

**Minutes of November Meeting
Flint Hill Board of Aldermen
Held on November 19th, 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 – excused
Alderman Chris Jacobsen – present
Assistant City Engineer Kevin Corwin, GBA
City Attorney Matt Fairless, Hazelwood & Weber

The November Board of Aldermen meeting was called to order at 6:05 p.m.

1st Item: Roll call, approval of agenda, and minutes.

Alderman Scott made a motion to approve the agenda as presented. Alderman Jacobsen seconded the motion. The city clerk reports 3 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

A copy of the written October 15th, 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 Scott made a motion to approve the minutes. The motion was seconded by Alderman Schmidt. The city clerk reports 3 “yes”, 0 “no”, and “0” abstain. The minutes for the October 2008 Board of Aldermen meeting stand approved on this day, November 19th, 2008.

2nd Item: Bill 284 — Waste Water Agreement

Alderman Schmidt made a motion to table until legal counsel arrives. Alderman Jacobsen seconded the motion. The city clerk reports 3 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

3rd Item: Bill 2008-017 – Business License

Alderman Jacobsen made a motion to bring Bill 2008-017 from the table and read for the second time in the short form. Alderman Scott seconded the motion. The city clerk read Bill 2008-017 in the short form.

There being no further discussion, Alderman Jacobsen made a motion to vote on Bill 2008-017. Alderman Schmidt seconded the motion. The city clerk reports 3 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

Vote:

Dave Schmidt – yes
Roy Scott – yes
Chris Jacobsen – yes
Jackie Jackson – absent

Ordinance # 2008-017 – Business License Ordinance

4th Item: Bill 2008-018 – 2009 Budget

Alderman Jacobsen made a motion to bring Bill 2008-018 from the table and read for the second time in the short form. Alderman Schmidt seconded the motion. The city clerk reports 3 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried. The city clerk read Bill 2008-018 in the short form.

There being no further discussion, Alderman Scott made a motion to vote on Bill 2008-017. Alderman Jacobsen seconded the motion. The city clerk reports 3 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

Vote:

Dave Schmidt – yes

Roy Scott – yes

Chris Jacobsen – yes

Jackie Jackson - absent

Ordinance # 2008-018 – 2009 Budget

5th Item: Resolution – Election of Aldermen

Alderman Jacobsen made a motion to approve the Resolution for the Election of Aldermen. Alderman Scott seconded the motion. The city clerk reports 3 ‘yes,’ 0 ‘no,’ and 0 ‘abstain’ votes. Motion carried.

Resolution #138 – Providing for the Election of Aldermen

City Attorney Fairless arrived at 6:25p.m.

6th Item: Jim Peanick – Soccer Field

Mr. Peanick addressed the Board regarding a building of a soccer field on the lower portion of his Agricultural zoned property located on Grothe Road. He was advised by Assistant City Engineer Dunajcik previously the improvements would require a grading permit. Mr. Peanick stated he planned to have only a gravel drive and parking. Mr. Peanick was advised that plan would require a variance.

Alderman Jacobsen made a motion to waive the fee for the variance because the project is for the good of the City. Alderman Schmidt seconded the motion. The city clerk reports 3 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

Since City Attorney Fairless was now present, he reviewed the status of the Waste Water Agreement. The City of Wentzville Attorney Paul Rost believes all items of stipulation have been agreed upon, with the exception of the tap fees. The concerns regarding tap fees include the manner the City of Wentzville will bill the City of Flint Hill after the City of Flint Hill recoups capital improvement costs of the waste water meters and the percentage of the tap fees. It was reports Wentzville City Attorney Rost intended to recommend to the City of Wentzville Board of Aldermen that the City of Flint Hill be charged only a portion of the tap fees charged to residents and developers within the City of Wentzville. At this time, the City of Wentzville is requesting that portion being 80 percent of the City of Wentzville’s tap fees. The Board directed City Attorney Fairless to request the portion be reduced to 70 percent.

Alderman Jacobsen made a motion to remove Bill 284 from the table. Alderman Schmidt seconded the motion. The city clerk reports 3 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

7th Item: Engineering report – Kevin Corwin, GBA

- Occupancy permits were issued to Amerigas and #3 Allen Ridge Court
- Only one permit was issued in October
- A stop work order has been placed on 5020 Hwy P. The resident was making an addition to the home without proper permitting. There has been no response from the homeowner. The Board directed the City Engineer to prepare a letter advising the homeowner to contact the City within 10 days regarding the addition to the home.
- Bear’s Tavern – Mr. Kneemiller has not yet submitted a building permit application.
- Fort Zumwalt School District – Bax Engineering has reinitiated contacted with the City regarding the building of a school on Mexico Road. There has been no new action on the annexation agreement. The last correspondence regarding the annexation agreement was the City’s delivery of the agreement to the Fort Zumwalt School District for review by their attorney in February 2008.
- A sample of the public meeting brochure was distributed to the Board for their review.
- A representative from the Great River Greenways District has been confirmed for the December Joint Work Session.
- A response from the St. Charles County Road Board should be expected sometime in December.

8th Item: Sewer/Waste Water Updates

The city is currently billing 162 users for waste water service. One occupancy permit was issued and a \$2100 will be paid to the City of Wentzville. The current balance of all accounts is \$3,380.21. The entire amount is past due. Liens are in place on six properties. On October 31st, interest was assessed on all accounts not paid in full and statements were mailed. Interest will be assessed again on November 30th.

The certified letter to the resident regarding disconnect was returned “unclaimed.” Next steps will be taken to disconnect the water system.

9th Item: Communications from the Mayor

Mayor Wynn reviewed the notification from Charter of the increasing rates.

10th Item: Communications from the Board

Alderman Jacobsen asked about updating the zoning ordinance manual. He also asked Alderman Scott for information on Community Emergency Response Team (CERT).

Alderman Schmidt advised his schedule would be changing drastically effective January 2009. He would provide a schedule to the City Clerk for meeting planning.

11th Item: Communications from the City Attorney

Attorney Fairless reviewed the intergovernmental agreement from the City of Wentzville regarding the road on Mr. Blattel’s property. An ordinance will be placed on the next Board meeting to approved the agreement.

12th Item: Clerk's report

- Alderman Scott made a motion to have the next Board meeting scheduled for Wednesday, December 17th, 2008, at 6p.m. Alderman Schmidt seconded the motion. The City Clerk reports 3 "yes," 0 "no," and 0 "abstain" votes. Motion carried.
- The City's Holiday Open House will follow the December Board of Aldermen meeting.
- Tentative Planning and Zoning meeting will be Monday, December 8th, 2008, at 7p.m.
- Next Joint Work Session will be Monday, December 15th, 2008, at 6p.m. There will be a special presentation on Great River Greenways District.
- The City was contacted by an architect firm regarding a nursing home or assisted care facility to potentially be built on a piece of property zoned agricultural off of Mette Road. The project will require re-zoning.

13th Item: Open Forum – Not needed this evening

14th Item: Monthly expenditures

Alderman Scott made a motion to approve payment of the General Fund bills in the amount of \$14,571.32 and Waste Water Fund bills in the amount of \$6,351.96. Alderman Schmidt seconded the motion. The city clerk reports 3 "yes", 0 "no", and 0 "abstain." Motion carried.

15th Item: Closed Session – Not needed at this meeting.

16th Item: Adjournment

There being no further business to discuss, Alderman Schmidt made a motion to adjourn. Alderman Scott seconded the motion. The city clerk reports 3 "yes," 0 "no," and 0 "abstain" votes. Meeting adjourned.

Respectfully submitted,

Melissa J. Burton, CMC/MRCC
City Clerk