

**Minutes of March Work Session
Flint Hill Board of Aldermen
Held on March 7th, 2007 @ 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 Doug Widaman – present
Alderman Chris Jacobsen – present

Members of the Public: Jim Dunjacik, GBA, and Charles Niedner, city attorney.

The March Board of Aldermen Work Session was called to order at 6:00 p.m.

1st Item: Fort Zumwalt School District Pre-Annexation Agreement
No information has been forwarded to the city or city attorney.

2nd Item: Waste Water System and Sewer Agreement

Jim Dunjacik submitted a report to the Board of Aldermen regarding the Water and Sewer Systems for the City of Flint Hill. The memo is attached to the minutes.

A discussion took place about the possibility of a contractual agreement with a third party to take over the sewer system in the City of Flint Hill. He stated that doing so would relieve the City of Flint Hill of control of the system.

Mr. Dunjacik advised the City of Wentzville is in agreement on the type of flow meters GBA has recommended installing. He asked if the board wants GBA to estimate for the system upgrades or sent it out for bids. The city attorney advised state statute requires periodic review of contracted services and request for qualifications. He stated the city needs to contact several engineering firms to submit qualifications for a two year or specific work contract.

3rd Item: Water System

Nothing in addition to the report received from Mr. Dunjacik, GBA.

4th Item: Communications from the Mayor

Nothing this evening.

5th Item: Communication from the Board

Alderman Schmidt inquired the city attorney about procedures to encourage annexation into the City of Flint Hill. Mr. Niedner recommends personal contact by elected city officials, outlining benefits to annexation within the City of Flint Hill. It was also recommended the City of Flint Hill contact the Village of Josephville to request a copy of their land use plan.

- 6th Item: City Clerk Notes.
- The city clerk reported the city website is online and running.
 - The city clerk spoke with Walter Menne of the Knight's about purchasing and using a couple of partition walls for a divider during public meetings on the lower level. Mr. Menne seemed receptive to the idea.
 - The city office will be closed March 12-15, 2007, for annual training.
 - The city clerk has been made aware of a municipal finance officers training in April for the city officials. The training involves a variety of financial matters important to municipalities in the State of Missouri.
 - The city clerk informed the board is it time to start the bi-annual audit of the finances of the City of Flint Hill.

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

Respectfully submitted,

Melissa J. Burton
City Clerk

GBA MEMORANDUM

TO: City of Flint Hill

FROM: Jim Dunajcik, P.E.

DATE: March 7, 2007

SUBJECT: City of Flint Hill - Water and Sewer Memo for Record

I spoke on Tuesday February 27, 2007 with Mr. Kent Kotthoff of Alliance Water. This call was a follow up based on the call I had with Mr. Gary Miller of Wentzville on Monday, February 26, 2007 indicating that the City of Wentzville has agreed in principle to supply water to District 2 for the Peanick property and that District 2 agreed to provide sewer service to the development. Wentzville is still waiting on a response from DNR about proposed rates in the draft agreement.

After speaking to Mr. Kotthoff he stated that he understood these to be verbal agreements in principle with the developer and Wentzville and that all parties were aware that the City of Flint Hill would need to have them presented and would require an approval process. Here are some of the details as I understand them:

- ECM Water & Sewer District #2 will purchase water through a wholesale agreement from the City of Wentzville for Mr. Peanick's development at first and then later as demand increased may add additional meter locations to contribute supply. (This is contrary to all previous discussions I have had with Mr. Kotthoff in which he indicated they were not interested in purchasing their own water back from Wentzville).
- ECM Water & Sewer District #2 agreed to own and operate the sewage collection system on Mr. Peanick's development and discharge to the City of Wentzville through an inter-agency agreement.

I told Mr. Kotthoff during this discussion that I had some concerns regarding water supply but that I thought the water line feeding Mr. Peanick's property ought to be sized to handle anticipated growth in the north portion of the City and particularly on McHugh Rd. I also indicated that the new supply system should be looped into the existing Flint Hill system. Mr. Kotthoff did not think looping the system would be a problem, but could not say if the water main would be able to serve more than the Peanick property since Mr. Peanick (or the developer) will pay the actual construction cost.

I also told Mr. Kotthoff that I thought the City would have a problem with District 2 providing sewer service to the development through a separate agreement with Wentzville since the City is responsible for sewer service inside the City limits, not ECM, and would collect the full amount of the tap fees under the proposed agreement with Wentzville.

Additionally, I asked Mr. Kotthoff if they were willing to provide sanitary sewer service to a single subdivision in the City of Flint Hill, would Alliance (ECM Water & Sewer District No. 2) be willing to purchase, operate and maintain the existing sanitary sewer system owned by the City. He indicated that they would be willing to discuss and consider the options.

I recommend that I meet with Alliance as soon as possible to discuss these items in detail and discuss with them the parameters for what might need to be presented to the Board for Approval and send an email report to the Board after that meeting for discussion at the next meeting.