) that you can apply for. These are based on financial need, so each individual has to make their own application providing the EDC their personal income and financial information.

Walter Williams (5906 Terrace Drive): Is your grant (Rural Sewer Grant) being passed down to us per the cost?

Doug: Yes. Absolutely.

Walter Williams (5906 Terrace Drive): I find it hard to believe that it cost \$21,000.00 to lay some pipe, that's ridiculous.

Paula French (3677 Carol Park): I bought a house last August in the Weber Terrace. They told us the sewer were going to be coming. So I called the Sewer company and they gave us an estimated price of \$9,000 to \$12,000, that is a huge difference right?

Doug: When you say you called the "sewer company" are you sure you contacted the sewer office?

Paula French (3677 Carol Park): Yes, the subdivision gave us the number to call about sewers.

Doug: I don't think anyone from our office would have said that, we have had at a cost of \$18,000....**Interrupted**

Paula French (3677 Carol Park): Interrupted: are you saying I am lying? This was last August.

Paula French (3677 Carol Park): I don't know, I will have to ask my husband. He could not make it tonight.

Paula French (3677 Carol Park): How many bids have you gotten?

Doug: We have not taken bids yet.

Paula French (3677 Carol Park): When are you going to do that (bids)

Doug: Once we take everybody's comments into consideration, we will make a final resolution, then we put the project out for bid.

Patti Wideman (5916 Roger Road): I have another question. If you do put this in, why should we incur the cost of putting your equipment in, the upkeep of your equipment, and then pay you a monthly bill on top of this. You are the one profiting off of this, why should we incur the cost?

Doug: The cost proposed is for providing you with the infrastructure for public sewers. The monthly bill is for what actually goes into the sewers.

Patti Wideman (5916 Roger Road): But why should we incur the cost when the sewer district is the one profiting?

Doug: We are a not for profit agency. We do not profit on anything.

Patti Wideman (5916 Roger Road): But it is your business putting it in, and running it all. We are going to pay to put it in, pay the maintenance and upkeep on all of the equipment, and we are going to pay the monthly fee to run it. Why do we have to pay for all of that?

Doug: That is what it cost to put the sewer lines in the ground for your...**Interrupted**

Patti Wideman (5916 Roger Road): Interrupted: Ok well we are doing fine as we are.

Doug: Ok. .

Brandi Huntley (3706 Leona Lane): Since this is an Engineer's estimate, once you take it to bid, how much higher can this go? Can it go past the \$21,000 we are being quoted right now?

Doug: Your petition had a construction estimate of \$2,971,906.00. We are allowed to exceed that by up to 25%, so the cost is 3.7 Million dollars. We add up all of the cost to do the project, which was a much higher amount. Then we subtract the grant money, we estimated how many would qualify for EDC funds We are hoping that the actual construction cost will be less.

Brandi Huntley (3706 Leona Lane): Ok. So once it goes to bid, and you get an actual estimate from a company that is willing to do this work, is there a possibility that number will go up?

Doug: No. We would have to reconsider doing the project if that were the case.

Cassandra Wiegand (6027 Clearview Drive): I have been in my home for 20 some years. We have had these discussions, many, many times. This is the farthest we have ever gotten, and I am really happy about it. I thought it was already out for bid, so once everything is approved and it does go out to bid, how long before they actually start doing the work?

Doug: The plans are at DNR for approval, that is probably a 4 week approval process. Once we get all the information from here, make any adjustments etc. We will then do our final resolution. The only thing we can't

change is the cost, the cost was fixed when we did the first petition. Once we go to bid, it will take a month to bid. It will probably take another month to get all of the bonding and all of the information for the contractors. So once we go out to bid, it will probably be a 2 month process before the contractor starts.

Cassandra Wiegand (6027 Clearview Drive): Is there an easement that has to go in first, are they going to tear up part of the streets to do this?

Doug: I believe we have enough easements for this project. We will be putting the mains in the streets, and we will patch that up when we are done.

Michael Williams (Terrace Drive): Who is the engineer of this project?

Doug: The engineer is Hennigan & Associates.

Michael Williams: So Fribis has nothing to do with it?

Doug: Fribis sold his company to Hennigan & Associates, but the engineers that are working on it are out of their Illinois office. His name is on the cover of the plans provided (Doug motioned to the table providing information)

Michael Williams (Terrace Drive): You guys own the sewer treatment plant over on Carol park. What is our guarantee that will not fail, and you guys have to replace it and pass the cost on down to us?

Doug: The Yorktown plant on Carol Park is one of our newest facilities, one of our best facilities. The chances of that are very unlikely (especially comparing it to the other 27 plants we operate)

Michael Williams (Terrace Drive): Actually, Fribis was the engineer, he did Bear Creek Estates not too long before that, and it failed since.

Doug: Bear Creek Estates now goes to Yorktown Plant, we connected that last year.

Michael Williams (Terrace Drive): Alright, how many houses can be connected to that treatment plant?

Doug: That treatment plant is well under capacity right now to handle your facility, The Bear Creek facility, Yorktown as well as the planned expansion.

Michael Williams (Terrace Drive): How many houses can be connected to that treatment plant?

Doug: I think that plant is permitted for 150,000 gallons per day.

Michael Williams (Terrace Drive): How many houses?

Doug: I will have to do some math to answer that.

Michael Williams (Terrace Drive): Back in 2000, when Yorktown was going in, they said 350 capacity. There is 169 houses between Weber Hill and Warren Woods, that's not counting the houses in Bear Creek Estates or Yorktown. Yorktown's original plan was over 200 houses and that's not counting Timber Ridge. So will that be able to hold everything you have planned? That doesn't even include Brooks Farm. Will it hold or will you have to come back to us in a few years and say you want more money to expand it?

Doug: No. That plant was designed for expansion. It is ready to go for an expansion, if and when we need to do that we already have plans for that.

Tina Henry (5924 Roger Road): I have been to every meeting we have had. We were told at every meeting that our projected costs were \$17,858.00. Now we get a letter stating it has gone up \$4,000.00 I know Doug is stating they had some 25% increase that they could do. But, a lot of people signed an agreement in good faith, based on that cost, also that it would be broken down on our property taxes, and now they have added interest on that. Now we find out, there have been no bids yet. This doesn't make sense. You should get public bids first and then come to us. You are giving us the highest possible cost. I have heard in several, no every meeting, that if we do not comply with this our property would be condemned on the septic. We did not want to be in this project but we are in the boundary. We were told if you did not receive enough signatures from Leona Lane or Roger Road we would not have to be included in the boundary, that is not true. I just don't understand how this is being done.

Doug: Did you sign a petition for this project?

Tina Henry (5924 Roger Road): An agreement, yes I did. I signed an easement.

Doug: And the petition

Tina Henry (5924 Roger Road): Did not, I signed an easement. We were told that if we didn't sign, it would be taken by eminent domain.

Doug: Nobody has ever said anything about eminent domain.

Tina Henry (5924 Roger Road): I have heard that at every meeting also. That if we were in it, and we don't sign, it will be taken anyway because it is part of the betterment of the community. These are things that have to be brought up. These are things that have been told to us. I just want some answers. Under what authority does the public sewer district have to make us pay for this, what authority authorizes this?

Doug: We are operating under the Missouri Revised Statutes Chapter 204, that allows us to create a Sanitary Improvement Area. We were petitioned to create this Sanitary Improvement Area by a majority. The majority of the people came to us, and asked for sewers, that is why we are doing this project. (We are required to respond)

Tina Henry (5924 Roger Road): Yes people from the lake, but why did you put our streets in the boundary?

Doug: People from your community that came to us and asked us for sewers.

Tina Henry (5924 Roger Road): We never saw a vote.

Doug: We have a majority requesting sewers in this area. It is a statutory requirement for us. People signed the petition with the cost of the project on the front of it, on the cover.

Tina Henry (5924 Roger Road): But we should be able to see the vote and the petitions.

Doug: I don't think that is a requirement.

Tina Henry (5924 Roger Road): Why it is public information?

Doug: It is public information, that you can request, but I don't think it is something we can just hand out to everybody.

Tina Henry (5924 Roger Road): Well if your up and up why can't we just see stuff? Also signing this easement on our property is going to change our rights that we have to our property; because your going to have so much easement on each side of the sewer line, and that is going to restrict our property isn't that correct? From building or putting a fence up or?

Doug: I think those are restrictions in place, you can put your amenities up, but you can not put up permanent buildings inside of the easement. Now days most lots are developed with utility easements, front, side and back, all around the lots.

Tina Henry (5924 Roger Road): But you are going to go 10 feet from the house so that is going to be different for a lot of people on their property.

Doug: Is that a question?

Tina Henry (5924 Roger Road): Well what I am saying is you want to put them in 10 feet from the house so it will be a 10 foot easement.

Doug: Yes we need to put it 10 feet from the house, to protect your house. The easements were 10 foot easements to allow construction.

Tina Henry (5924 Roger Road): I signed an easement agreement in good faith, and now we don't know how it will turn out. (a voice from the crowd asked if her septic was working and she replied yes)

Doug: Is that a question?

Tina Henry (5924 Roger Road): No I am just making a statement.

Doug: Like I said we had a cost, and that cost has gone up. We are allowed to go up by 25%, and I don't like it, but that is where we are at. (a voice from the crowd asked if actual bids are less, will this savings be passed down?)

Doug answered Yes.

Jim Linhoff (3841 Carol Park): I live off Carol Park road, but not in this SIA. I wanted to comment about how much the community is in need of public sewers. Septics are failing. The sewers cost money, but they will increase the value of your property. To replace a septic system it costs \$15,000-\$20,000. It is unlikely you would get a 2% interest loan to make this or any other kind of improvement to your property. The proposed easements for sewers are less restricting than the space your septic takes up in your yard. I am glad we are not dealing with Fribis. This is a not for profit sewer district. The sewer district has taken over other systems and continue to provide improvements.

Bob Hines (3719 Leona Lane): The way my house sits, my front yard is not large enough for a septic drain field. It continues to leak shit(sic) into the street, as many other failing systems are also. All of the ground in the area is dirty. Every time it rains, the whole neighborhood smells like shit (sic). Most of the septic systems are failing. There are only 2-3 new septic systems in this area, the rest are not up to code. We need these sewers. Someone can come and condemn our properties due to the failing septic systems. It is only \$3.25 per day. This will increase your property value. (The crowd continued interjecting comments and arguing with Bob)

Don Marcus : I was told at meetings, and the first letter that went to us and Warren Woods was September 28, 2017. I went to every meeting. I went to meetings before there were meetings. This project was originally for Weber Hill and Warren Woods was added to cover the cost of this project. I have heard at every meeting talk of condemning septic systems. I will take a lie detector test to prove it. I can identify the man threatening to condemn our septic systems, who is not here at this time. When I was at a meeting at your place, you went into a closed session with that man. This closed session stuff across the country needs to stop and we need more transparency. And when we get to this bidding process it could go even higher. You say you may decide not to go with it, but we all know sitting here that's not going to happen. Now i was threatened to have my house condemned if I didn't go along with this. (voice from the crowd said maybe I called to complain about the smell of your yard) Don said "do you realize I can put in an aeration system less than this."

Doug: Please address your comments and questions to the Board.

Don Marcus : "Ok, then you need to have her be quite." He continued: An aeration system is \$18,000, but if I go to a company to put in 10 or more, I could probably get the cost down to \$14,000-\$16,000. I was born at night, but not

last night. I know what I am talking about. We are accepting the cost of these pumps after you install. We are flipping the entire bill for the capital part of it. The entire thing. Plus a monthly bill of \$40 per month, 169 people will Net you boys \$80,000 per year; you know that. I know that. That is what will pay for any increases or failures at your treatment plant. What in the hell would we be paying a monthly bill for if it didn't. We were tacked on, we didn't want anything to do with this. We were threatened and some of us signed under those threats; Now the price has gone up. I don't know if those signatures are any good after the price has gone up. I have letters with the original price seventeen thousand whatever it was for the Three million dollars. It went up to 23% something, you stayed below the 25%, I will say that. I don't know what we can do at this point, but I know I can put in an aeration system cheaper than this. I don't know how transparent these bids will be. We can't get transparency in any part of this country.

Doug: I would like to answer a couple of your questions. The Yorktown facility was ...**Interrupted**

Don Marcus: Interrupted: The United Way is Non Profit, but the leader is making \$100,000.00 a year!

Doug: The Yorktown Plant was built by the developer that put in the houses. We purchased that system along with 11 other plants when we bought the House Springs Sewer Company. The Sanitary Improvement Area was Created with Weber Hill and Warren Woods. The original petition that was signed included both Weber Hill and Warren Woods. There was never an add on. We received a majority of petitions of people from both communities. The petition has always included the cost; we are limited but allowed to increase by 25%, and that is about where we are at right now. I will repeat, We do not have the authority to condemn anybody's house. Nobody on the Sewer District would have told you that, because we do not have the authority to do that.

Cynthia Watts (5893 Roger Road): I just bought my house a year and a half ago. Before my house could be purchased from HUD, they had to put a \$20,000.00 brand new septic system in. Now I am being told I have to pay another \$21,000 to hook to you guys. I was told at the last meeting, I do not have to hook up because I have a new septic system, but I still have to pay for it. That does not make any sense to me. We were told at the last meeting, our sewer bill will be based on our water usage. We are not on PWSD6, but on private(Liberty Utilities). Liberty Utilities told me they are private and do not have to divulge our water usage to you. So I want to know how you are going to bill me, as a single person, based on my water usage.

Doug: Currently in the House Springs area almost everybody is on a flat fee bill of \$44.07 because..**Interrupted**

Cynthia Watts (5893 Roger Road): Right now, but, you have increased everything else as we have come along. I did not sign the petition, because I didn't even live here then. I did not sign an easement because I don't want you on my property. So every time we come to meetings or get letters there are increases. I wrote down from the last meeting \$43.07, and now it has gone up to \$44.07. There are some people that have numerous kids, and I am only one person, but I have to pay the same monthly amount? How is that fair?

Doug: That is why we do usage calculations, so that lower users are not paying as much.

Cynthia Watts (5893 Roger Road): But Liberty Utilities will not give you my water usage information.

Doug: Then you will be billed at a flat rate for those who are on wells or those we do not have usage information for.

Cynthia Watts (5893 Roger Road): Last time you told me \$43 now you say \$44 so this can continue to go up.

Doug: If someone told you \$43 it was a mistake. The flat rate is \$44.07. This is posted on our website.

Cynthia Watts (5893 Roger Road): So each time we come to a meeting our assessments and monthly bills will go up. Because every time I come, I write it down, and you keep raising it. You can keep raising it until you make a profit.

Doug: The highest amount, 3.7 Million, includes up to the 25% increase. It can not go higher than that.

Cynthia Watts (5893 Roger Road): If I do not hook up, and try to sell my house, will you put a lien on my property?

Doug: The cost of the project will be equally distributed to all homeowners. There will be a lien on the property.

Cynthia Watts (5893 Roger Road): If I do not hook up, I still have to pay the assessment?

Doug: You do not have to hook up, but yes all homeowners will share the cost of the SIA.

Cynthia Watts (5893 Roger Road): Jefferson County condemned my house due to failed septic, that is why that last homeowners left. HUD paid to put in the new septic system, but I could not buy the house until this was complete. Now you have condemned my property and now you are going to put a lien on it?

Doug: We did not condemn your property. We are not Jefferson County Building Department and had nothing to do with your septic being condemned.

Cynthia Watts (5893 Roger Road): So I can not sell my house, you will put a lien on my house?

Doug: The lien is transferable with the sale of the house.

Cynthia Watts (5893 Roger Road): What does that mean?

Doug: That means if you sell your house, your obligation to pay back this project can be transferred to the buyer.

Cynthia Watts (5893 Roger Road): So that decreases my property?

Doug: I am not an appraiser and can not answer that.

Cynthia Watts (5893 Roger Road): I say it decreases my property value. So this is not complete, and you can continue to raise this until you make your profits.

Doug: No. We can not raise it above the highest allowable cost listed. We have provided “the worst case scenario” hoping the actual project will cost less.

Cynthia Watts (5893 Roger Road): Well that's what you say in the beginning.

Male, No Name: You keep saying “petitions” but was there an actual vote? A petition means they are interested not an actual vote.

Doug: We received a majority of votes in signed, notarized petitions that included the proposed cost.

Male, No Name: I would still like to see some proof of that. Also can I get hired to move the mailboxes? Because you list an estimated cost of \$250 per mailbox to move?

The crowd laughed and talked disruptively.

Doug asked if there was anyone else wanting to come up and speak or have questions.

William Dunn (Ryder Road): You talked about many things, but after the main sewer lines are in, how will the houses be hooked up to this system; will you hook up each house individually or how do you disconnect the current systems. How long does this process take?

Doug: I can't say what the contractor's exact schedule is and how they do it. I would assume after they put the main line in, they return to stage the hook up of each home. They abandon your septic tank, pump it out, crushing the top and putting holes in the bottom so it never holds any water. They back fill it will clean rock. There will probably be a transition period of a day or two with out the sewer hooked up.

William Dunn (Ryder Road): So we will have no restrooms for 1-2 days? Do we need to get hotel rooms?

Doug: No, they will not leave you with out like that. It is not magic and will require some transition. I assume they will provide a pump service for the septic or something during that time of transition. I can not say exactly what the contractor will do and how.

William Dunn (Ryder Road): I was inquiring on how this has been handled during previous projects like this.

Doug: This is the first of this type of project for us.

William Dunn (Ryder Road): Now that you have the majority of petitions, is there anything like all those who do not want this project that would stop this from moving forward? Is it true that besides excessive cost or a decision from the Board, there is no other way to keep this project from moving forward?

Doug: I believe that is correct.

Tina Henry (5924 Roger Road): I wanted the Board to know that I have talked to Doug several times, been down to the office, and he has been very helpful. I think the frustration is coming from the changes (cost etc) I am frustrated with the changes.

Kyle Wampler (5949 Terrace Drive): I just wanted to say I am personally excited about the project. I am looking forward to improving my home's value. I know a lot of people have different situations, and I am not saying theirs is not important. I just wanted to make sure you know I am excited and hoping this project does move forward.

Patti Widemen: If I don't sign for you to come onto my property, do you have a right to come on to my property?

Doug: If you do not allow us on your property we will not come on your property to install any of the improvements.

Patti Widemen: Do I still have to pay for it?

Doug: Yes.

Patti Widemen: Why?

Doug: Because your property is located within the boundary of the Sanitary Improvement Area and your property does benefit from this.

Patti Widemen: If I am not hooked up to your sewer, I am not benefiting, so why do I have to pay for it?

Doug: Because your property is located within the boundary of the Sanitary Improvement Area. A majority from this area has petitioned us for sewers, we are required to respond.

Patti Widemen: I would like a copy of these votes/petitions because I don't believe you have a majority. I don't believe I should have to pay you for sewer if I don't want them or allow you to install them on my property. How do I get a copy of this information?

Doug: As it has been stated, you or anyone can contact the office to make a request for this information.

Cynthia Watts (5893 Roger Road): In the last meeting you said we have to have a 220amp on the outside of the house for the disconnect for the grinder. Do we have to have an electrician of your choice or can we have someone else do it?

Doug: That is just something you have to provide.

Cynthia Watts (5893 Roger Road): We can have anyone we want do it, we do not have to use one of your contractors?

Doug: That is correct.

Peter Birkes (Financial Officer): You will have to get a permit which will require you to use a licensed contractor. That is just the County's rules.

Cynthia Watts (5893 Roger Road): So in other words somebody that you qualify?

Doug: No, not us. Anytime you do any construction in Jefferson County you are required to get a permit from Jefferson County, Building Code Enforcements Division. They have requirements about using a licensed contractor.

Diane Wilson (3669 Terrace Drive): We are happy about the sewers. In April of 2017, we purchased property that includes 2 lots, house only on one. Is it too late to get sewer for both lots, or is it just applicable for the lot with the home?

Doug: If it is actually 2 individual lots, it is probably already included in the assessment. Please call the office for more information about your specific parcel.

Doug: Does anyone else want to comment or have questions?

Jim Wiegand (6027 Clearview Drive): I just have a question for clarification. On the petition that was filled out and signed, was that petition saying that we were interested in having it done, or once there was enough signatures on it did it give the legal right to proceed without a further vote?

Peter Birkes (Financial Officer): For Clarification the petition is a vote. This petition vote was handed out, then they were signed and notarized, then everyone turned them back in, which produced a majority vote.

Doug: Does anyone else want to comment or have questions?

Marcia Napoli (6032 Clearview Drive): Do you have a round about estimated time when this will start?

Doug: We have to pass another resolution, then final approval by DNR (grants & special financing)...**Interrupted**

Marcia Napoli (6032 Clearview Drive): This year? Will you start digging this year?

Doug: We hope to. We are funding this through a DNR program (to reduce cost of financing etc.)

Marcia Napoli (6032 Clearview Drive): Because the longer we wait, the more it is going to cost.

Doug: That is correct. This public meeting is one of the last steps required. There will be one more notification sent to everyone before we start.

Marcia Napoli (6032 Clearview Drive): Hopefully this year we will start.

Susan Bortner (5903 Lakeview Drive): I have one question for clarification. When this goes out to bid, Is it standard practice to take the low bid and not the high?

Doug: Yes.

Susan Bortner (5903 Lakeview Drive): So if the bid comes in lower than what the projected cost is, we will see that reimbursement correct?

Doug: Yes, It will reduce the cost. When the plans go out, they are put up for public bid. They will be advertised publicly and put out on the internet for all contractors to bid on. We are using state funds, so everything has to conform to state rules and regulations. This will all be public information.

Voice from the crowd: Will they show what the bids are?

Doug: Yes

Voice from the crowd: Where do we get that information?

Doug: It will all be public information.

Voice from the crowd: On the website, on the Sewer District's website?

Doug: Yes

Doug: Is there anyone else with questions or comments?

Charles Payne (5879 Woodland Drive): Right here.

Doug: Yes Sir, please come up to the table to address the board.

Charles Payne (5879 Woodland Drive): Why can't I just talk from here?

Doug: Please Sir we have a recorder for the record up here. Please state your name and address for the record.

Charles Payne (5879 Woodland Drive): My question is, you put it out for bids, I was told almost a year ago that bids were going out within a month. It is being delayed, delayed, delayed. The longer this takes, the more expensive it is. I have talked to other sewer repair companies who tell stories of these projects going bad a year later. What guarantee do we have that a contractor will not submit a low-ball bid, and use substandard materials, so that we will have to be paying repairs after all of this is done?

Doug: We do not accept substandard materials. There will be a bond to guarantee the work for a year. We have

specifications for everything. The plans are printed out for you, and include the specification details. Do you have any objections on these specifications?

Charles Payne (5879 Woodland Drive): No, I do not know how to read specs. I am not an engineer. What is the guarantee that we will not be paying to have this new system redone or repaired in a year after the bond expires? If something breaks you will cover it, but you will just tack it on to our bill.

Doug: No that is not correct. We do not accept substandard materials or workmanship. We are expecting to have many competitive bids from contractors.

Charles Payne (5879 Woodland Drive): Good. Will you keep it in state?

Doug: Yes. That is one of our procurement requirements (In State, In County Etc)

Doug: Is there anyone else with questions or comments? Last call for questions or comments?

Scott Rimer (5800 Roger Road): When are we able to ask for a variance (request to not participate)

Doug: You can ask now. This is a public meeting. If you request your variance tonight, it will be heard (we have your name and address)

Scott Rimer (5800 Roger Road): So when will I hear about the response to my request for variance?

Doug: You will hear about it when we make any additional resolutions to the Sanitary Improvement Area, which will be at the next regular monthly meeting (The fourth Wednesday of each Month, 6:00pm, at the Sewer District Office.) This meeting was held here for your convenience here in High Ridge. The regular monthly meetings are open to the public and are held at our office in Hillsboro, Missouri. The address is posted on the website.

Doug: Is there any more questions or comments?

No one else spoke or approached the table to speak.

Peter Birkes (Financial Officer): I move to adjourn this Public Meeting for the Weber Hill Warren Woods Sanitary Improvement Area; David Keeley seconded; All Board members present answered Aye. Motion passes, The Public Meeting for the Weber Hill Warren Woods Sanitary Improvement Area closed at 7:26 pm.

At this time Chairman Clyde Pratt called for a brief recess.

During the recess Citizen Dennis Brook (5930 Spur) approached the Board to ask when can he apply for the individual EDC Grant. Dennis was directed to the Jefferson County Economic Development Corporation.

Chairman Clyde Pratt ask this question be added for the record, for the benefit of the citizens.

Call to Order / Roll Call: Chairman Clyde Pratt called the meeting back to order at 7:53 pm., noting we have a quorum, with Clyde Pratt, Wade Amsden, Peter Birkes, and David Keeley present.

Chairperson's Report: None

Vice Chairperson's Report: None

Secretary's Report: None

Financial Officer's Report:

- Monthly Reports:** Account Balances, Budget, Profit & Loss: Discussion Only
- Authorization to pay non-recurring bills:** Peter Birkes made a motion to approve the payment of the non-recurring bills; Wade Amsden seconded; Unanimously approved.
- Report Approval:** Peter Birkes made a motion to approve the Financial Report; Wade Amsden seconded; Unanimously Approved.

District Manager's Report:

- A. New Office Location:** July 1st, 2019 we will be moved, and operating at new office location, 4629 Yeager Road, Hillsboro, MO 63050.
- B. Manager's Report, See attached reports:** Doug Bjornstad presented his report, reviewing and discussing with the Board.

District Operator Report: None at this time

OLD BUSINESS:

- A. **Byrnes Mill / House CIP Draft Report:** Discussion Only.

NEW BUSINESS:

- A. **RESOLUTION 19-010, A RESOLUTION OF THE BOARD OF TRUSTEES OF JEFFERSON COUNTY PUBLIC SEWER DISTRICT DIRECTING THE FILING OF A LAWSUIT SEEKING TO AMEND ITS DECREE OF INCORPORATION TO ALLOW IT TO FURNISH POTABLE WATER TO RESIDENTS AND BUSINESSES IN THE HWY W AND HWY 109 AREA. (Discussion and Motion to Approve):** Peter Birkes made a motion to approve Resolution 19-010 as presented, David Keeley seconded; All board members present voted Aye; Motion Passes.

Closed Session (per Chapter 610.021(1), -610.021(3) RSMo 2016)

Wade Amsden made a motion to adjourn Open Session to go into closed session according to 610.021(1), - 610.021(3) RSMO 2016 at 8:06 pm, Peter Birkes seconded, all board members answered Aye, the motion was unanimously approved.

The open meeting resumed at 8:35 pm.

Adjournment: Wade Amsden made a motion to adjourn, David Keeley seconded, all board members present answered Aye; Unanimously approved. Meeting Adjourned at 8:36 pm.