

**Minutes of September Meeting
Flint Hill Board of Aldermen
Held on September 19th, 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 Jackie Jackson – present
Alderman Chris Jacobsen – present

Members of the Public: Margaret Hakenewerth, Jim Peanick, Harold Kerr, Scott Rovin, K&R Wholesale; John Young, Hazelwood & Weber; Matt Fairless, Hazelwood & Weber; and Jim Dunjacik, GBA;

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

1st Item: A copy of the written August 16th, 2007 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 Jackson. 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, September 19th, 2007.

2nd Item: Bill 280 — Providing for Amending of the Planning & Zoning Ordinance (Outdoor Storage)

Alderman Schmidt made a motion to introduce the Amendment regarding Conditional Use for Outdoor Storage. Alderman Scott seconded the motion. The city clerk reports 4 “yes”, 0 “no”, and 0 “abstain.” Motion carried.

Alderman Scott made a motion to read the bill in the short form. Alderman Jackson seconded the motion. The city clerk reports 4 “yes”, 0 “no”, and 0 “abstain.” Motion carried.

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

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

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

Ordinance #270 – Providing for the Amending of the Planning & Zoning Ordinance (#133)

3rd Item: Knight's of Columbus Parking Lot (Len Boehmer)

Mayor Wynn informed the Board of Aldermen, Len Boehmer, on behalf of the Knight's of Columbus, has requested a one year extension for the completion of the parking lot paving. The city clerk provided copies of Resolution #80 which permitted a three year extension from date of occupancy for the Knight's of Columbus and a letter setting the November 4th, 2007, deadline for having the parking lot paved. The Knight's of Columbus have asked for the extension due to financial reasons.

Mr. Austin Barrick stated it sets a bad precedent in the community and that the organization has already had three years.

Alderman Jackson made a motion instructing the city clerk to draft a resolution providing for an additional one year extension (November 4th, 2008) but requiring a paving contract to be signed and provided to the city by August 4th, 2008. Alderman Schmidt seconded the motion. The city clerk reports 4 "yes", 0 "no", and 0 "abstain" votes. Motion carried.

4th Item: Engineering report

- Building Permits – 112 Townview, detached garage
120 Hillary, inground pool
- Inspections – City of Wentzville has exceeded permit activity and will be applying for extension to the permit and should have inspections coming up.
- Sewer Agreement – Mr. Bensing requested the City of Flint Hill Waste Water agreement to reflect the agreement between the City of Wentzville and Alliance. Mr. Bensing has provided no other comments regarding the draft Waste Water agreement.
- Miscellaneous –
 - Development of Rufkahr tract is moving forward. Pickett, Ray, & Silver is the engineer for the potential development.
 - Mr. Peanick stated Mr. Niedner advised him to attempt to contract water and sewer service for his property on McHugh Road from Alliance. Both agreements are for a half million gallons per day.

5th Item: **PUBLIC HEARING – Conditional Use Application (K&R Wholesale)**

Mr. Dunjacik, GBA, introduced K&R Wholesale's Conditional Use Application. Mr. Harold Kerr presented K&R Wholesale's site plan. Ms. Hakenewerth lives adjacent to the property. Ms. Hakenewerth has no problems with the application.

Alderman Schmidt made a motion to close the public hearing. Alderman Jackson seconded the motion. The city clerk reports 4 "yes," 0 "no," and 0 "abstain" votes. Motion carried. **PUBLIC HEARING IS CLOSED.**

6th Item: Resolution – Conditional Use Permit for Outdoor Storage (K&R Wholesale)

Alderman Scott made a motion to introduce the Resolution providing for the Conditional Use Permit for Outdoor Storage. Alderman Schmidt seconded the motion. The city clerk reports 4 "yes," 0 "no," and 0 "abstain" votes. Motion carried.

Alderman Schmidt made a motion to read the resolution in the short form. Alderman Jackson seconded the motion. The city clerk reports 4 "yes," 0 "no," and 0 "abstain" votes. Motion carried. The city clerk read the resolution in the short form.

There being no further discussion, Alderman Schmidt made a motion to approve the resolution. The motion was seconded by Alderman Scott. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried. Resolution #120 – Providing for the Conditional Use for Outdoor Storage (K&R Wholesale).

7th Item: **PUBLIC HEARING – Site Plan (K&R Wholesale)**

Alderman Jackson made a motion to open the Public Hearing regarding the site plan for K&R Wholesale. Alderman Schmidt seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

Mr. Dunjacik recommends the site plan be approved. Planning & Zoning Commission reviewed the site plan and recommends approval by the Board of Aldermen. There being no further discussion, Alderman Schmidt made a motion to close the public hearing. Alderman Jackson seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried. PUBLIC HEARING CLOSED.

Alderman Schmidt made a motion for the city clerk to draft a bill for approval of the conditional use permit. Alderman Scott seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

8th Item: Sewer/Waste Water Updates

The city clerk reported there are currently 158 users on the waste water’s system. The city clerk has still been unable to speak directly to the person in charge of billing at the City of Wentzville in regards to the potential refund of charges the City of Flint Hill paid for Bear’s. Six accounts are more than six months past due. Liens have been placed on properties that are more than six months in arrears.

9th Item: Communications from the Mayor

Mayor reported the Mr. Niedner, the city attorney, submitted his resignation effective September 18th, 2007.

Mayor stated the city had received a letter from Missouri Department of Transportation regarding the stop signs on Hwy P. MoDOT recommends traffic enforcement for speed control versus stop signs.

10th Item: Communications from the Board

Alderman Jacobsen directed the city clerk to request the radar trailer information from MoDOT. Alderman Jacobsen also requested the bid information for Kaiser Electric.

Alderman Jackson requests the city clerk send a letter regarding the state of Solomon’s property (weeds).

11th Item: Clerk’s report

- October’s meeting date October 18th, 2007, to accommodate Alderman Schmidt’s work schedule.
- MoDOT responded regarding stop signs on Hwy P at Mette Road and Grothe Road. Copies of the letter are included in the Aldermen folders.
- The US Census Bureau is beginning preparations for the 2010 Census. They are asking for assistance from municipalities to perform the most complete census. The city clerk will be participating in the Local Update Census Addresses (LUCA)

- program. This allows the city to participate and ensure all residents of Flint Hill are counted as such.
- SEMA is hosting a regional workshop focusing on planning initiatives for a potential catastrophic earthquake within the New Madrid Seismic Zone.
 - Sanborn has replaced the 2004 aerial photo with a 2006 as the proposal indicated.
 - Display Sales has submitted a proposal for replacement decorations for the holidays. Pictures and prices are provided for the board. Alderman Schmidt recommends approval of the bid. Seconded by Alderman Jacobsen. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.
 - The last two mailings of the sewer bills, there have been problems with the post office. Now all mail, regardless if it is a local delivery (i.e. Wentzville or Flint Hill), all mail is sent to St. Louis for sorting. This seems to have caused mail to take longer and some mail has been returned as undeliverable. There has also been a complaint that one resident did not receive their sewer bill in June.
 - The City Attorney reported that Judge Cunningham dismissed Gregory Kneemiller suit against the City of Flint Hill on Wednesday, September 12th, 2007. Mr. Niedner was to contact the City’s insurance carrier.
 - Two CDARs accounts mature on September 27th, 2007. Current rates are 4.94% for 4 weeks, 4.98% for 13 weeks, or 4.94% for 26 weeks. Alderman Jacobsen made a motion to select the 13 week rate. Alderman Schmidt seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.
 - This meeting is the 2nd anniversary of the City Clerk’s appointment.
 - City office hours are Mondays, Tuesdays, and Wednesdays, 9am – 3pm and Fridays, 9am – 12pm.

12th Item: Open Forum

Mr. Austin Barrick asked about sales tax on his Sprint home phone bill. The city clerk requested his account number and contact information for customer service so the city could help Sprint correct the information.

Mr. Jim Peanick asked if Mr. Dunjacik had found information regarding grinder pumps for personal homes. Mr. Dunjacik stated it was a permitted activity, however, the larger issue is taking the current lift station out of service.

13th Item: Approval of Monthly Bills

Alderman Scott made a motion to approve payment of the General Fund bills in the amount of \$11,333.03 and Waste Water Fund bills in the amount of \$8,097.81. Alderman Schmidt seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

14th: Closed Session

Alderman Jacobsen made a motion to go into closed session, inviting Mr. Dunjacik of GBA, Mr. Fairless and Mr. Young, both of Hazelwood & Weber, to discuss the contract proposal submitted by Hazelwood & Weber for attorney services. Alderman Jackson seconded the motion. The city clerk reports 4 “yes”, 0 “no”, and 0 “abstain.” Motion carried.

Vote: Alderman Schmidt – yes

Alderman Scott – yes
Alderman Jacobsen – yes
Alderman Jackson – yes

There being no further closed business to be discussed, Alderman Schmidt 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.

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

During the closed session, the Board of Aldermen agreed to contract with Hazelwood and Weber, LLC for through October 18th, 2007, at Hazelwood and Weber, LLC, standard municipal hourly rate. At the October 18th, 2007, Board of Aldermen meeting, a bill will be presented contracting with Hazelwood and Weber, LLC, for city attorney services.

15th: 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