

Minutes of Joint Work Session
Flint Hill Board of Aldermen
Flint Hill Planning and Zoning Commission
Monday, October 13th, 2008, at 6:00p.m.
Knight's of Columbus Lower Level

Members present and absent:

President Matt Hoven – present	Austin Barrick - present
City Clerk Melissa Burton – present	Alderwoman Jackie Jackson - late
DJ Becker – present	Leon Blattel - absent
Mayor Doug Wynn - late	Ted Lauer – present
James Brown - present	Alderman Chris Jacobsen – present
Gary Eldridge - absent	Alderman Roy Scott – present
Dave Urevich – present	Alderman Dave Schmidt – excused
Larry Gamache – present	

Assistant City Engineer Jim Dunjacik, GBA

Assistant City Attorney John Young, Hazelwood & Weber

1st Item: President Hoven called the meeting to order. Roll call was taken. A copy of the written September 2008, minutes were mailed to the Planning and Zoning members in advance of the meeting. Alderman Scott made a motion to approve the minutes as written and was seconded by Mr. DJ Becker. The city clerk reports 9 “yes” votes, 0 “no” votes and 0 “abstain” votes. The minutes for September 2008, stand approved.

2nd Item: Task Force Reports & Comprehensive Plan Discussion – GBA
Kevin Corwin, GBA; and Jim Dunajcik, GBA, gave an abbreviated review of the information provided from the task forces. This information was previously presented in full in June 2008.

The Tax task force made the following key recommendations:

- Value based at \$0.25 as a starting point (based on feasibility)
- Long-term revenues vs. expenses should be considered
- Develop a Public Relations campaign
 - The City should consult with a PR firm –Check with other cities on completing an RFP
 - Publicity should include the list of all of the proposed uses
 - Should convey the idea of “essential utilities”
 - The inability to leverage financing or bonding should be conveyed
 - Evaluate the best timing and type of election
 - This Task Force should work through the P&Z then the BOA

The Zoning task force recommended revising the PUD requirements to add green space requirements, i.e. 40 percent green space with 30 percent lot coverage by building on each lot. City can specify the type of land for green space. Ultimately the zoning task force provided the following recommendations:

- Develop an alternative to 1-acre min. lots
- Utilize PUDs to allow variation
- Up to 1/2 acre overall density is acceptable, maybe consider 1/3 acre lots in the right situations

- Incorporate Large Green- and Open- Space requirements in denser zoning
- Incorporate material and façade requirements (through Architectural Review Board)
- Use clustering to appeal to “small family” developments

The key recommendations from the Utilities Task Force included the following:

- Sell or Dispose of the existing system
- Begin discussions with adjacent property owners about future land use plans
- Leverage time from the housing lag and future development to plan for ways to provide additional capacity for both water and sewer
- Begin discussions with County residents within growth area, Josephville, St. Charles County, East-Central Water and Sewer, and MDNR

Goals for the City include:

1. Long term mission/vision
2. Revise zoning code to reflect desires for future city.
3. Provide utility/services
4. establish property tax rate
5. attract and retain business and residential development

Mr. Dunajcik reported communications with East Central Water and Sewer District indicate they are receptive to possibly operating or owning the City’s waste water system. They have indicated they are willing to listen to any offer. GBA will continue to explore the option of ECM ownership or operation of the waste water system. Several concerns were addressed regarding the ECM’s ownership or operation of the system. The concerns included:

- extent of control
- incentive for adjacent property owners to annex into the City
- to the extent ECM will pass on the cost to Flint Hill users.

The City Engineer was directed to develop a letter covering the above issues and inviting the City residents to a meeting on January 26th, 2009. The letter is to address items the task forces have recommended.

At the December Joint Work Session, the Great Rivers Greenway District will do a presentation on their organization.

3rd item: Adjournment

There being no further business, Mr. James Brown made a motion to adjourn. The motion was seconded by Alderwoman Jackson. The city clerk reports 10 “yes,” 0 “no,” and 0 “abstain. Meeting adjourned.

Respectfully submitted,

Melissa Burton, CMC/MRCC
City Clerk

DJ Becker
Secretary