

**Minutes of January Meeting
Flint Hill Board of Aldermen
Held on January 17th, 2007 @ 7:00 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 Doug Widaman – present
Alderman Chris Jacobsen – present

Members of the Public: Greg Kneemiller; Jim Sachs, Sachs Computer Solutions; Pat Nasi, Development Dynamics; Jim Peanick; Dan Payne, Onsite Computer Service; Jerry Hurlbert, GBA; and Jim Dunjacik, GBA.

The January Board of Aldermen meeting was called to order at 7:00 p.m.

1st Item: A copy of the written December 18th, 2006, minutes and January 3rd, 2007, work session minutes were 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. Seconded by Alderman Schmidt. The city clerk reports 4 “yes”, 0 “no”, and “0” abstain. The minutes for the December 2006 Board of Aldermen meeting and January 3rd, 2007, work session stand approved on this day, January 17th, 2007.

2nd Item: Bill 276 — Providing for Amending of the Planning & Zoning Ordinance
Alderman Schmidt made a motion to introduce Bill 276. The motion was seconded by Alderman Scott. The city clerk reports 4 “yes” votes, 0 “no” votes, and 0 “abstain” votes. Motion carried.

Alderman Scott made a motion to read Bill 276 in the short form. The motion was seconded by Alderman Widaman. The city clerk reports 4 “yes” votes, 0 “no” votes, and 0 “abstain” votes. Motion carried. The city clerk read Bill 276 in the short form.

Alderman Jacobsen made a motion to read Bill 276 a second time in the short form. The motion was seconded by Alderman Schmidt. The city clerk reports 4 “yes” votes, 0 “no” votes, and 0 “abstain” votes. Motion carried. The city clerk read Bill 276 a second time in the short form.

There being no further discussion. Alderman Scott made a motion to vote on Bill 276. The motion was seconded by Alderman Schmidt. The city clerk reports 4 “yes” votes, 0 “no” votes, and 0 “abstain” votes. Motion carried.

Vote: Dave Schmidt - yes
Roy Scott - yes
Doug Widaman - yes
Chris Jacobsen – yes

Bill 276 becomes Ordinance #266 – Amending the Fence Ordinance.

3rd Item: Bill 277 — Providing for Contracting of Website Development

Alderman Scott made a motion to introduce Bill 277. The motion was seconded by Aldermen Widaman. The city clerk reports 4 “yes” votes, 0 “no” votes, and 0 “abstain” votes. Motion carried.

Mr. Payne from Onsite Computer Service introduced himself and explained the proposal in detail. Copies of the proposal were made available to the Board. Mr. Sachs from Sachs Computer Solutions asked questions on behalf of the City of Flint Hill regarding the server hosting.

Alderman Schmidt made a motion to read Bill 277 in the short form. The motion was seconded by Aldermen Jacobsen. The city clerk reports 4 “yes” votes, 0 “no” votes, and 0 “abstain” votes. Motion carried. The city clerk read Bill 277 in the short form.

Alderman Jacobsen made a motion to read Bill 277 a second time in the short form. The motion was seconded by Aldermen Widaman. The city clerk reports 4 “yes” votes, 0 “no” votes, and 0 “abstain” votes. Motion carried. The city clerk read Bill 277 a second time in the short form.

There being no further discussion. Alderman Scott made a motion to vote on Bill 276. The motion was seconded by Aldermen Schmidt. The city clerk reports 4 “yes” votes, 0 “no” votes, and 0 “abstain” votes. Motion carried.

Vote: Dave Schmidt - yes
Roy Scott - yes
Doug Widaman - yes
Chris Jacobsen – yes

Bill 276 becomes Ordinance #267 – Providing for Contracting of Website Development.

4th Item: Development Dynamics

Mr. Nasi of Development Dynamics presented the board with information on services his firm provides. The firm is an economic development and tax analysis firm. He stated he would make himself available in the future to guide the City of Flint Hill in making economic development decisions.

5th Item: Engineering report – Jim Dunjacik, GBA

- Building Permits – no new permits have been issued.
- Inspections – Flint Hill Country Estates, Lots 37 & 47 have had ongoing inspections. Structure and electrical inspections are taking place at the City of Wentzville Waste Water Treatment Plant.
- Sewer Agreement – Information was given on the meeting with Bill Bensing of the City of Wentzville regarding the development of a new sewer agreement. The direction that seemed most agreeable to all present was the installation of flow meters at the two points where Flint Hill’s lines join Wentzville’s lines. After that installation, the City of Wentzville would only bill for treatment of actual flow from Flint Hill’s lines. According to Mr. Bensing, we would be billed at the rate of \$1.69 per 1000 gallons plus an additional base rate we would need to agree upon. This rate is the same as the City of Wentzville’s, effective January 24th, 2007. Mr. Dunjacik had reviewed the reports that Wentzville prepared to develop their rates and asked that certain charges that only benefit the City of Wentzville be removed from our rate. Mr. Bensing said they would have to run that by their city attorney to make sure

they could do it. If we receive approval for that change, it could possibly reduce our rate by approximately 30 cents per 1000 gallons. Additionally, Mr. Bensing stated Wentzville is only interested in receiving payment for the treatment of waste from the City of Flint Hill. If we could reach an agreement with the City of Wentzville on this, he stated the City of Wentzville would no longer collect a tap-on fee from the City of Flint Hill. We would be able to put the full amount into the WW Fund.

- Miscellaneous – Mr. Bensing indicated at the meeting on January 11th, 2007, the City of Wentzville was moving forward with developing the Peine Road/Hwy 61 interchange and a Mexico Road expansion. Mr. Dunajcik stated that Mr. Bensing would be interested in making these joint projects with the City of Flint Hill.

6th Item: Sewer/Waste Water Updates

There have been no maintenance or repair issues in the last month. Liens will be placed for three residents next week for unpaid sewer bills.

7th Item: Communications from the Mayor

Mayor Wynn confirmed with the Board of Aldermen there would be a quorum if the Board continued January's meeting until Monday, January 22nd, 2007, at 6pm. All except Alderman Schmidt were available for the meeting.

8th Item: Communications from the Board

Alderman Jacobsen stated the Board needs to work with the residents to develop a direction for the City of Flint Hill.

9th Item: Clerk's report

The clerk reported 1099's would be issued before the end of the month, however, Social Security Numbers need to be collected from the first year aldermen.

February's meeting date is Wednesday, February 21st, 2007, at 7:00pm.

10th Item: Open Forum

Mr. Peanick requested information on what would happen if the sewer rate goes to election and the ballot fails. The question will have to be answered by the city attorney. Mr. Hurlbert indicated the city would most likely need to go back to the original voter approval.

11th Item: Approval of Monthly Bills

Alderman Jacobsen made a motion to approve payment of the General Fund bills in the amount of \$4,205,72 and Waste Water Fund bills in the amount of \$3,944.09. Alderman Schmidt seconded the motion. The city clerk reports 4 "yes", 0 "no", and 0 "abstain." Motion carried.

12th: Closed Session -Not needed this evening.

13th: Continuation of Meeting

Alderman Scott made a motion to continue the meeting until Monday, January 22nd, 2007, at 6 p.m. Alderman Widaman seconded the motion. The city clerk reports 4 "yes"

votes, 0 “no” votes, and 0 “abstain” votes. Motion carried. The meeting is continued to Monday, January 22nd, 2007, at 6 p.m.

14th Continued Meeting

Mayor Wynn reconvened the January meeting on January 22nd, 2007, at 6pm.

Members present and absent:

Mayor Doug Wynn – present
Alderman Roy Scott – present
Alderman David Schmidt – excused
Alderman Doug Widaman – present
Alderman Chris Jacobsen – present

Members of the public: Jim Peanick; Jerry Hurlbert, GBA; and Charles Niedner, city attorney.

15th Bill 278 – Providing for an Election to Submit Sanitary Sewer Fees for Voter Approval and for Enactment of Such Fees.

Alderman Scott made a motion to introduce Bill 278. Motion was seconded by Alderman Widaman. The city clerk reports 3 “yes”, 0 “no”, and 0 “abstain” votes. Motion carried.

Mr. Hurlbert from GBA explained the new sewer rate system in further detail. He gave examples of potential rates based on the water usage of individual homeowners. The board decided to wait to place the monthly sewer rate on the ballot in November, once actual data has been collected to determine a closer average rate for residents of Flint Hill. The bill was modified to include Proposition 1 regarding the sewer tap on fees paid to the City of Flint Hill.

Alderman Scott made a motion to read Bill 278 in the short form. Alderman Jacobsen seconded the motion. The city clerk reports 3 “yes”, 0 “no”, and 0 “abstain” votes. Motion carried. The city clerk read Bill 278 in the short form.

Alderman Scott made a motion to read Bill 278 in the short form for a second time. Alderman Widaman seconded the motion. The city clerk reports 3 “yes”, 0 “no”, and 0 “abstain” votes. Motion carried. The city clerk read Bill 278 in the short form for a second time.

There being no further discussion Alderman Scott made a motion to vote on Bill #278. Alderman Jacobsen seconded the motion. The city clerk reports 3 “yes”, 0 “no”, and 0 “abstain” votes. Motion carried.

Vote: Roy Scott - yes
Doug Widaman - yes
Chris Jacobsen – yes

Bill 278 becomes Ordinance #268 – Providing for an Election to Submit Sanitary Sewer Fees for Voter Approval and for Enactment of Such Fees.

16th Approval of Monthly Bills

Alderman Jacobsen made a motion to approve payment of the General Fund bills in the amount of \$6,863.22. Alderman Widaman seconded the motion. The city clerk reports 3 “yes”, 0 “no”, and 0 “abstain.” Motion carried.

17th Adjournment

There being no further business to discuss, Alderman Scott made a motion to adjourn the meeting. The motion was seconded by Alderman Widaman. The city clerk reports 3 “yes”, 0 “no”, and 0 “abstain” votes. Meeting adjourned.

Respectfully submitted,

Melissa J. Burton
City Clerk