

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

**MINUTES OF MAP PLAN PUBLIC HEARING
ST. LOUIS COUNTY, CITY OF BALLWIN, CITY OF MANCHESTER &
CITY OF TOWN AND COUNTRY
November 14, 2000**

COMMISSION ATTENDANCE:

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

OTHERS PRESENT:

Daniel Krasnoff - Executive Director

David Hamilton - Legal Counsel

CALL TO ORDER

Mr. Wojtkowski called to order the meeting of the Boundary Commission at 7:00 p.m. on November 14, 2000. The meeting took place at Meramec Community College, Kirkwood, Missouri. The purpose of the meeting was to conduct a public hearing on the map plan submissions of St. Louis County, the City of Ballwin, the City of Manchester and the City of Town and Country.

1. OPENING REMARKS BY CHAIRMAN

Mr. Wojtkowski began the hearing by instructing members of the public who desired to address the Commission to fill out speaker cards and return them to Mr. Krasnoff. Mr. Wojtkowski said speaker cards would be accepted through the final presentation. Individuals were allowed three minutes to speak while those representing organizations were allowed five minutes to speak.

Mr. Wojtkowski told the audience questions the Commission had asked the submitting entities to think about in their presentation were available on the back table. The Commission was established by House bill 1967, which was passed into law on June 27, 2000. Part of that law required municipalities interested in annexation in unincorporated St. Louis County to submit map plans by July 1, 2000. Map plans designated areas in which municipalities planned to pursue annexation in the future. The law required that the Commission hold hearings on the map plans. On April 15, 2001, municipalities could proceed with annexation proposals within the map plan boundaries. When proposals were submitted the Commission would conduct separate reviews and hold new public hearings. The Commission was typically allowed nine months to consider future annexation proposals. The purpose the map plan hearing was not to hear actual annexation proposals, but instead to hear descriptions of the map plans submitted to the Commission.

2. Presentation of St. Louis County

The Director of Planning, Mr. Glenn Powers, presented St. Louis County's map plan. He said the map showed unincorporated areas in red and green. The County has placed all areas of unincorporated St. Louis County with more than 2,500 residents in its map plan in order to assist residents who desired to remain in unincorporated St. Louis County. The County included the unincorporated areas in its map plan because it was the current service provider to those areas. Also, under State law the County could submit proposals so that areas with than 2,500 residents could be off limits for annexation proposals for a five-year period. The areas of West County with more than 2,500 residents totaled 37.1 square miles. The northeast area was 5.6 square miles with a population of slightly more than 9,600 residents. The southwest area was 31.5 square miles with a population of more than 19,000 residents.

The County had no phasing plan. It would decide how to proceed with proposals based on the thoughts of other jurisdictions and residents. Unlike South County it was not easy to gauge the sentiment of residents of unincorporated West County. After the first of the year the County would hold town hall meetings to obtain a better understanding of public sentiment in unincorporated St. Louis County. Mr. Powers said there was no timetable for the submission of proposals.

As the provider of services to unincorporated portions of West County it was important for the County to implement its map plan because the County placed a premium on meeting residents' needs so long as those residents desired to have the County continue to provide the services.

Mr. Powers said there were several reasons why the County was the best jurisdiction to serve the area. It was the current service provider and was responsible for meeting residents' needs for local government services. The County was an excellent provider of local services, on a par

with, or better than, any other local service provider. It had a large staff and sound financial management that allowed it to provide contract services to municipalities, as well as to unincorporated areas.

St. Louis County was one of only eighteen counties in the country with a AAA bond rating. Taxes had not been changed since 1989, when taxes were lowered. He said the County Police Department was the finest in the State, the standard bearer among local jurisdictions. The West County precinct had 102 officers working in incorporated and unincorporated areas, including the provision of contract services to Fenton and Wildwood. The County had precincts in Fenton, Wildwood and Valley Park. Contractual police services were also provided to Twin Oaks, Country Life Acres and Valley Park.

Mr. Powers said County's Public Works Department had a large, professionally trained staff that offered a full range of inspection and permitting services. The County had an ISO rating of three, higher than any adjoining municipality. The County had a Comprehensive Pro-Active Code Enforcement Program in which properties in unincorporated areas were inspected for internal code violations. The Sewer Lateral Repair Program was staffed full time and more than \$300,000 had been expended in providing that service in West County.

The County Highway Department had more than 200 employees, with thirty-five professional engineers. West County was served by district stations on Ruck Road and off Green Park Road. Nearly eighty maintenance personnel served West County. He said the County had made a determined effort to improve snow removal in recent years. Mr. Powers said the Parks Department managed a regional system with nearly 2,300 acres of land in West County, in eleven parks. That included specialty parks, such as the Museum of Transportation and Lone Elk Park. Also, the Meramec Greenway was created through the flood buyout program in order to create a linear parkway.

The County had the largest Planning Department of any jurisdiction in the area. It had tremendous resources to assist the public, particularly for redevelopment services. The Planning Department administered the Federal Block Grant program. Citizen participation was encouraged. The County's newsletter was a valuable tool for communicating with the public.

Mr. Powers said residents had expressed some support for remaining unincorporated. The County had met with several subdivisions. He felt, however, residents were taking a "wait-and-see" attitude toward annexation in West County.

Questions from the Boundary Commission

Ms. Joyner asked if the County would actively pursue maintaining the status of unincorporated areas of West County. Mr. Powers said the County wanted to be responsive to the desires of citizens. He said it was important for residents to know the County could submit proposals to the Boundary Commission that would make areas off limits for annexation proposals for five years.

Mr. Ted Armstrong said he was glad to hear the County would hold additional meetings to obtain public input regarding map plans. Residents needed to make their feelings regarding annexation known to County government. He asked what areas were important to the County's ability to fund services to unincorporated St. Louis County. Mr. Powers said tax generating commercial and industrial properties were important. An example was the Manchester/I-270 area, that Town and Country included in its map plan. In terms of service provision, however, because the area is surrounded entirely by municipalities, a case could be made for annexation. Another revenue generating area was along Manchester Road at the south end of Town and Country.

Mr. Ford asked if there were difficulties providing services to small unincorporated pockets in West County and if there had been complaints about services in those areas. Mr. Powers said the owners at Manchester/I-270 desired to remain unincorporated. Because there were other unincorporated areas near Manchester/I-270, services provision was not difficult.

Mr. Wojtkowski asked what services Ballwin, Manchester and Town and Country contracted for with St. Louis County. Mr. Powers said Manchester relied quite heavily on the County's Public Works Department for services and Ballwin did so to a lesser extent. He said Town and Country did not rely at all on St. Louis County for services. Mr. Ernie Vie, from the Public Works Department, said Town and Country contracted for electrical, plumbing and elevator inspections.

3. Presentation of Ballwin

The City Administrator, Mr. Robert Kuntz and the Assistant City Administrator, Mr. Thomas Aiken, presented Ballwin's map plan. Mr. Aiken began by noting the map plan contained two areas, south and northeast of the City. Ballwin used many criteria to devise its map plan. Citizen interest in annexation was the most important consideration. There were many inquiries from subdivisions surrounding the City about annexation, both in the past and more recently. Other issues, such as contiguousness, compactness and pocket elimination were considered in devising the map plan. The City used some landscape features, such as the Meramec River and the ridge line at the west end of the map plan, to devise boundaries.

Other issues, such as providing services in an efficient and responsible manner and the existence of communities of interest were important in creating the map plan. Residents of map plan areas used the City's recreational facilities, had Ballwin mailing address and had churches, schools and fire districts in common.

Mr. Aiken said there was no phasing plan because Ballwin did not actively seek annexation, it responded to citizens' interest in annexation. Ballwin would only propose annexation if it led to logical boundaries. The State statute required the map plan be created to reserve the right of residents of unincorporated St. Louis County to consider annexation. Annexation by Ballwin could be handled as five subareas within the map plan. The area north east of Ballwin was the first such area discussed. Mr. Aiken said about 40% of that area was occupied by Queeny Park. Because the City would provide no services in Queeny Park, it could be annexed in a single proposal. None of the other four areas, all of which were in area south of Ballwin, was a priority.

The first area was Castlewood, off Kieffer Creek Road. Arbor Oaks and other subdivisions to the east of Castlewood, comprised the next subarea. That area extended immediately south of Big Bend to the Meramec River, including Castlewood State Park. The area to the east of Arbor Oaks was southeast of Ballwin, extending to the Manchester city line and Sulphur Springs Road. The final subarea was east of Sulphur Spring Road to the west border of Twin Oaks and Valley Park. That area was not contiguous with the current city limits, so, other annexations would need to occur before Ballwin could undertake annexation. The Board of Alderman for Ballwin had dictated no timetable for submitting proposals.

Mr. Kuntz said Ballwin had the necessary infrastructure to provide services in the map plan areas. Ballwin had encountered no disruptions in service provision while implementing several annexations during the previous twelve years. The City would only proceed with annexation if it could guarantee quality services to the new area and to existing residents.

Mr. Kuntz said Ballwin offered the best municipal services, including snow removal. The City's recreation center was considered one of the ten best indoor recreation centers in the country. Ballwin had only 32,000 residents, so, government was much more accessible than in unincorporated St. Louis County. The City would develop a fact sheet and would attend subdivision meetings to educate residents about the advantages of annexation by Ballwin. Annexation was not a popularity contest and the City would not compare itself with other jurisdictions. He said the City received inquiries almost daily about citizen inclusion in the map plan.

Questions from the Commission

Mr. Wojtkowski asked if Queeny Park were annexed, would it continue to be a St. Louis County park. Mr. Kuntz said that was correct. Mr. Wojtkowski asked what was the advantage of annexing Queeny Park? Mr. Kuntz said Ballwin wanted to include all relevant areas without leaving any pockets.

Mr. Wojtkowski asked what was Ballwin's standard when considering citizen interest in annexation? Mr. Kuntz said Ballwin had an informal standard. In all but one annexation proposal in the past, Ballwin asked for an informal petition with more than 65% of voters. The Board of Alderman did not want to be misled about a whole subdivision by one or two people.

Mr. Wojtkowski asked how implementation of the map plan would affect the population of Ballwin. Mr. Kuntz said the City had not done that calculation. The area, however, was compact and developed. He guessed the annexation would add 12,000-15,000 residents.

Mr. Ford asked if school districts were the basis of the map plan boundaries. Mr. Kuntz said the existence of the Parkway and Rockwood School districts added to the community of interest between Ballwin and the map plan area.

Mr. Ted Armstrong asked what services were provided to Ballwin by St. Louis County. Mr. Kuntz said the only services provided by St. Louis County were electrical inspections,

amusement, weights and measures and elevator inspections. It made sense for the County to provide a few specialized services. The City had a full-service police department, property maintenance inspections and residential and commercial occupancy inspections. The City had full-service parks and public works departments.

Mr. Ted Armstrong asked if Ballwin were restrictive than the County in terms of inspections. Mr. Kuntz said he could not compare services. The Castlewood area, however, would receive more intense inspection services if annexed by Ballwin.

Ms. Joyner asked how the City would consider whether there was a community of interest. Mr. Kuntz said the City performed a cost/benefit analysis and looked at how the boundaries of an annexation would affect the proper development of the City. As an example, he said the Kieffer Creek area, near Castlewood State Park, was being developed as expensive homes. A transitional area was not maintained to Ballwin's property maintenance standard.

Ms. Ordower asked how Ballwin's tax rates compared with St. Louis County's. Mr. Kuntz said Ballwin reduced its utility tax rate to 5% from 7%. Ballwin had no personal property or real estate property tax.

Ms. Garino asked how annexations in the previous ten years affected the City's population. Mr. Kuntz said in 1988 there was 12,000 residents. Since that time the Claymont and north area annexations occurred. The most recent, unofficial estimate of Ballwin's population was 32,800. Ms. Garino asked where recent annexations had taken place. Mr. Kuntz said annexations were in all directions and were largely residential. He said the City had made no tax grab and had worked to make logical boundaries. He said he was unsure what would happen to the south, in terms of Ellisville and Wildwood.

Ms. Garino asked if there were any split subdivisions in the map plan. Mr. Kuntz said there were no split subdivisions.

Ms. Garino asked if there had been discussions with surrounding municipalities regarding map plan boundaries. Mr. Kuntz said Ballwin had met a couple of times with Wildwood and Ellisville. There had been no meeting with Town and Country. He said there could be some mutually agreeable boundaries with Town and Country. There had been early discussions with Manchester. The Board of Alderman decided to extend the map plan to the Twin Oaks and Valley Park border.

4. Presentation of Manchester

The City Administrator, Ms. Barb Burns, presented Manchester's map plan. Several criteria were considered when creating the map plan. Many residents of adjacent unincorporated areas inquired informally about the possibility of annexation. Manchester limited its boundaries to compact, contiguous areas to the current city limits. The City was careful to leave no unincorporated pockets, and to consider its ability to implement annexations while maintaining quality services for existing residents.

Ms. Burns said Manchester anticipated implementing the map plan in four phases. The City had no time frame for submitting a proposal. Besides inquiries by those in the map plan area, the City considered potential negative impacts from development and code enforcement in adjacent areas to Manchester, when it developed the map plan.

Ms. Burns said Manchester provided quality services: garbage collection, a sewer lateral program, a housing inspection program and a housing inspection program, particularly regarding annual exterior inspections of all houses. St. Louis County provided mechanical, plumbing and elevator inspections by contract. Manchester had its own public works department that performed street maintenance, including aggressive replacement of concrete slabs, and asphalt resurfacing. In August 2000, voters approved a parks and storm water sales tax so the City could address storm water issues in its current borders and in the map plan area. Sales tax revenues would enhance the City's park system. The City intended to add park land in 2002 or 2003. She said Manchester had a comprehensive five-year capital improvements program that would benefit annexed areas. Manchester had implemented two annexations in recent years that raised the City's population from 6,500 residents to approximately 20,000 residents. The City anticipated constructing a new public works facility in 2001 and an aquatic center in the summer of 2002. Manchester also anticipated constructing a new police facility in the coming five years. Manchester had a low \$.05 per \$100.00 of assessed valuation. The electric utility tax rate was 4.5% with a 5% rate for other utilities. The City's police response times were about four minutes faster than the national standard.

Ms. Burns said the City had a track record of being able to annex large areas with significant populations and still provide high levels of service to the City and its newly annexed areas.

Questions from the Commission

Ms. Ordower asked for an explanation of the Manchester phasing plan. Ms. Burns pointed out areas A, B, C and D.

Ms. Ordower asked how many residents there were in the map plan area. Ms. Burns said the City was refining those numbers. She estimated there were 12,000 residents in the map plan area.

Ms. Garino asked where the most recent annexations occurred. Ms. Burns pointed out those areas on the map.

Ms. Garino asked if the map plan included any split subdivisions. Ms. Burns said to the best of her knowledge there were no split subdivisions.

Ms. Garino asked about the relationship of the east map plan boundary to Barrett Station Road. Mr. Ed Blattner, the Public Works Director, answered that question. He said the west side of the right-of-way was the boundary. He noted that Barrett Station Road was a County arterial road. He said Manchester would meet the boundary of the Des Peres map plan.

Ms. Garino asked about the west map plan boundary. Mr. Blattner said that boundary was Sulphur Springs Road. It was the only major road that extended south to the Meramec River without having to extend the line to west of Castlewood State Park. He said the boundary was on the west line of the Sulphur Spring right-of-way.

Ms. Garino asked if Manchester had discussed its map plan with any neighboring jurisdictions. Mr. Blattner said there were preliminary discussions with Ballwin and some discussion with Town and Country. There was no discussion with Des Peres. He said Manchester would meet with its neighbors. Ms. Garino said there was much overlap and that was a problem.

Mr. Kloeppe asked if Manchester would hold meetings with residents of the map plan areas. Ms. Burns said the Board of Aldermen had provided no direction for that kind of contact. She said, however, that resident support was crucial. If residents made it known they did not desire to be in Manchester, no annexation would move forward.

Mr. Ford asked what services Manchester provided. Ms. Burns said the City had its own Police, Parks and Recreation, Public Works and administrative departments. Mr. Ford asked how services kept pace with the substantial increase in population. Ms. Burns said the police and public works departments increased their staffs as a result of the annexations. In fact, the addition of staff was in place before the annexations took effect. The Police Chief, Mr. John Quinn, said there were twenty officers before the 1997 annexation, and seven were added in 1997 and thirteen more were added after the 1999 annexation. The Department had forty officers at the time of the hearing. He said Manchester had two beats in 1997 and five beats currently. The City had increased in size from two square miles in 1984 to five square miles after the 1999 annexation.

Mr. Blattner said the Public Works staff had doubled in size and had contracted with private firms to provide services. One such service, concrete replacement had increased from \$250,000 annually to nearly \$1 million annually.

6. Presentation of Town and Country

The Mayor, Mr. Richard “Skip” Mange presented Town and Country’s map plan. He introduced the City Administrator, Mr. Brent Hobgood, the Director of Planning, Ms. Sharon Rothmel, and Alderman Jim Haven. He began by describing the seven areas of the map plan.

Area two was the Manchester/I-270 commercial area. Town and Country’s concerns were that traffic on the east end of the area, going north, would affect Town and Country, and that water on the to the west part of the area drained into Town and Country. The storm water system flooded periodically. The quarry project in area two was approved by St. Louis County for a major hotel, two office buildings and a restaurant. The City had met with the property owners and understood their concerns regarding annexation. He said I-270 extended through the middle of the area and included the Kelly building and another building under construction. City vehicles had to travel through the area to get to the Unity Health buildings in Town and Country.

The area was served by the West County EMS and Fire District and would continue to be served by that entity, except, Town and Country would pay for the fire service. He said West County Fire and EMS was a premier agency with the necessary equipment to service those buildings.

Area one was along Mason Road on the north side of Manchester Road. The City's vehicles traveled through that area to get to other parts of the City. A condominium development in that area had requested annexation by Town and Country.

Area three, along Weidman Road, included three subdivisions. The Sunnybrook subdivision contained sixty-six homes. Residents had approached Town and Country regarding annexation. The other subdivisions, the Manors of Town and Country, contained 171 homes that were served off an outer road of Route 141. Those subdivisions were adjacent to Town and Country.

Area four was south of Manchester Road to Grand Glaize Creek. The area included Love Park, a St. Louis County park. The area was characterized by commercial and light industrial development.

Area five was Queeny Park. Mr. Mange said houses in Town and Country bordered Queeny Park on three sides, so, it fit nicely into Town and Country. He said the City understood Queeny Park would remain a County park.

Area six was along Weidman Road to Manchester Road. The area included light industrial and office land uses with a small residential subdivision--Thomas Mason Place. Residents of that subdivision asked to be annexed by Town and Country. Previously the City could not assist that subdivision because it was not adjacent to Town and Country.

Area seven was a small area south of Manchester Road that "evened off" the properties south of Manchester and north of Grand Glaize Creek.

Mr. Mange relied on the letter he distributed to the Commission to address its questions. There were several reasons for including areas in the map plan. Town and Country included areas where residents had requested annexation and in which its vehicles traveled to reach other parts of the City. In general, it sought logical boundaries with extensions to major roads or natural land features. The City sought protection from development that might adversely affect it.

Town and Country would proceed as soon as possible with a proposal to annex the Manchester/I-270 area. This was important because the development was under way and it wanted to ensure a quality development. The City would also be responsive to the property owners. Town and Country was the jurisdiction most affected by Manchester/I-270 development. The Police Department could serve the whole area. More discussion with property owners would be required in areas one, three, four, five, six and seven. These areas were logical extensions of the City's boundaries. Residential areas were contiguous with the City and police already passed by them on a regular basis. The City's building and zoning code would protect property values.

Mr. Mange said Town and Country had met with Des Peres and Manchester. The City was happy to continue those discussions. He said they would meet with Kirkwood and Ballwin if that would help.

Mr. Mange said the City provided full services except for contracts with St. Louis County for electrical, plumbing, elevator and health and sanitation services provided by independent contractors. Although the City had a zero utility and property tax rate, it did have a parks and storm water tax. In 1992 the City annexed land on the north side of Highway Forty that was split between the City and unincorporated St. Louis County. That annexation increased the population of Town and Country from a little more than 7,500 to just more than 10,500 residents.

Questions from Commission

Ms. Garino asked if area two had any population and if it was totally developed. Mr. Mange said there were no residents in the area. The east side of I-270 contained the Kelly Building and a second building under construction. On the west side were several buildings that were fully developed. The west end of the area included the quarry, renamed the Bluffs of Manchester. A Sheraton Hotel was under construction. Two other office buildings were to be constructed along with a restaurant. The City had met with Mr. Kelly and the Roberts Brothers. Mr. Mange said area one contained a condominium development. South of Manchester, an elderly housing project that was approved. Area three had most of the residents in the map plan. Queeny Park had no residents.

Ms. Garino asked how many residents were living in the map plan area. Mr. Mange said the City's population would increase by 550 people if the map plan were fully implemented. Mr. Mange did not know the size of the map plan in square miles.

Ms. Garino asked how fire service worked. Mr. Mange said the quarry area was served by West County Fire and EMS on a contract basis. If Town and Country annexed the Manchester/I-270 area, it would have to pay for the provision of fire services. Because the City had no property tax, annexations would probably bring in less revenue than it would cost to provide services. There were no split subdivisions in the map plan.

Ms. Joyner asked why the west boundary was Weidman Road. Mr. Mange said three subdivisions at the north end of the map plan were west of Weidman. There was no indication that those west of Weidman Road desired annexation by Town and Country.

Ms. Joyner asked why the City had not used Manchester Road as its south boundary. Mr. Mange said the City created a larger map plan to provide more flexibility in the future. Mr. Mange said a multi-family apartment project on the south side of Grand Glaize Creek was left off the map plan.

Mr. Kloepfel asked how many of the 550 map plan residents lived in area three. Mr. Mange estimated 510 people lived in area three.

Mr. Ted Armstrong asked if property owners in the Manchester/I-270 area would oppose annexation. Mr. Mange said discussions were ongoing. He said the owners did have some concerns. Mr. Mange said the quarry developers were concerned that zoning changes in the future would be more strictly reviewed in Town and Country as opposed to unincorporated St. Louis County.

Mr. Ted Armstrong asked why Town and Country was better able to serve the Manchester/I-270 area than Des Peres. Mr. Mange said Town and Country residents abutted the area while Des Peres residents did not. Also, water draining was into Town and Country, not Des Peres. Those issues combined with the fact that Town and Country had to go through the Kelly complex to get to the Unity development, made it the jurisdiction with a greater stake in the future of the area.

Mr. Ted Armstrong asked why residents had approached Town and Country regarding potential annexation. Mr. Mange said those residents wanted to be part of the community. He could not enumerate specific reasons.

Ms. Arnold asked if there had been discussions with business owners outside of area two. Mr. Mange said no discussions had occurred.

7. Public Comment

Mr. Joseph Kelly, Sr., 12444 Powerscourt Dr.

He lived in the Pine Tree Lakes subdivision in Town and Country. He was the developer of the Manchester/I-270 Office Center and was representing Eckelkamp Manchester/270 L.L.C and Eckelkamp Manchester/270 Office Center. He was opposed to annexation by Town and Country or Des Peres. In 1956 Town and Country wanted to annex the sixty acres. Town and Country did not properly annex the area, so, it was voided. He had been involved in the area for fourteen years. As a citizen of Town and Country he did not like the idea of the City spending more to service the area than it received in revenue. The area was adequately serviced by West County EMS, the first in the County to be a class three department. They also were quite happy with police service from St. Louis County. The area had no residents, with seven buildings constructed and two more to come. Annexation would be bad for business because it would cost approximately \$295,000 per year in lost revenue which would lower the value of their property. In St. Louis County large signs were allowed on the building. The Unity sign in Town and Country could not be read. Also, he would not be able to put telecommunications equipment on top of his buildings if the area was annexed by Town and Country or Des Peres. Restrictive zoning would hamper property rights.

Ms. Garino suggested Mr. Kelley send information to the Commission in writing.

Mr. Tom Schwartz

He was president of the Castlewood Association and had lived in the area for twenty-nine years. The organization had been in existence for twenty-eight years. The Castlewood community had

only 329 residents and was bordered on two sides by Castlewood State Park while the other two sides were encroached upon by single family housing developments in the \$300,000-\$600,000 price range. They desired to keep the integrity of their community. While he had lived in Castlewood there were two annexation attempts by Ballwin. In both cases no representative of Ballwin spoke to residents. Ballwin wanted to make the middle of the community an industrial park. The community contained “valley” people and “bluff” people. The area was very diverse with wealthy people and people on public assistance. The second time Ballwin desired annexation, the community asked what it would receive from the City besides higher taxes. Ballwin said it would hire a new maintenance person and buy another truck. He said he did not need that help because he already did a good job maintaining his two acres. It would take several trucks to remove the leaves from his yard. So, Ballwin would not provide services to Castlewood in the manner it would to the rest of Ballwin. He said Castlewood was platted in 1843 and was developed at the turn of the century. They wanted to maintain their community. Residents could not meet the demands of the Ballwin zoning code. Also, MSD had looked at Castlewood and said it was unfeasible to extend sewer service there.

Ms. Dorothy Rodgers, 12827 Clayton Rd.

She lived on Clayton Road in Town and Country for eleven years. She was opposed to the annexation Mayor Mange referred to as area four. She said the City was getting too big too fast. The staff was overwhelmed and said it would get worse if the City annexed a large commercial area. Also, she did not believe the Police Department could handle the additional area, a substation would be required. Residents shared her desire to keep the City small and residential. She opposed annexation of Queeny Park. The City had two parks under development and was preparing to create a third park.

Mr. Donald Kenneth Anderson, Jr., 8011 Clayton Road

He was the attorney for Aquaport Woodland Plaza, Incorporated, which was a part of the New York State Employees’ retirement fund. The property owners he represented were in the Manchester/I-270 commercial district. They owned nearly 500,000 square feet of office space in St. Louis County and owned 18.62 acres known as Corporate Hill. They paid in excess of \$1 million in property taxes. He shared the concerns of Mr. Kelly. They were also concerned future zoning would be dealt with by an entity that would not enforce the County’s zoning code. He said ensuring the area in case of a calamity might be impossible if annexation took place. Also, the municipalities did not have the experience to enforce codes in the area. They opposed any annexation because the greater tax burden would not lead to higher quality services at Manchester/I-270. He asked his opinion be part of the record.

Ms. Pat Kunz, 2152 Mason Lake Dr.

She represented the Mason Green Condominiums, which was located off Mason Road, north of Manchester Road. The development abutted Town and Country on the north and on the west. She was surprised her area was included in Kirkwood’s map plan, and she thought Manchester had an interest in the area. The development sent a letter to Manchester advising that it did not desire annexation by Manchester. They expressed a desire to be annexed by Town and Country.

Mr. Ted Armstrong asked why they desired to be annexed by Town and Country. Ms. Kunz said

they sought the identity of Town and Country. Also, they bordered Town and Country on two sides and wanted to blend in with the City.

Mr. Jerry Rich, 1501 Ploma

He lived in the same house in St. Louis County for eleven years. For ten of those years he lived in an unincorporated area and for the past year his home was in an area annexed by Manchester. He said the annexation had gone well. The County offered good municipal services and Mr. Powers led a well operated Planning Commission. The County could not offer local government that was close to the people. Residents did not have a significant involvement in local decision making. The County's role should have been to deal with regional coordination and conducting good elections. He said the areas in Manchester's map plan had a community of interest with the City and by annexing those areas the City would have well devised, compact boundaries. He said many people in the map plan desired to be annexed, especially in area A. It also made sense for Manchester to annex commercial areas along Manchester Road for the sake of proper zoning administration. He did not feel Town and Country belonged south of Manchester Road, based on its own criteria. The challenge was for residents to remain patient due to the phased nature of the map plan. He said leaders of the prospective municipalities should work together regarding future annexation borders.

Ms. Debbie Mizerany, 953 Big Bend Station Dr.

She lived in the area annexed by Manchester in 1999. She said Manchester lived up to the promises it made when annexation was proposed. She was a trustee for the Big Bend Station subdivision and had heard no complaints about the services offered by Manchester. She said the police were more visible, snow removal was improved, and public works projects were handled better, since annexation had occurred.

Mr. Dan Engle, One Firststar Plaza

He was legal counsel for Tom and Mike Roberts who owned the quarry site in the Manchester/I-270 office district. His clients were the third of three owners of land in that area to address the Commission. The area had recently been re-zoned C-8 which allowed for the creation of two office buildings, a hotel and a restaurant at the quarry site. He opposed annexation by Town and Country. He cited Article Ten of the Boundary Commission's rules which dealt with the criteria for consideration of a proposal. He noted a few of the criteria. First, he said the Commission would consider the effect annexation would have on the tax base of the proposing jurisdiction. Mayor Mange himself said the cost of fire protection and other services would negatively impact Town and Country. Second, was whether reasonable municipal boundaries would be created within the County. Mr. Engle said the proposed area of high-rise structures was inconsistent with the characteristics of the rest of Town and Country, which were residences and green space. Annexation would be illogical and interfere with ongoing development in the area. Two, 200,000 square foot office buildings had been approved. He was concerned that approval for changes to the buildings based on tenants' needs would be difficult to obtain from Town and Country. Third, was the level of services provided by the municipalities. Mr. Engle said fire service would remain the same and police protection for the area over the previous ten years was outstanding. He said the quarry retained all water within it, so, there was no runoff from the quarry site. The owners had a State permit to pump out excess water into the creek at a time

when it contained no other rainwater runoff. He said the development would meet all of MSD's standards. Finally, the Boundary Commission was to consider how the property would be zoned after annexation. The owners thought it would be detrimental for annexation to occur while the development was being constructed. The owners wanted to avoid problems that had occurred when annexation attempts were made when the site was first developed in 1987.

Mr. Ted Armstrong asked if the County's zoning would still be valid if the area were annexed by Des Peres or Town and Country. Mr. Engle said that was correct unless the municipality chose to change the zoning later. He said, however, further zoning changes might be required as the development progressed.

Mr. Wayne Weaver, 315 Glyn Cagney Dr.

He lived on Glyn Cagney Road, in the Manchester map plan, phase A. He asked if a portion of area A could be removed from annexation consideration without resorting to a formal vote. Mr. Wojtkowski said the law allowed for the County to submit a proposal to have the area remain unincorporated. Therefore, he should contact the County Planning Department. Ms. Garino suggested he register his lack of interest with the city in whose map plan his house was located.

Mr. Richard Walsh, 1019 Bristol Manner Dr.

He was a trustee of the Bristol Manner Homeowners Association, located south of Clayton Road and east of Route 141. His subdivision was in the map plans of Ballwin and Town and Country. He also thought it might have been in Manchester's map plan. He said the Town and Country police drove by his subdivision to get to Polo Downs, which was in Town and Country. Annexation by Town and Country made sense. His subdivision had sixty-three houses and Regency Manor, its neighbor, had approximately forty-five to fifty houses. The association took an informal poll and they wanted to be in Town and Country. He lived in unincorporated St. Louis County for more than thirty years. He complimented the County on the quality of a wide range of services it offered.

Mr. Ford asked if Mr. Walsh's subdivision was included in St. Louis County's map plan proposal. Mr. Walsh said the consensus of those in the subdivision was that they would rather be in Town and Country than be in unincorporated St. Louis County.

Ms. Suzanne Morganti-Maroon, 1356 Wakeshire Ter.

She was a trustee of the Sunnybrooke subdivision, which was in the northeast annexation area identified by Town and Country. She was a dentist whose practice was in Town and Country. Her subdivision was under consideration for annexation by Ballwin, Manchester and Town and Country. The subdivision shared no community of interest with Ballwin or Manchester. Letters had been sent to the Boundary Commission and Manchester opposing annexation. The subdivision had communicated a desire to be annexed by Town and Country. Ten years before they were annexed by Town and Country with support from 100% of the residents. That annexation was voided by a court decision. There was a strong community of interest with Town and Country. The area and Town and Country shared the Mason Ride Elementary School, in the Parkway system; the Cub, Boy and Girl scout troops in the area drew from the unincorporated area and Town and Country; Children in the unincorporated area also took part

in church-based sports organizations in Town and Country. Town and Country police regularly patrolled along Weidman Road, the subdivision's eastern boundary.

Mr. Wojtkowski said it was best for the Commission when municipalities submitted petitions that were signed by 75% of the voters, who desired annexation. This was known as a simplified boundary change. The Commission did not like being put in the position to decide who among a group of municipalities should annex an area without some direction from residents of the area.

8. *Adjournment*

At that point the meeting was adjourned.

Respectfully submitted,
Daniel Krasnoff

Approved: