

**Minutes of September Meeting  
Flint Hill Board of Aldermen  
Held on Wednesday, September 17<sup>th</sup>, 2008 @ 6:00 p.m.  
Knight's of Columbus Lower Level**

Members present and absent:

Mayor Doug Wynn – present  
Alderman Roy Scott – present  
Alderman David Schmidt – present  
Alderman Jackie Jackson – present  
Alderman Chris Jacobsen – present

Assistant City Engineer Jim Dunajcik, GBA  
Assistant City Attorney John Young, Hazelwood & Weber

The September Board of Aldermen meeting was called to order at 6:00 p.m.

1<sup>st</sup> Item:

Alderman Scott made a motion to amend the agenda, tabling item 2 on the agenda until Mr. Peanick arrives at the meeting. Alderwoman Jackson seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

A copy of the written August 21<sup>st</sup>, 2008 minutes was emailed (as requested) to the Board of Aldermen in advance of the meeting. The city clerk asked if everyone had received copies of the minutes. All had. Alderman Schmidt noted a change on page 4, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> sentence should read, “The city clerk reports 3 “yes,” 1 “no,” and 1 “abstain” votes.” Alderman Schmidt made a motion to approve the minutes with the correction. The motion was seconded by Alderwoman Jackson. The city clerk reports 4 “yes”, 0 “no”, and “0” abstain. The minutes for the August 2008 Board of Aldermen meeting stand approved on this day, September 17<sup>th</sup>, 2008.

2<sup>nd</sup> Item: Bill 284 — Waste Water Agreement

No update at this time. Alderman Jacobsen made a motion to table Bill 284 until the next meeting. Alderman Schmidt seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

3<sup>rd</sup> Item: Business License Ordinance Discussion

Discussion took place regarding a new business license ordinance. Items the board mentioned including were: revocation, penalties, fines, annual occupancy inspections, door-to-door vendor licenses, and vending machines. The Board directed City Attorney Young to prepare a proposed Business License Ordinance for review at the next Board of Aldermen meeting.

4<sup>th</sup> Item: 2009 Budget Discussion

The Board directed the City Clerk to prepare a 2009 Budget for the Board of Aldermen review at the October meeting.

5<sup>th</sup> Item: Planning and Zoning Commission/Board of Adjustment Discussion

Mayor Wynn stated he had spoken with Tony Rothermich and Paul Niggemeier regarding serving on the Board of Adjustment. Mr. Rothermich committed to serving. Mr. Niggemeier asked for more time to review the position.

6<sup>th</sup> Item: Liquor License

The City Clerk reported an application had been received for a liquor license.

- Knight's of Columbus – for Sunday sales. The Board directs the City Clerk review whether or not tax revenue is received from the KC's for liquor sales. Potentially, the KC's are exempt due to the organizations non-profit status. Alderman Jacobsen made a motion to approve. Alderman Schmidt seconded the motion.

Vote: Alderman Scott – yes  
Alderman Jacobsen – yes  
Alderman Jackson – yes  
Alderman Schmidt – yes

7<sup>th</sup> Item: Engineering report

- Building Permits – minimal activity on building permits.
- City Engineer Dunjaick reviewed the potential for the City to participate with the St. Charles County Road Board in 2009 for the environmental impact study for the Mexico Road Realignment. The City's portion of funds would be approximately \$6,000. St. Charles County's portion would be \$56,000.
- Mr. Bensing contacted the City regarding the status of the Waste Water agreement and the ordinance or agreement regarding the access road to the Waste Water Treatment Plant. The City of Wentzville still needs to apply for the variance for the gravel parking lots within the Treatment Plant facility.
- A question was raised regarding storm run-off from the paving of the KC's lot. The issue needs to be reviewed and verify if a storm water detention waiver was approved.

8<sup>th</sup> Item: Sewer Updates

The city is currently billing for 161 users. Currently, there is a balance of \$9,702.47 owed to the City. The current balance of \$6,924.40 is due by September 30<sup>th</sup>, 2008. Waste waster accounts that are up to 60 days past due total \$92.04. Waste water accounts that are 61-90 days past due total \$439.02. Waste water accounts that are more then 90 days past due total \$2,247.01.

One delinquent account was brought current with the sale of the home. The balance on this account was \$1,313.12. The City released the lien when the account was paid in full. Five residents received a notice with their regular bill on September 1<sup>st</sup>, regarding the balance on their account. Single user accounts with a balance of \$151.68 received a notice with the quarterly bill. Single user accounts with a balance of \$230.07 or higher received a notice with the quarterly bill requiring the resident to contact the city by September 15<sup>th</sup>. Those that did not contact the City by September 12<sup>th</sup>, were sent a certified letter regarding water disconnect per Ordinance 2008-14. One certified letter was mailed September 15<sup>th</sup>, with a

copy to the landlord. Liens are in place on five accounts with balances of \$359.31 and higher.

In an effort to bring all City waste water accounts current, the following actions will take place: on October 1<sup>st</sup>, interest will be assessed on all unpaid accounts and notices will be mailed to the same. Quarterly billing will remain in effect for those accounts remaining current. Monthly notices will be sent to accounts that are past due.

9<sup>th</sup> Item: Communications from the Mayor – Nothing this evening

10<sup>th</sup> Item: Communications from the Board

Alderman Schmidt asked about sales tax revenue from the fireworks stand. The City Clerk reports the business does pay sales tax on their sales. Alderman Schmidt also asked about sales tax on Christmas Trees. The City Clerk will have to look into the situation and find out the identity of the vendor. The action last year was not permitted by the City.

Alderman Schmidt asked about bidding for trash service for the City. Attorney Young stated the City is required to send letters requesting bids from all waste haulers in the area then wait two years before taking action. Waste haulers to be contacted include: Waste Management, Wilson Waste/J. Hunt, Christian Disposal, Hunn, Allied, and Veolia.

11<sup>th</sup> Item: Communications from the City Attorney – No report.

12<sup>th</sup> Item: City Clerk's Report

- Alderman Schmidt made a motion to set the October meeting for Wednesday, October 15<sup>th</sup>, 2008, at 6 p.m. Alderwoman Jackson seconded the motion. The City Clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.
- Joint Work Session is scheduled for Monday, October 13<sup>th</sup>, 2008, at 6 p.m.
- If needed, Planning and Zoning Commission is scheduled on Monday, October 6<sup>th</sup>, 2008, at 7 p.m.
- Two letters have been sent this month to residents in Town and Country Acres for loose dog complaints.
- The International Institute of Municipal Clerks (IIMC) approved the City Clerk's application for the Certified Municipal Clerk (CMC) designation on August 31<sup>st</sup>, 2008.
- The Missouri City Clerk and Finance Officers (MoCCFOA) approved the City Clerk's application for the Missouri Registered City Clerk (MRCC) designation on September 9<sup>th</sup>, 2008.
- The City Clerk asked Attorney Young to work on a lease agreement with the KC's for the office lease.

13<sup>th</sup> Item: Open Forum

Renovation Services – Terry Menne addressed the Board of Aldermen regarding the trailers on the adjacent property. Renovation Services rents building space and has a verbal agreement to use the trailers on the adjacent property for storage space for the business. He stated no hazardous materials are stored in the trailers, but the trailers are necessary for business operations. City Engineer Dunjaick stated according to zoning, “roadable” trailers that are licensed are permitted to be parked on the property. These trailers are not “roadable”

nor are they licensed. The Board directed Engineer Dunjacik to work with Mr. Menne to find a viable solution to bring the property into permitted use with the City.

Bear's Tavern – Mr. Kneemiller addressed the Board regarding city representatives from GBA not reviewing his property or the drawings before completion. Engineer Dunjacik advised the Board Mr. Kneemiller had not turned in permit applications or drawings on the property. Alderman Schmidt advised Mr. Kneemiller to submit his plans the way he wants the building and exterior to be and the City Engineer will advise comments based on the submitted plans. Mr. Kneemiller protested the expense he would have to pay if the City Engineer did not approve the plans as submitted and he would have to pay someone to correct the plans.

14<sup>th</sup> Item: Approval of Monthly Bills

The City Clerk reviewed the monthly bills. Two checks were written on September 2<sup>nd</sup>, 2008, to Anthem Blue Dental and Golden Rule for first month premiums for dental and health insurance per the decision at the August Board meeting. The total of the two checks were \$240.60, and covered the \$184.10 health insurance premium, \$10 Health Savings Account set up fee, \$25 HSA funding deposit, and \$21.50 dental insurance premium. HSA set up fee and HSA funding is refunded by the City Clerk from this month's expense check. Alderman Jacobsen made a motion to ratify the action. Alderwoman Jackson seconded the motion. The city clerk reports 4 "yes," 0 "no," and 0 "abstain" votes. Motion carried.

The City Clerk advised the cost for health and dental insurance is slightly higher than originally quoted. Alderman Schmidt made a motion to increase the monthly allotment to \$225. Alderman Jacobsen seconded the motion. The city clerk reports 4 "yes," 0 "no," and 0 "abstain" votes. Motion carried.

Alderman Schmidt made a motion to approve payment of the General Fund bills in the amount of \$9,713.48 and Waste Water Fund bills in the amount of \$4,258.76. Alderman Scott seconded the motion. The city clerk reports 4 "yes", 0 "no", and 0 "abstain." Motion carried.

15<sup>th</sup> Item: Closed Session – Not needed.

Mr. Peanick had not arrived by this time. Alderman Scott made a motion to recess for 5 minutes to give Mr. Peanick additional time. Alderman Schmidt seconded the motion. The city clerk reports 4 "yes," 0 "no," and 0 "abstain" votes. Motion carried.

Mr. Peanick arrived at 7:17 p.m. Alderman Scott made a motion to return to open session. Alderman Schmidt seconded the motion. The city clerk reports 4 "yes," 0 "no," and 0 "abstain" votes. Motion carried.

16<sup>th</sup> Item: Knight's of Columbus Parking Lot – Jim Peanick

Mr. Peanick advised the current plan of completion of the parking lot will have 28 spaces in front of the building and 6 spaces at the lower level entrance. An additional 28 spaces will be completed in two more pours.

Engineer Dunjacik advised a modified site plan has not been submitted. Mr. Peanick stated Harold Kerr had agreed to modify the drawings but Mr. Peanick has been unable to locate a copy of the original plan. Alderman Scott asked about a detention basin on the

property or if the Knight's had a detention waiver. The city clerk stated there should have been a detention waiver issued but will review the file to verify the situation.

The city clerk reported a new resolution will be needed at the October 2008 board meeting if the Knight's will be unable to meet the November deadline for the hard surface. The Board directed Attorney Young to draft a resolution for their review.

13<sup>th</sup>: Adjournment

There being no further business to discuss, Alderman Scott made a motion to adjourn. Alderwoman Jackson seconded the motion. The city clerk reports 4 "yes," 0 "no," and 0 "abstain" votes. Meeting adjourned.

Respectfully submitted,

Melissa J. Burton, MRCC/CMC  
City Clerk