

**Minutes of August Meeting
Flint Hill Board of Aldermen
Held on August 16th, 2007 @ 7:00 p.m.
Knight's of Columbus Lower Level**

The city clerk swears in Jacqueline Jackson as Ward 2 Alderman.

Members present and absent:

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

Members of the Public: Jeff Johnson, K&R Wholesale; Jim Peanick; and Jim Dunajcik, GBA.

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

1st Item: Approval of Minutes

A copy of the written July 18th, 2007, 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 August 2007 Board of Aldermen meeting stand approved on this day, August 16th, 2007.

Alderman Jacobsen made a motion to move item 6, review of RFQ for Attorneys, to Closed Session. Alderman Jackson seconded the motion. The city clerk reports 4 “yes”, 0 “no”, and 0 “abstain” votes. Motion carried.

2nd Item: DLR Development – Mike Lumia

Mr. Lumia did not attend the meeting.

3rd Item: Jim Peanick – 1823 Grothe Road

Mr. Peanick had not arrived at the time so this item was table until his arrival at 7:10 p.m. Mr. Peanick addressed the board regarding the sewer lift station at 1823 Grothe Road. He would like the lift station moved to the property line between 1823 and 1801 Grothe Road. Mr. Dunajcik believes moving the lift station would require DNR's involvement and be extremely costly to the homeowners. Mr. Peanick asked if individual grinder pumps placed on each property would be a more viable option. Mr. Dunajcik would research the possibility.

4th Item: K & R Wholesale – Jeff Johnson

Mr. Johnson addressed the board regarding outdoor storage for his wholesale distribution business. Mr. Dunajcik, GBA, stated the current ordinance does not allow any outdoor

storage unless it is I-1 or I-2 storage. Mr. Dunajcik believes it was an oversight and recommends revising the zoning ordinance. Alderman Schmidt made a motion to have Mr. Dunajcik draft a bill revising the zoning ordinance to allow for conditional use permits to be requested for outdoor storage in C-2 & C-3 zones. Alderman Jackson seconded the motion. The city clerk reports 4 “yes”, 0 “no”, and 0 “abstain” votes. The motion carried.

5th Item: Engineering report

- Building Permits – Leon Blattel electrical upgrade
- Inspections – Final inspection Lot 37 Flint Hill Country Estates on August 16, 2007
- Sewer Agreement – Mr. Bensing, City of Wentzville, has draft agreement. Waiting on comments.
- Water System – Blattel property. Mr. Bensing will not allow the extension of the six – eight inch water main. Gary Miller does not have the authority to approve that.
- Miscellaneous – Flint Hill Country Estates, Lots 33 & 37. Permits have not had any activity in more than six months which requires permit application extension. Mr. Ridgeway wants an occupancy permit issued on Lot 33 (his personal home), but does not want to pay the application extension on either property. Alderman Schmidt made a motion to waive the extension fee on Lot 33 and issue the occupancy permit, if the extension fee is paid on Lot 37. Alderman Jacobsen seconded the motion. The city clerk reports 4 “yes”, 0 “no”, and 0 “abstain” votes. Motion carried.

6th Item: RFQ for City Attorney
Moved to closed session.

7th Item: Sewer Updates

- Meter base on the Rufkahr property needs to be replaced. The city clerk contacted three electrical companies to do the work. Two companies responded positively. Schneider Electric Company actually visited the site. It is unknown whether Kaiser Electric examined the site. The board requested Kaiser electric be contacted to find out if they visited the site.
- Outstanding accounts
- New connection made at 125 Hillary Circle. Now 157 users on the City of Flint Hill’s system.
- The city clerk is exchanging voice mails with Kathleen Burton at the City of Wentzville regarding the reimbursement of sewer expenses paid on Bear’s Tavern.
- The check City of Wentzville for last month was incorrectly written and processed. Subsequently that check was voided and a check for the lesser amount was issued for payment of the bill. The correct amount for Waste Water bills paid on July 18th, 2007, was \$8,169.48. The approved amount was \$10,169.48.

8th Item: Communications from the Mayor

The mayor instructed the city clerk to draft a letter to Charter Communications requesting complimentary cable service at the KC building as it will be used as a shelter as needed.

9th Item: Communications from the Board of Aldermen

- Alderman Scott reminded everyone present September is disaster preparedness month.
- Alderman Schmidt asked about the status of the aerial photograph and a response from MoDOT. The city clerk will report on the aerial photograph during the clerk's report. No further information has been received from MoDOT.
- Alderman Jacobsen would like to present a questionnaire to the residents again. The clerk asked the board to develop questions and we would begin a survey.

10th Item: Clerk's Report

- Next Board meeting – September 19th, 2007
- Centurytel recently had a problem with their system that reverted Flint Hill residents back to Wentzville's sales tax rate. They are aware of it and working on it.
- Properties we were notified for delinquent tax sale were not auctioned. The property owners paid the outstanding tax.
- The bid from Sanborn for the aerial photograph was for a 2006 picture. According to the construction status in Flint Hill Country Estates and the dirt parking lot at the KC hall, the photograph was taken in approximately 2003-2004. The city clerk has left a message for Randy Pigg at Sanborn regarding this issue.
- Newsletter articles are needed from Aldermen Scott and Schmidt by August 29th, 2007.
- St. Charles County Planning & Zoning notification of a plat submitted for Enon Branch Estates. It is north of Hwy P near the intersection of Hwy P & Parr Road. Twenty-one lots with a minimum lot size of 3.02 acres.
- Alderman Jackson will need to complete ICS 100 and NIMS 700 online.
- Joint work session: Monday, September 17th, at 6p.m.

11th Item: Approval of Monthly Bills

Alderman Scott made a motion to approve payment of the General Fund bills in the amount of \$10,356.66 and Waste Water Fund bills in the amount of \$4,087.87. Alderman Schmidt seconded the motion. The city clerk reports 4 "yes", 0 "no", and 0 "abstain." Motion carried.

12th: Closed Session

Alderman Schmidt made a motion to go into closed session, inviting Mr. Dunajcik as city engineer, to review the responses from the city's Request for Qualifications for City Attorney. Alderman Scott seconded the motion.

Alderman Schmidt – yes

Alderman Jacobsen – yes

Alderman Scott – yes

Alderman Jackson – yes

The city clerk reports 4 "yes", 0 "no", and 0 "abstain" votes. Motion carried.

There being no further business to discuss in closed session, Alderman Jacobsen made a motion to return to open session. Alderman Jackson seconded the motion. The city clerk reports 4 "yes", 0 "no", and 0 "abstain" votes. Motion carried. The Board of Aldermen

requested the Mr. Fairless and Mr. Young from Hazelwood and Weber attend the September Board of Aldermen meeting to further review their qualifications.

13th: Adjournment

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