

**BOUNDARY COMMISSION  
ST. LOUIS COUNTY, MISSOURI**

**MINUTES OF MAP PLAN PUBLIC HEARING  
St. Louis County, City of Creve Coeur, City of Maryland Heights  
October 26, 2000**

**COMMISSION ATTENDANCE:**

Commissioners	Present (P)/Absent (A)
<b>MATT ARMSTRONG</b>	<b>P</b>
<b>TED ARMSTRONG</b>	<b>P</b>
<b>JANE ARNOLD</b>	<b>A</b>
<b>BOB FORD</b>	<b>A</b>
<b>AGNES GARINO</b>	<b>P</b>
<b>TOM HAYEK</b>	<b>P</b>
<b>DEE JOYNER</b>	<b>A</b>
<b>GREG KLOEPEL</b>	<b>A</b>
<b>ILENE ORDOWER</b>	<b>P</b>
<b>JOHNNIE SPEARS</b>	<b>P</b>
<b>DON WOJTKOWSKI</b>	<b>A</b>

**OTHERS PRESENT:**

Daniel Krasnoff - Executive Director  
David Hamilton - Legal Counsel

---

**CALL TO ORDER**

Mr. Johnnie Spears called to order the meeting of the Boundary Commission at 7:00 p.m. on October 26, 2000. The meeting took place at Parkway Northeast Middle School, 181 Coeur de Ville Drive, Creve Coeur, Missouri. The purpose of the meeting was to conduct a public hearing on the map plan submissions of St. Louis County, the City of Creve Coeur, and the City of Maryland Heights.

*1. Opening Remarks by First Vice-Chairman*

Mr. Spears began by explaining the Boundary Commission process and the purpose of the

public hearing. He said municipalities interested in annexation in unincorporated St. Louis County had to submit map plans by July 1, 2000. Map plans designated areas in which municipalities might pursue annexation in the future. The law provided that the Commission hold hearings on the map plans. On April 15, 2001 municipalities could proceed with annexation proposals within the map plan boundaries they previously submitted. If annexation proposals were submitted, the Commission would conduct separate reviews of those proposals and hold new public hearings. The purpose the map plan hearing, therefore, was not to hear actual annexation proposals, but instead to hear descriptions of the map plans submitted to the Commission.

Members of the public who desired to address the Commission were instructed to fill out speaker cards and return them to Mr. Krasnoff. Mr. Spears said speaker cards would be accepted through the final presentation, that of Maryland Heights. Individuals would be given three minutes to address the Commission and those representing organizations were given five minutes to address the Commission.

## *2. Presentation of St. Louis County*

The Planning Director, Mr. Glenn Powers, presented St. Louis County's map plan. Mr. Powers began his presentation saying it would follow the outline of the questions the Boundary Commission had provided all submitting entities. The County included the area in blue on the large format map next to the Commission table. He said the County was the main provider of municipal services to unincorporated St. Louis County and would like to continue to provide those services if it was the desire of citizens in the area. He said unincorporated St. Louis County was, in effect, the third largest city in Missouri, with a population of over 300,000 people.

The County included the area under discussion because it had a population of more than 2,500 people, the base number required by statute for the County to include an area in its map plan. By submitting the map plan all eligible county residents were included in the map plan. The County was unsure how it would proceed with phasing. Proposals be submitted for many areas around the County. How they proceeded would be affected by the public's desire to remain unincorporated. The County was unsure how soon after April 15, 2001 they might submit a proposal. He said the County would meet with representatives of subdivisions before April 1, 2001 to gauge their sentiments. Mr. Powers also said residents could contact the Boundary Commission or the County to convey their feelings regarding the annexation issue.

It was important for the County to implement its map plan because it had provided services to residents for some time and it had the staff and resources to provide high quality municipal-type service. The County's size allowed it to be flexible in working with communities and be available to provide services to municipalities on a contract basis.

The County was the best jurisdiction to serve the area because it had tremendous capacity to deliver a wide variety of services. Mr. Powers said the County was fiscally healthy, one of only eighteen counties in the country with a AAA bond rating. There had been no changes in taxes in

the County since 1989, when taxes were lowered. Mr. Powers said the County Police Department was one agency he felt particularly strongly about and that they were second to none. The County police had over 700 commissioned officers with a little over 100 officers operating in the precinct that covered the area under discussion, with two substations in the area. He said the County police had CLEEA accreditation, which was very prestigious. Mr. Powers said the Public Works Department was professionally staffed with code enforcement in electrical, mechanical, plumbing, etc. The building permit program had an ISO rating of three, a higher rating than any other municipality that surrounded the unincorporated area. Mr. Powers said a municipal representative had said his municipality would provide better code enforcement, even though that municipality had an ISO rating of seven, worse than St. Louis County's. A few years earlier the County initiated a comprehensive code enforcement program with regular sweeps of all properties in the County for trash nuisance abatement and general exterior maintenance of buildings. The County Highway Department had a staff with a large number of professional engineers and more than 200 in the maintenance division, with a local substation in the map plan area. The County parks system was described as a regional system with excellent recreation programs. The Planning Department had over twenty professionals, not including those in the Community Development Division. He said they were mindful of citizen participation. They were described as having close relations in the area. In the Robinwood subdivision they assisted in establishing a community improvement district, while in the Willowbrook subdivision they have worked on a variety of issues.

Residents had expressed some interest in remaining unincorporated. He said he was aware there were some people in the western area of the map plan who would desire to be in Creve Coeur.

#### Questions from the Commission

Mr. Ted Armstrong noted that the County was becoming more pro-active. He encouraged citizens to make their feelings known to County government. He also said the County should meet with municipalities to see if there were joint solutions to boundary issues that might satisfy all parties involved.

Ms. Garino asked if there had been any conversations with Creve Coeur and Maryland Heights regarding map plans. Mr. Powers said there had been no formal discussions, but he had casually discussed the issue with the Planning Director of Creve Coeur. Mr. Powers said the County was willing to have those conversations. He said the County's scope of issue was much greater than any one municipality.

Ms. Garino said the area left out would remain unincorporated because it was not included in any of the municipalities' map plans. She said this was a strange situation with a large area precluded from being annexed. Mr. Power said Creve Coeur, for instance, probably drew a boundary they felt they could absorb. He said the County would have to serve the remaining area. Ms. Garino said Mr. Powers recognized the issues facing the Boundary Commission.

Ms. Ordower asked what the population of the area was being discussed. Mr. Powers said the area's population was slightly over 30,000, according to the 1990 census. He noted that only

three municipalities had larger populations than the unincorporated area in question. He said such a large area could be effectively served by St. Louis County.

Mr. Matt Armstrong asked how many St. Louis County police officers served the area. Mr. Powers said 103 served the first precinct, an area larger than the unincorporated section under discussion that evening.

Mr. Matt Armstrong asked who provided fire and EMS services to the area. Mr. Powers said the Creve Coeur, Chesterfield, Maryland Heights and West Overland fire protection districts served that area.

### *3. Presentation of Creve Coeur*

The Director of Economic Development, Mr. Scott Haley, presented Creve Coeur's map plan. Mr. Haley said he had an information sheet and passed it to the Commissioners. He said he would provide a history of the City and discuss special services it provided. Creve Coeur was incorporated in 1949 and became a home rule community in 1976. They had a city administrator form of government with about 17,000 residents, over eleven square miles. The City's land uses were 72% residential, 18% commercial, 5% industrial and 5% public parks. Creve Coeur had \$10 million annual budget with a property tax rate of \$.07 per 100 dollars of valuation and one of the lowest utility tax rates in the area, 4.5%.

Unique services provided by Creve Coeur included, 100% funded rear yard trash pickup and curb side recycling. They also 100% funded yard waste, leaf vac and limb clipping. Creve Coeur had an aggressive \$22 million, five-year capital improvement program that addressed street repair and construction, storm water projects and aggressively pursued park development opportunities. The City worked with private institutions to create open space and park grounds. They recently arranged a lease agreement with the Donald Danforth Plant Science Center, using four acres for a public soccer field. Creve Coeur and Maryland Heights had a joint recreation agreement in which Maryland Heights residents could use the Creve Coeur golf course for resident rates while Creve Coeur residents were able to use the Aquaport at resident rates.

He said Creve Coeur was served by three fire districts, Creve Coeur, Chesterfield and West Overland. The area in the Creve Coeur map plan was also serviced by those agencies. He said Creve Coeur strove to notify both their own residents and those in nearby municipalities about actions regarding ongoing issues.

Mr. Haley said he would provide a rationale why a city with a 17,000 people would include in its map plan the area from Creve Coeur Mill Road on the west to Warson Road on the east, an area with 13,000 people. He said there had been many citizen questions about the north boundary of the map plan. He said the north boundary was an Ameren Union Electric easement and the water easement for the City of St. Louis. It was explained that the subdivisions in the area were oriented to major north/south streets, such as Craig Road and Ross Road, that lead to Creve Coeur. Also, he said there were potential issues if a city the size of Creve Coeur decided to annex an area almost the same size in one proposal. He said they did not include the whole

unincorporated area because not all people in the adjacent area interacted that much with Creve Coeur. Also, it was impractical for Creve Coeur to annex the whole area within a five-year period. Mr. Haley said the City would need to phase annexation efforts and spend time on the necessary due diligence to determine how to proceed with annexation proposals. He said a long-standing issue had been to incorporate the skinny section of Warson Road that separated Olivette from Creve Coeur, although there was a good relationship among the jurisdictions in policing this area. Creve Coeur's first step in phasing would be the eastern area of its map plan. The City was also thinking about other aspects of phasing in the unincorporated areas.

Mr. Haley said it was important to control potential impacts of annexation on Creve Coeur along Olive Street Road. He said the high quality of municipal services, the ability to use public and park facilities and quality police were advantages provided by Creve Coeur. Also, planning was used to increase property values. He had received over two dozen calls from citizens both in support of the map plan and with questions about the map plan. He had received no opposition to the map plan except from people who were upset at not being included in the map plan. An article was written in the City newsletter about the map plan in order to inform residents and businesses about its development.

#### Questions from the Commission

Ms. Garino asked Mr. Haley to describe phase one. Mr. Haley said Creve Coeur had attempted to annex part of the area with apartments north of Olive Boulevard in 1990. Although he said it was not completely determined they were still looking at that area. Their rationale was to provide services off Schuetz and Guelbreth from public works and police.

Ms. Garino asked what the western boundary of the first phase was and if it was an easement. Mr. Haley said there were no divided subdivisions, that Crestview Drive formed a long cul-de-sac that was accessed from Schuetz, far north of their map plan boundary to the west.

Mr. Ted Armstrong asked if it was correct to say Creve Coeur would need taxes generated by the "plum" of the area, the industrial/warehouse portion of the northeast area, in order to provide services to the rest of the unincorporated area that was largely residential. Mr. Haley said that was correct, that 80% of the area was residential and the industrial/warehouse area would generate the revenue to provide services to the rest of the annexed area. He said it was not a "tax grab", that this was their effort to get their fair share. The City was eager to hear from the public regarding its map plan and the hearing was Creve Coeur's first effort to assess public opinion about the map plan.

Mr. Ted Armstrong said he was glad to hear Creve Coeur was so interested in public opinion. He asked if Creve Coeur had made an effort to gain support for the map plan. Mr. Haley said they had done nothing to gain support because it would have been unfair without hearing specifics from the residents about the map plan. At a minimum Creve Coeur would consider sending out flyers and having town hall meetings to survey public opinion in the area.

Mr. Ted Armstrong asked where the Warson Road boundary of the map plan extended. Mr.

Haley said their intent was to go to the east side of the road, to the Olivette boundary line. Mr. Haley said their intent was to include the whole unincorporated area.

Mr. Ted Armstrong asked if there was any reason to believe housing code enforcement in the unincorporated area was less stringent than in Creve Coeur. Mr. Haley said there were no major differences in code enforcement standards and Creve Coeur could serve the area as well or better.

Mr. Matt Armstrong asked how the \$22 million in capital improvement funds was being raised. Mr. Haley responded that \$6 million was in general revenue funds and there was an increase in a half cent sales tax approved by residents in November 1997. Mr. Matt Armstrong asked if there would be a similar capital improvement effort in any annexed areas. Mr. Haley said there would be capital improvements in the area. The bulk of the Fourth Ward annexation area had received a large amount of the capital improvement funds. The City received a rude awakening in 1995 as to the cost of upgrading those streets to Creve Coeur's standards.

Mr. Matt Armstrong asked what was meant by due diligence. Mr. Haley said they were working at the staff level to get input from the Police Department and Public Works Department to determine how to best serve the area of the map plan. Questions such as, where to take additional leaves that would be collected and how to provide adequate response times for police services were to be answered. Mr. Matt Armstrong said his concern was that annexed areas not become the "poor stepchildren" of Creve Coeur. Mr. Haley said by providing ward representation residents would have an active voice in government and not become the "poor stepchildren" of Creve Coeur.

Mr. Matt Armstrong asked how many police officers it would take to serve the map plan area. Mr. Haley said Creve Coeur had about sixty or sixty-five commissioned officers for 17,000 people and they would continue to have that ratio regardless of what annexations were undertaken.

Mr. Hayek asked about the northern boundary, specifically if the easements were obvious physical attributes of the landscape. Mr. Haley said the City of St. Louis easement extended to Stacy Park and that the map plan boundary largely followed that easement except to include Craig Elementary School and Parkway North High School. These boundaries were drawn keeping in mind that the Police Department used "community policing" and deer control and the City needed to have a well-conceived area.

Mr. Hayek asked how the easement created a physical barrier. Mr. Haley said subdivisions did not generally extend across easements, though a few did. Mr. Hayek asked if that meant some subdivisions might be split. Mr. Haley said it was possible subdivisions were split but if so, it was unintentional.

Mr. Hayek asked if there were areas of the map plan where there was particularly strong or weak support for annexation. Mr. Haley said most calls were in the northeast area.

Mr. Spears said Creve Coeur has about eleven square miles and asked how much larger it would

be if it annexed the map plan area. Mr. Haley said it was a 15%-30% increase.

Ms. Garino asked if it was correct that, except for the schools, the northern boundary followed easements. Mr. Haley said that was correct. Ms. Garino asked how wide the easements were. Mr. Haley said the Ameren UE easement was 200 feet wide. He said many properties backed up to the easements, but a few subdivisions extended across the easements.

Ms. Garino asked what was behind the schools. Mr. Haley responded that they bordered additional residential subdivisions. Ms. Garino asked if the subdivisions spread around the schools. Mr. Haley said Parkway North High School was along Fee Fee and had no subdivisions integrated within it. The same was true for the school along Craig Road. He said it was similar to Bellerive school in Creve Coeur.

#### 4. *Presentation of Maryland Heights*

The Director of Community Development, Mr. Wayne Oldroyd, presented Maryland Heights map plan. He said Maryland Heights was incorporated in 1985. The City had approximately 25,000 residents over approximately twenty-two square miles, including the Howard Bend Levy District area. The Maryland Heights budget was approximately \$35 million and was substantially driven by capital improvements. Since its incorporation the City was faced with substantial capital improvements and was fortunate, therefore, to be chosen by the gaming industry as a casino site. The City adopted a storm water and park tax to address those issues leaving all gaming revenue for traffic infrastructure improvements.

He said Maryland Heights was an “edge city” with 25,000 residents in the evening and approximately 80,000 people working there during the day. Mr. Oldroyd said Maryland Heights was crossed by I-270, I-70, the future extension of Page Avenue and Lindbergh. The main street was Dorsett Road. Traffic improvements drove Maryland Heights’ planning.

Mr. Oldroyd discussed two areas of the map plan. First, he dealt with the area from Marine to the future alignment of Page Avenue. He said Maryland Heights wanted to annex the area because Page Avenue formed a natural southern boundary. Property uses in that area were described as: multi-family, single family, county facilities (boys’ home), a landfill and St. John Bosco church. Although this was not a major commercial area, the goal was to include all of Page Avenue in Maryland Heights. The second area was at the Page/I-270 intersection, a hospitality and business core that already included Westport Plaza and Holiday Inn. The area would soon include an office project at the southwest quadrant and a TIF project, the Page/270 Redevelopment Area, at the northwest quadrant. He said he could not address annexation issues in depth because the city was preoccupied with pressing development proposals. Maryland Heights planned to spend \$80-\$90 million over five years in capital improvement projects. The Creve Coeur Mill Reliever Road would be built to relieve traffic on the Earth City Expressway. The Daniel Boone MTIA study argued there should be an extension of Route 141 to Page Avenue. Maryland Heights would fund those projects from gaming revenues.

Mr. Oldroyd said the City was in the process of updating its comprehensive plan, creating a

redevelopment area on Dorsett Road, redeveloping the Page/I-270 corridor and the Howard Bend Levy District. With all that going on annexation issues were not high on Maryland Heights' list of priorities. The City's thinking on annexation was "very preliminary."

Mr. Oldroyd said the residents would be positively impacted because they would receive quality services: public safety, code enforcement and recreational facilities. Mr. Oldroyd echoed Mr. Haley referencing the joint agreement between Maryland Heights and Creve Coeur for the use of recreation facilities, including the Aquaport and Vego Park. The West Point apartments, that were in both Maryland Heights and St. Louis County, would all be in Maryland Heights. A move that would improve code enforcement and management.

Since Mr. Oldroyd was hired by Maryland Heights, he had more than doubled the size of the Community Development staff to improve planning, code enforcement and building inspection. He said the department was small but effective and was competitive with any other municipal department in St. Louis County. They had minimal input from residents although there had been discussions with the property manager of the multi-family project off Marine. They also had some calls from the Robin Wood subdivision off Fee Fee. They were preparing to put the issue out on a more formal basis when they were informed about the public hearing. If Maryland Heights' was to move forward it would conduct meetings with those in the unincorporated area as part of the comprehensive plan and public relations effort. They would be meeting with the two or three residential subdivisions and the management of the multi-family properties. Most of the rest of the land was in public ownership, with the exception of the Shriners facility off Fee Fee. He apologized for the lack of detail, but Maryland Heights was not aggressively pursuing annexation. That might change as they considered the effect of the Page Avenue Extension from Lindbergh to Bennington. Mr. Oldroyd said changes in infrastructure efforts might make annexation a more immediate priority for Maryland Heights in the future.

Questions from the Commission

Mr. Hayek asked what the western boundary of the map plan was. Mr. Oldroyd said it was the Page Avenue extension. Mr. Hayek asked why that was the boundary and not subdivisions to the west. Mr. Oldroyd said the Extension had become part of the identity of Maryland Heights. Access to the residential area north of Page was from Marine, which could be accessed from Maryland Heights. The boundary increase was logical considering the shape of new infrastructure. Subdivisions to the west would be on the south side of the Extension and not accessible from Maryland Heights.

Mr. Hayek asked what the land use was of the large square parcel of land on the map. Mr. Oldroyd said it was a sealed landfill.

Mr. Ted Armstrong said he understood the Page Avenue Extension formed a natural boundary. He was troubled by the Fee Fee Road parcels. He did not understand why that should be part of Maryland Heights with a couple of residential streets sandwiched by Parkway North High School and the Robin Wood School. He asked Mr. Oldroyd how that area related to the rest of Maryland Heights. Mr. Oldroyd said it related to Maryland Heights in two ways. First, it related to the 165-unit Boulder Springs subdivision at the southwest quadrant of Page/I-270. The other



aspect of that development was the Page/270 Office Complex, part of a mixed-use development with a gross floor area of 410,00 square feet in two office towers. Both developments were in Maryland Heights. The City would need access to these facilities off Fee Fee Road. He said there were transportation issues regarding Page/I-270 that including clover leaves and a connection from Craigshire to Fee Fee.

Mr. Ted Armstrong asked if providing services to the southwest quadrant would require Maryland Heights to utilize Fee Fee Road for that purpose. Mr. Oldroyd said it would. Mr. Ted Armstrong asked, if in order to provide services to the area, would require Maryland Heights have to go through unincorporated St. Louis County. Mr. Oldroyd said that was correct.

Ms. Garino asked the location of the current boundary between Maryland Heights and unincorporated St. Louis County. Mr. Oldroyd said the boundary was split at Marine, with Maryland Heights on the east side and St. Louis County on the west side until Maryland Heights' boundary expanded to both sides of Marine, past the small "strip" shopping center.

Ms. Garino asked the population of the map plan areas. Mr. Oldroyd said he estimated 1,500-2,000 residents lived in the areas, mainly in the 400+ West Point facility.

Ms. Garino asked if any split subdivisions were part of the map plan. Mr. Oldroyd said there were no split subdivisions.

Ms. Garino asked where Creve Coeur and Maryland Heights bordered one another. Mr. Oldroyd said the jurisdictions did not border one another. Ms. Garino asked what jurisdiction was to the west of Maryland Heights. Mr. Oldroyd said the Missouri River was to the west. He also said Maryland Heights and Chesterfield bordered one another at the "bottoms".

##### 5. *Public Comment*

Janet Levin, 1140 Mackinac

She was a trustee of the 255 home, Orchard Lake subdivision. Her subdivision was included in both St. Louis County's and Creve Coeur's map plans. She said residents had several concerns. One concern was not being contacted in advance about the plans. She was glad to hear both jurisdictions would have greater contact with the subdivisions in the future. They had an excellent relationship with the County in the past, creating a road tax district that improved roads in the 1980's. The residents wondered why there was a change in Creve Coeur's thinking about potential annexation of her subdivision, when in the past there was just talk. She said they did not answer why they were interested in including a residential section, such as Orchard Lakes. There had been no effort at that time by the trustees to poll residents about their desires regarding annexation. She was concerned whether Creve Coeur would commit to bringing annexation proposals for areas other than the industrial section at the northeast corner of the map plan. She wanted to know when the other phases might take place and how their subdivision might fit into that schedule. She asked whether Creve Coeur would annex Orchard Lake if the subdivision requested, they do so. She said it was her understanding a request would not necessarily guarantee a proposal would be submitted. Residents were concerned about

issues regarding codes and regulations. She said they looked forward to meeting with St. Louis County and Creve Coeur, but at that time, they had as many questions after hearing the presentations as they did before the presentations.

Gene Lauver, 4 Village Drive

He lived in the Quite Village subdivision, between Lindbergh and I-270. He thanked the jurisdictions who appeared and said he had worked with the previous Boundary Commission as part of the Creve Coeur North organization. He said he understood the Commission faced complicated issues in sorting out the concerns of the relevant parties. Creve Coeur North's boundaries were Lindbergh, I-270, the southern border of Maryland Heights and northern border of Creve Coeur, an area with 14,000-15,000 residents. Their concern was that annexation occur in a manner that met the residents' needs and concerns. In the past they had supported annexation by Creve Coeur believing that in the long term the County could not protect its borders. Changes in legislation might require a reevaluation of that policy. In the past legislation mandated that all unincorporated areas be annexed into existing municipalities or face larger taxes. He understood this was no longer part of the legislation. He said of all municipalities they most logically belonged with Creve Coeur. They share a business district and a community of interest. He said over 50% of the tax revenue generated by the Olive Street business district was by the residents of the adjacent unincorporated area. He said most traffic from the unincorporated area did not go to Page Avenue, but to Olive Street Road.

He provided a thumb nail sketch of recent proposals beginning with the proposed incorporation of Thornhill ten years ago. Under the old rules Thornhill was not allowed to go to a vote. At the request of the Boundary Commission, the Thornhill proposal was redesigned, but it failed. There was an additional attempt to incorporate an area known as Creve Coeur North that did not get very far. At that time Creve Coeur, Chesterfield, and Town and Country expressed interest in annexation at the west end of the area. The Boundary Commission attempted to have the jurisdictions come to a mutual agreement regarding boundaries. The Creve Coeur North organization did not like that because it left a large unincorporated area behind. The Boundary Commission agreed with the analysis of Creve Coeur North and did not allow a vote, while allowing votes for Chesterfield and Town and Country. Creve Coeur was unhappy with that result. He concluded saying the Commission could not force a long-term solution and the residents should be allowed to influence the process. Also, he made clear that the signup sheets on the back table were not from the Boundary Commission, but from his organization.

Mr. Ted Armstrong asked what the Creve Coeur North group wanted. He said he understood that under the previous law the group wanted to be annexed by Creve Coeur. Mr. Lauver said they had to meet amongst themselves and decide how they felt. They still probably wanted to be part of Creve Coeur although under the old legislation they thought the County could not protect its borders.

Lois Taylor, 12191 Lake Placid Drive

She was a long time representative of the Orchard Lake subdivision, located at the intersection of Olive and I-270, behind Weber Chevrolet. They had 255 homes in the subdivision and occupied a large area of land at that intersection. She was glad to hear that the jurisdictions

would talk to the subdivision about its concerns. She said it was too early to decide whether it was a good idea to be annexed or not. She had questions for the Boundary Commission. She asked if Creve Coeur brought an annexation proposal, would the Commission be able to identify whether funds would be available for capital improvements, particularly sidewalks and lighting.

Ms. Garino said the information had to be provided as part of a plan of intent to the Boundary Commission. If the proposal was approved by the Commission, it was the responsibility of the proposing jurisdiction to “sell” the community on the annexation proposal. Then, the voters would be able to vote on the proposal. If the entire proposal were adopted, Creve Coeur would double in size.

Ms. Taylor wanted to know if there was a required ratio of commercial and residential property, similar to Creve Coeur’s current ratio. Ms. Garino said there was no such formula, that proposals were submitted to the Commission, evaluated by the Commission and if approved by the Commission, sent for a vote of those in the area. If the Commission denied such a proposal there would be no such vote. It was up to the proposing jurisdiction to inform the community what the benefits would be. Communication mattered because citizens would have an informed vote.

Richard Sokol, 11815 Gold Leaf Drive

Mr. Sokol said he lived in the Brookdale subdivision and was not the representative for any organized group. He was the original owner of his house and had lived in the subdivision for thirty-four-and-a-half years. He said the subdivision was behind Craig Elementary School and was divided by the Union Electric easement. He also said he knew of the location of the City of St. Louis water easement. He said the Creve Coeur representative should have performed a walking inspection of the water easement because it was not well marked except where vents appeared above the surface at Schulte Road. He said the easement appeared as a dirt road at the intersection with Schulte and he suspected that the easement split subdivisions because it extended between people’s houses.

He said he was pleased with County police, streets and snow removal services. He also said he dealt with County departments regarding zoning and storm water run-off and found them to be extremely cooperative. Mr. Sokol said a large bureaucracy could provide services with an efficiency that smaller jurisdictions could not. He was disturbed that Creve Coeur was not extending its map plan boundary to the southern border of Maryland Heights. He feared that if Creve Coeur implemented its entire map plan, the County would lack the efficiency of scale to continue to provide quality services to the remaining unincorporated area. He said the logical boundary for Creve Coeur was Lindbergh Boulevard on the east, I-270 on the west and the Maryland Heights border on the north. Such a boundary would eliminate any strange situations caused by using the easements as the north border of the map plan.

Dale Sterett, 12166 Lake Constance Drive

He was a trustee in the Orchard Lake subdivision. In 1980, road and storm sewer improvements were made by St. Louis County, when Creve Coeur threatened to annex the area. He said that

changed with a new philosophy of County government. He said Creve Coeur was proposing to increase its population from 17,300 to 30,500 by adding 13,200 people, a 76% increase. Creve Coeur would add one small industrial area bounded by: Lindbergh Boulevard, Ashby Road, Bauer Boulevard and Page Avenue. He did not feel that area could help support the 13,000 new residents. He said they already had 17,000 residents who were supported by the entire Olive Street Road “corridor” that included Heritage Plaza, a retail development and a new office building where a country club had been demolished. So, he wanted a guarantee that Creve Coeur would go ahead and propose annexation of the large residential areas elsewhere in the map plan. Mr. Sterett said he had many unanswered questions and other residents of the Orchard Lake subdivision felt the same way. He encouraged the Boundary Commission to “work the numbers” carefully. He said he liked Creve Coeur and St. Louis County government. He did not lean any way on the question of annexation.

Ms. Garino said the questions Mr. Sterett was asking were appropriate to the proposal phase of the Commission’s work and not to the map plan phase, the purpose of which was to outline boundaries. Once the proposal phase was to begin, he had every right to ask for the information he mentioned in his comments. Mr. Sterett said he wanted the Commission to know residents’ concerns.

Jerry Rich, 1501 Ploma Drive

Mr. Rich began by thanking the Commission for beginning due diligence in studying these matters and by continuing the previous Boundary Commission’s practice of soliciting public input into items before the Commission. He said he had been a resident of St. Louis County since moving to the region eleven years before. He had lived in the same home, although for ten years he was in unincorporated St. Louis County and was provided good services. The previous year he had been annexed by Manchester and had received excellent services. He said the annexation had gone exceedingly well even though it resulted in a doubling in the population of Manchester. Mr. Rich said he was biased in favor of local government that was close to the people. He attended the hearing when he read in the newspaper that St. Louis County government would be presenting their view that unincorporated areas should remain unincorporated. He did not come to criticize St. Louis County because he was proud of St. Louis County. He said they provided excellent county services and made a valiant effort to provide municipal services. He was puzzled that St. Louis County would take any position on annexation issues and said St. Louis County government should remain neutral on annexation questions. He said the State of Missouri Constitution and the St. Louis County Charter provided no good reason why the St. Louis County government mission was to provide municipal services. The mission of St. Louis County government was to serve as a regional coordinator and to support municipalities and to administer circuit courts.

Mr. Ted Armstrong said the map showed Creve Coeur had drawn a boundary that included roughly half of the unincorporated area while Maryland Heights only identified a small area, leaving a large amount of the north section of the map as unincorporated St. Louis County. He asked Mr. Rich if it was not reasonable for the St. Louis County government to be concerned about a situation that left them to provide services to the remaining unincorporated area. Mr. Rich said Mr. Ted Armstrong made the one legitimate argument for St. Louis County. He said

that St. Louis County was proposing that every single part of unincorporated St. Louis County remain unincorporated in its map plan.

Mr. Ted Armstrong noted that Mr. Sokol had said as St. Louis County lost unincorporated areas it would be increasingly difficult to provide services to the rest of the area, a “death spiral” type situation. Mr. Ted Armstrong said Mr. Rich’s complaint was not with St. Louis County government, but with the state legislature.

Mr. Matt Armstrong said St. Louis County was arguing that it would not abandon voters in Creve Coeur map plan area if they chose to remain unincorporated. He said he did not hear the same argument coming from St. Louis County government that Mr. Rich heard.

Mr. Matt Armstrong said an issue of concern to the Commission was whether the municipalities had talked with the voters. He agreed with Mr. Rich in the value of local government and said the only way local government worked was when government held town hall meetings to ensure appropriate citizen input. Mr. Rich said Manchester collected public opinion surveys to determine the level of citizen interest in annexation and it was criticized by St. Louis County for collecting those surveys.

Bill Sloan, 1940 Bookbinder

Mr. Sloan began by saying he had been a resident of the Old Farm Estates subdivision for the previous twenty-five years. He disagreed with the previous speaker, saying he was extremely pleased with St. Louis County government services, including police, the health department and code enforcement. He said St. Louis County government always acted quickly when it found a property that was not being properly maintained. He said Creve Coeur would be happy to know they did empty the trash in their neighborhood and had a leaf service. They were concerned that Creve Coeur proposed to split Old Farm Estates, the largest subdivision in St. Louis County, with 538 homes. The subdivision had its own swimming pool and common grounds. By splitting the subdivision in half there would be confusion with the indentures they had lived with for thirty-five years. He said they had substantial concerns and had not been consulted. Mr. Sloan said an easement was a common ground and homes in the subdivision backed-up to both sides of the common ground. Mr. Sloan said he did not understand why Creve Coeur used the easement as a boundary and then added a couple of blocks of homes and included a high school north of the easement.

Ben Ulrich, 13009 Musket Court

Mr. Ulrich said he was the president of the trustees of Old Farm Estates where he had lived for thirty-five years. He felt the issues personally. They were a united group of homeowners whose goal was to maintain the quality of life within their boundaries. He said over the years surrounding municipalities were interested in annexing Old Farm Estates. Creve Coeur had told the subdivision that houses did not produce revenue and, therefore, it was previously uninterested in annexing the subdivision. St. Louis County had just completed resurfacing the subdivision and would come out if needed at the drop of a handkerchief and residents were quite satisfied with the County’s police and fire protection. Mr. Ulrich said it was irrational and illogical to take 279 homes and annex them while the remaining homes would remain part of

unincorporated St. Louis County. Old Farm Estates was well run, with a \$45,000.00 budget that was overseen by a fifteen-member Board of Trustees. The houses north of the common ground would no longer have access to the swimming pool and common grounds. If these facilities needed upgrading, who would pay and who would have access. Would there be two sets of indentures and another set of government controls on how houses were to be built. He said there were 112 businesses north of Olive Street Road that Creve Coeur would like to “cherry-pick” for tax revenue. Creve Coeur would “pick up’ the homes in order to gain revenue.

Mr. Matt Armstrong asked where the swimming pool and ball fields were located. Mr. Ulrich said they were located within the Ameren UE easement. He said the upkeep of the fields was the responsibility of the Old Farm Estates residents. The assessment was \$80.00 per resident. He said the north border of the subdivision was the border of Maryland Heights. Mr. Ulrich then provided a detailed description of the boundaries of the subdivision.

Mike Musick, 11 Deerfield Lane

Mr. Musick said he lived in the Willow Brook subdivision, at the southeast corner of the Creve Coeur’s map plan. When he moved to the area nine years before he lived in Maryland Heights. They intentionally purchased their house in unincorporated St. Louis County. He said he wanted it to stay that way. Services were fine, not too lax and not too strict.

Harold Burkemper, 11804 Spruce Haven Drive

Mr. Burkemper said he was a lifelong member of map plan area and attended St. Monica’s Church along with many others in the area. He remembered when Old Farm Estates was the Ordman’s property and he knew the people who lived to the north. The area was a “big neighborhood” with many farms in between. Mr. Burkemper said Creve Coeur wanted to “break up a neighborhood” and questioned why a water easement that functioned as a large back yard was the basis for the division. He said each indentation north of Olive Street Road resulted from a separate annexation by Creve Coeur, Mr. Burkemper thought the division between unincorporated St. Louis County and Creve Coeur was one that had little effect on the social interaction of residents. Mr. Burkemper said Creve Coeur was a point-of-sale city that allowed it to keep the taxes paid by those in the unincorporated areas for the exclusive benefit of the residents of Creve Coeur. To understand Creve Coeur, he said to follow the money.

Valerie Zink, 11736 Frontier

Ms. Zink said she moved to mid-county from Texas thirteen years before and was naive about local government and boundary lines. She chose where to live based upon the location of her workplace and the Parkway School District. Because the cities of Creve Coeur and Maryland Heights had annexed the commercial tax base it was impossible for 30,000 residents to create a new municipality. She feared after annexations only 10,000 isolated people would live in the unincorporated area. She was disappointed to find her home was in neither municipality’s map plan. She worried that would have a detrimental impact on the quality of government services she received. Ms. Zink said St. Louis County did a decent job but thought it would be difficult to continue to provide services if the Creve Coeur annexed the last piece of large commercial property off Lindbergh Boulevard and Olive Street Road.

6. *Adjournment*

At the point the meeting was adjourned.

Respectfully Submitted  
Daniel Krasnoff  
Executive Director

Approved: