



City of Flint Hill

March 2025

News and information about happenings in the City of Flint Hill

City Hours and Holidays

To ensure that the City meets the needs of the residents, the City has adopted the following hours of operation. The City office is open Monday through Thursday. Friday we are available by appointment only.

The hours are:

Monday

9:00 am - 2:30 pm

Tuesday through Thursdays

9:00 am - 4:00 pm

Fridays

Available by appointment

City Holidays:

New Years Day - Jan 1

Martin Luther King Day - Jan 20

Lincoln's Birthday - Feb 12

Washington's Birthday - Feb 17

Truman Day - May 8

Memorial Day - May 26

Juneteenth - Jun 19

Independence Day - July 4

Labor Day - Sept 1

Columbus Day - Oct 13

Veterans Day - Nov 11

Thanksgiving Day - 27

Christmas Day - 25



From the Mayor

Hon. Douglas Wynn

Hard to believe, but we are already nearing the end of the first quarter of 2025. Time continues to move forward, and with it, so does City business. Before the year progresses further, it's important to reflect on 2024—a dynamic year marked by significant projects focused on maintaining and improving our infrastructure. We also celebrated the addition of a new restaurant to our downtown district, updated the City zoning code, and restructured our fee system.

In 2024, the City invested over half a million dollars in capital improvements, including more than \$200,000 toward replacing damaged roads and collapsed culverts. These road repairs are part of a long-term strategy to identify and prioritize necessary maintenance each year. Our ultimate goal is to shift from large-scale replacements to ongoing, preventive maintenance.

Additionally, we upgraded three of our eight wastewater lift stations. Two years ago, we implemented monitoring systems to alert the City of unexpected failures—a proactive measure that has allowed us to address potential issues early and pinpoint underperforming stations. As a result, we invested \$300,000 in upgrading three lift stations to ensure long-term reliability.

We were also excited to welcome Fiesta Hill Mexican Bar and Grill to our downtown. This locally owned restaurant chose our City for its small-town charm and friendly community. Plans are already underway to enhance the dining experience with an outdoor patio, providing additional seating for guests.

Looking ahead to 2025, we are preparing for several significant projects. The City has secured a grant to improve the Mexico Road and Highway P interchange, enhancing safety and traffic flow. Construction is set to begin in spring 2025 and is expected to be completed by year's end.

We are also pursuing federal and county funding to further enhance our downtown district. Once secured, these funds will support the addition of sidewalks, lighting, shared-use paths, and crosswalks—improving both safety and aesthetics. We will continue to share updates, including renderings, as they become available.

To support continued growth while maintaining services for our current residents, the City has partnered with McLiney and Company, a municipal advisory group, to explore new financing options.

Finally, we remain committed to supporting local businesses and driving economic activity in our City. In 2024, we collaborated with local businesses to host several successful events, and we look forward to expanding these efforts in 2025. As always, City administration is here to serve you. We look forward to a productive and prosperous remainder of 2025 and beyond.

Find us on the web at www.CityofFlintHill.com



Understanding Your Property Taxes: Where Does Your Money Go?

You've probably heard the old saying, "Nothing is certain except death and taxes." While we can't escape taxes, understanding where your money goes can help make sense of them.

From sales tax and property tax to utility tax, taxes fund essential services at every level of government—local, state, and federal. But one common question we hear from Flint Hill residents is:

"Why are my property taxes so high, and why does the city need more tax money?"

How Much of Your Taxes Stay in Flint Hill?

It may surprise you to learn that the **City of Flint Hill only receives a small portion of your total property tax payment—just 16.73 cents per \$100 of assessed** property value.

It's also important to understand that **assessed value** is not the same as your home's actual market value. St. Charles County determines assessed values for tax purposes by applying specific percentages to your home's market value:

- Residential property: 19%
- Agricultural property: 12%
- Commercial property: 32%

For a detailed explanation, visit the St. Charles County website at www.sccmo.org/180/Real-Estate.

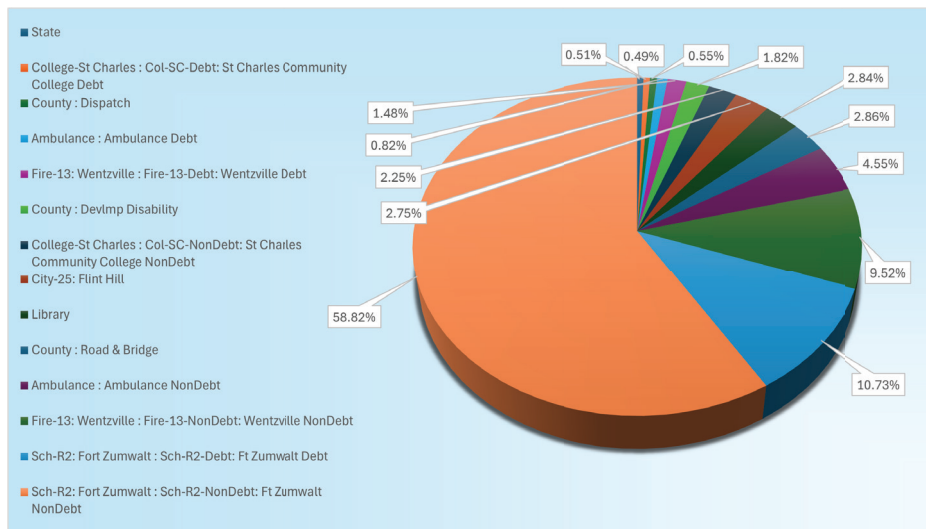
How Is Your Tax Payment Distributed?

Once property taxes are collected, the revenue is divided among various agencies. **The City of Flint Hill receives only about 2.75% of your total tax payment.**

For example, if your total property tax bill is **\$2,000 per year**, the City of Flint Hill receives only about **\$55** from that amount. The rest goes toward other county services such as schools, emergency services, and infrastructure.

Understanding this breakdown helps illustrate why local funding is often needed to maintain and improve city services. If you have questions or would like to learn more, feel free to reach out to the city office!

Real Property Tax Percentage Chart



BULK TRASH PICK UP JUNE 3, 2025

The City of Flint Hill in conjunction with Grace Hauling will be providing our annual bulk trash pick for City residents. Trash pick up will begin at 6:00am on Monday, June 3, 2025.

All items must be placed by curbside the evening prior.

Please do not put out the following items as they will not be picked up.

- ~ NO BATTERIES
- ~ NO PAINT
- ~ NO FLAMMABLE PROD
- ~ NO TIRES
- ~ NO OIL OR GAS

Appliances are okay to set out.

If you have any questions please feel free to contact the City either by phone or through our portal.



USE TAX BALLOT PROPOSAL

On the April 8th ballot, you will see the following question: "Shall the City of Flint Hill, Missouri impose a local use tax at the same rate as the total local sales tax rate, provided that if the local sales tax rate is reduced or raised by voter approval, the local use tax rate shall also be reduced or raised by the same action?"



What is a Use Tax?

A use tax is a sales-tax on goods purchased from out-of-state vendors that are delivered inside the City of Flint Hill but are not subject to our local sales tax at the time of purchase. It ensures that all purchases, whether made locally or on-line, contribute fairly to the city's revenue. This **TAX DOES NOT DOUBLE YOUR CURRENT SALES TAX.**

This measure allows Flint Hill to collect a use tax equal to the local sales tax rate on applicable out-of-state purchases.

Why the Use Tax?

The City is growing and as we grow so does our list of needed projects. Our first priority, among many, is ensuring continued and uninterrupted services to our residents. Currently, we are working on a number of projects to enhance life for our residents.

- ~ Improvement of Hwy P and Mexico Rd Interchange
- ~ Speed controls on Hwy P
- ~ Updating our Highway P Downtown with sidewalks and shared use paths.

The Use Taxes collected will be used to ensure a safe traveling within the City and allowing our residents the ability to safely walk or bike.

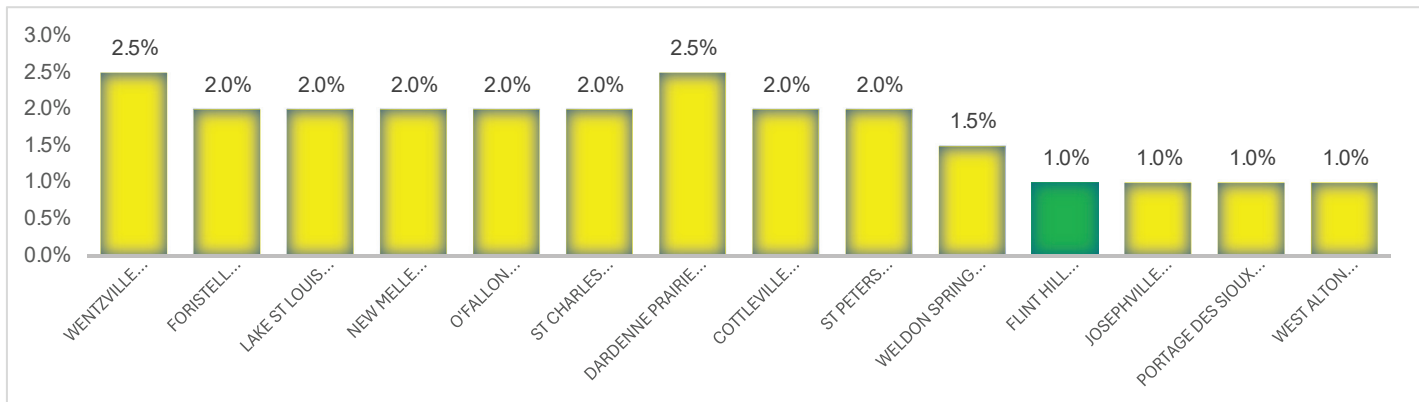
In addition, once this is completed, we'll be able to do additional capital improvements throughout our City. Other projects to be funded by this can include road construction and improvements, greenways, parks, and community activities.

How Does a Use Tax Work?

If approved, the use tax rate will match the current local sales tax rate (1%), but can **NOT AND DOES NOT** double it. A citizen would pay one or the other, but will not, legally, pay both.

Purchases made locally or from Missouri retailers are already subject to sales tax and would not incur an additional tax.

SALES TAX RATES BY LOCAL CITY



Understanding Sales Tax Rates Across St. Charles County

Sales tax rates can vary significantly by city and even within different areas of the same city. In **St. Charles County, the base sales tax rate is 5.59%**, but individual cities have the authority to add additional taxes on top of this rate. The final sales tax amount depends on various factors, including **location-specific tax districts and special development zones**. For example, Wentzville alone has eight different sales tax districts, each applying different rates based on their specific development agreements. The above chart provides a breakdown of these local cities tax base tax rate to help you better understand the sales tax landscape in your area.

If you would like to receive future correspondence and information by email. Contact the City or go to our website at www.CityofFlintHill.com and fill out the email sign up.



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Flint Hill, MO 63385

Contact Us

Email: info@CityofFlintHill.com
Phone: 636-327-4441

Get involved, Be Involved.

2025 is a time for citizen involvement. Make it a point to come to your 2025 Board of Alderman and Planning and Zoning meetings. P&Z meetings are at 5:00 p.m. (unless specified) BOA meetings are at 6:00 p.m. (unless specified) P&Z only meet if there is an item on the agenda. All dates are subject to change.

JANUARY 15, 2025

FEBRUARY 19, 2025

MARCH 19, 2025

APRIL 16, 2025

MAY 21, 2025

JUNE 18, 2025

JULY 16, 2025

AUGUST 20, 2025

SEPTEMBER 17, 2025

OCTOBER 22, 2025

NOVEMBER 19, 2025

DECEMBER 17, 2025

EVENTS



VOTE APRIL 8, 2025



GENERAL MUNICIPAL ELECTIONS