

**Minutes of December Meeting
Flint Hill Board of Aldermen
Held on December 27th, 2007 @ 7:00 p.m.
Knight's of Columbus Lower Level**

Members present and absent:

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

Members of the Public: Greg Kneemiller, Alan Carter, Doug Brown, Ameren UE; John Choinka, GBA; and Matt Fairless, Hazelwood & Weber

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

1st Item: A copy of the written November 14th, 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 Alderwoman Jackson. The city clerk reports 4 “yes”, 0 “no”, and “0” abstain. The minutes for the November 2007 Board of Aldermen meeting stand approved on this day, December 27th, 2007.

2nd Item: Greg Kneemiller, Bear's Tavern

Mr. Kneemiller appeared before the Board requesting a liquor license and business license. He asked the City to compensate him for the years the City “closed down” his business by not issuing a liquor license. He requested the City issue his liquor license for five years free of charge and to have the balance due cleared from his waste water account. He stated his last payment on the waste water account was April 16th, 2003, the same date he appeared before the Board of Aldermen and was denied the liquor license for 2004. Mr. Kneemiller stated he didn't understand why sales tax issues had been brought up when it hadn't been an issue before. He also stated he didn't understand why liquor license fees were now in effect and higher than the State's license fees.

Mayor Wynn advised Mr. Kneemiller the City had retained new counsel and Mr. Fairless is in the process of reviewing the liquor license ordinances. City Counsel had advised the Board not to issue a liquor license to any City entity until the ordinance had been reviewed. Mr. Kneemiller responded he was pleased the City had replaced previous legal counsel. Mr. Kneemiller stated he believes the situation was headed by the previous mayor and Mr. Neidner prevented the City from resolving the liquor license situation in a timely and amicable manner. Mayor Wynn advised Mr. Kneemiller the City would review the situation at the January Board meeting after legal counsel had review the liquor license laws.

3rd Item: Bill 284 — Waste Water Agreement

Alderman Schmidt made a motion to introduce Bill 284. Alderman Jacobsen seconded the motion. The city clerk reports 4 “yes,” 0 “no,” 0 “abstain” votes. Motion carried.

Mr. Fairless reviewed the draft agreement and comments provided by the City of Wentzville’s attorney. The agreement provides for a maximum 500,000 gallons of flow per day and originally allowed for an expansion of an additional 500,000 gallons per day for additional tap-ons to the City’s system. The City of Wentzville asked to decrease the additional amount to 300,000 gallons per day for additional tap-ons. The City of Wentzville is concerned about a potential growth explosion in the City of Flint Hill. The Board asked Mr. Choinka if commercial growth would cause a problem with the decreased amount. Mr. Choinka stated commercial flow rate is usually less per acre than residential.

Mr. Fairless recommended a member of the Board work with himself and Mr. Dunjacik, GBA, to finalize the agreement. Alderman Jacobsen volunteered to with the agreement. Alderman Jacobsen made a motion to table Bill 284 to allow time for review. The motion was seconded by Alderwoman Jackson. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain.” Motion carried.

4th Item: Bill 285 – 2008 Budget

Alderman Jacobsen made a motion to introduce Bill 285. Alderman Schmidt seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

Alderman Scott made a motion to read Bill 285 in the short form. Alderwoman Jackson seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried. The city clerk read Bill 285 in the short form.

Alderman Schmidt made a motion to read Bill 285 in the short form a second time. Alderman Jacobsen seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried. The city clerk read Bill 285 in the short form a second time.

The city clerk reviewed some changes to the 2008 budget. Amounts for legal counsel and contracted engineering, separate from permit expenses, have been increased due to upcoming projects. A conservative increase in revenues was applied for 2008.

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

Vote: Alderwoman Jackie Jackson - yes
Alderman Chris Jacobsen - yes
Alderman Roy Scott - yes
Alderman Dave Schmidt - yes

Ordinance # 274

5th Item: Bill 286 – Contract with GBA (Design Services)

Alderman Scott made a motion to introduce Bill 286. Alderwoman Jackson seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

Alderman Schmidt made a motion to read Bill 286 in the short form. Alderwoman Jackson seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried. The city clerk read Bill 286 in the short form.

Alderman Scott made a motion to read Bill 286 in the short form a second time. Alderwoman Jackson seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried. The city clerk read Bill 286 in the short form a second time.

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

Vote: Alderwoman Jackie Jackson - yes
Alderman Chris Jacobsen - yes
Alderman Roy Scott - yes
Alderman Dave Schmidt - yes

Ordinance #275

6th Item: Bill 287 – Site Plan (Ameren UE)

Alderman Scott made a motion to introduce Bill 287. Alderman Jacobsen seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

Mr. Brown, AmerenUE, stated this is an important project this substation. It will support 2000 customers including Flint Hill residents. The physical address for the property is 1952 Hwy 61N.

Alderman Scott advised the Planning & Zoning Commission have recommended approval of the site plan.

Alderwoman Jackson made a motion to read Bill 287 in the short form. Alderman Jacobsen seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried. The city clerk read Bill 287 in the short form.

Alderman Jacobsen made a motion to read Bill 287 in the short form a second time. Alderwoman Jackson seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried. The city clerk read Bill 287 in the short form a second time.

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

Vote: Alderwoman Jackie Jackson - yes
Alderman Chris Jacobsen - yes
Alderman Roy Scott - yes
Alderman Dave Schmidt - yes

Ordinance #276

7th Item: Revise 2007 Budget

The city clerk reviewed the revisions to the 2007 Budget. Noted were two additional changes made this afternoon after paying final bills received from a vendor. There being no further discussion, Alderman Jacobsen made a motion to approve the 2007 Revised Budget. Alderman Scott seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain.” Motion carried. Resolution #127 – 2007 Revised Budget.

8th Item: Engineer Report – John Choinka, GBA

- Building Permits and Inspections
 - Permit issued at 118 Townview Drive for storage shed.
 - Inspection – Lot 10 FHCE Pool Rough
 - Final Inspection – Lot 13 FHCE
 - Final Inspection – Lot 10 FHCE
 - Final Inspection – Lot 25 FHCE
- Water System Updates
 - Mr. Dunjacik contacted Kent Kolloft of Alliance to begin work on a bulk water purchase.

9th Item: Sewer Updates

Currently billing for 157 users. A total of \$8,418.51 is due by December 31st, 2007. Six accounts are more than six months past due, totaling \$5,020.97. Two accounts are three months past due, owing \$301.56. One account of those accounts is past due do a landlord failing to instruct the City to bill the renter, however, ultimately the landlord is responsible. Mr. Fairless advised Missouri Revised Statutes to contact the water authority and request the water authority to shut off water service to residences with delinquent waste water accounts.

Another landlord is contesting his waste water bill with the City. The landlord failed to notify the City when the water was shut off at the property, yet continued to pay the bill in a timely manner until this quarter. The city clerk will notify the City of Wentzville to remove the residence for the December billing and will alter the property owner’s bill for the 4th quarter to reflect no service in December.

Formal procedures need be in place to handle this type of situations as it is becoming a more prevalent issue. The city clerk will develop recommended procedures for the Board’s review at the January Board meeting.

There was a failure of the Town & Country lift station on Sunday, December 9th. O’Fallon Sewer Service was unable to respond in a timely manner that day, but was there prior to 8:30am, Monday, December 10th. The failure of both pumps was caused by the pumps being “bound up” by baby wipes that were flushed in toilets in the Town & Country Subdivision. There is no way to know which residence this came from as the whole subdivision flows into the Town & Country lift station. The lift station is back online. An inspection of the right of way surrounding the manhole at the rear of the property on Tuesday, December 11th, revealed no waste of any kind on the ground in the surrounding area. Pictures from the inspection are available on request. Department of Natural Resources was notified as required.

Steve Soltysiak of O’Fallon Sewer Service stated, with the exception of the City of Wentzville, he handles nearly all municipalities waste water system issues in Saint Charles County, as well as many in Lincoln County.

10th Item: Communications from the Mayor

Charter Communications has notified the City of programming changes. Letter placed in file. Missouri Department of Transportation sent a letter advising of their accomplishments for 2007.

11th Item: Communications from the Board

Alderman Scott believes the FHCE sign at the corner of Mexico Road and Hwy P is new. He directed the city clerk to check the area.

Alderman Jacobsen asked if we had a timeframe for having the ordinances available online. The city clerk advised MCCi provided no timeline.

12th Item: Clerk's Report

- Next Board meeting is January 16th, at 7p.m. There will be a Public Hearing for rezoning of the Rufkahr tract on Mexico Road.
- Next Planning & Zoning meeting/Joint Work Session is Monday, January 14th, at 6p.m. It will also start with a Public Hearing for the rezoning.
- The City received a notice noting the final payment on the water tower was received. The City no longer has any debt.
- The 60" wreath at the corner of Mexico Road and Hwy P was stolen on Tuesday, November 27th, between the hours of 9a.m. and 10a.m., before AmerenUE arrived to hang up the decorations. The City had been notified Ameren UE would need the ornaments out by 8a.m. to hang them. It took three calls to the Sheriff's Department to get a report filed. Report number is 07-776. Additionally, the banners in Flint Hill Country Estates were improperly installed and all but one blew down.
- Display Sales is sale on Christmas decorations we order. Twenty-five percent off. Sale ends in February, or when supplies run out.
- Street light questions from Ameren UE. The City pays a flat monthly rate of \$14.11/each for 58 lights in the city limits and receives a ten percent discount on the whole bill. The flat rate of \$14.11 covers all repair and maintenance. There is a lower cost monthly fee, if the City purchases all the lights in the city limits. The lower rate is \$2.58/each and only includes bulb replacement and solar cell. The City would be responsible for maintenance and repair of the poles and the fixtures.
- It has been recommended by Regina Stonebraker to change the numbering system of our ordinances going into 2008. The current system is numerical, keeping the Ordinance numbers in numerical order without skipping. The recommended method is "08-001," for 2008 and the order number of the bill.
- Christmas cards from vendors and other municipalities were presented to the Board.
- Mr. Dunjacik, GBA, and the city clerk attended another meeting at the City of Wentzville regarding the David Hoekel Parkway. Mr. Dunjacik will be providing HNTB Corporation a couple of the Hwy P Realignment study.
- Candidate filing is open right now. Alderman Jacobsen, Alderwoman Jackson, and Mayor Wynn are up for re-election in April.

13th Item: Open Forum

Nothing this evening.

14th Item: Approval of Monthly Bills

Mayor Wynn advised the Board a check was issued for payroll on December 20, in the amount of \$1645.00. Alderman Scott made a motion to ratify the action of the issuance of check #3408, in the amount of \$1645.00, on December 20th, 2007. Alderman Jacobsen seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Motion carried.

Alderman Scott made a motion to approve payment of the General Fund bills in the amount of \$10,745.77 and Waste Water Fund bills in the amount of \$7,235.93. Alderman Jacobsen seconded the motion. The city clerk reports 4 “yes”, 0 “no”, and 0 “abstain.” Motion carried.

15th: Closed Session

Alderman Schmidt made a motion to go to closed session for personnel reasons. Alderwoman Jackson seconded the motion.

Vote: Alderman Jacobsen - yes
Alderman Scott - yes
Alderwoman Jackson - yes
Alderman Schmidt - yes

Alderman Schmidt made a motion to return from closed session. Seconded by Alderwoman Jackson.

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

In closed session, the Board approved an increase in the city clerk’s wages to \$26,000.00 annually, with a 30 hour work week.

Mr. Kneemiller injected, asking if the Board had discussed his requests while in closed session. Mayor Wynn advised Mr. Kneemiller the Board was unable to discuss any item other than personnel as published on the Agenda as provided by the Sunshine Law. Mayor Wynn advised Mr. Kneemiller the board would have a closed session at the beginning of the next meeting to discuss his requests with the legal counsel.

13th: Adjournment

There being no further business to discuss, Alderwoman Jackson made a motion to adjourn. Alderman Schmidt seconded the motion. The city clerk reports 4 “yes,” 0 “no,” and 0 “abstain” votes. Meeting adjourned.

Respectfully submitted,

Melissa J. Burton
City Clerk