

BOUNDARY COMMISSION
ST. LOUIS COUNTY, MISSOURI
MEETING MINUTES

February 27, 2001

ROLL CALL

Commissioners Present: Jane Arnold, Bob Ford, Agnes Garino, Thomas Hayek, Dee Joyner, Greg Kloepfel and Don Wojtkowski.

Commissioners Absent: Matt Armstrong, Ted Armstrong, Ilene Ordower and Johnnie Spears

COMMISSION STAFF PRESENT:

Dan Krasnoff, Boundary Commission Executive Director

David Hamilton, Boundary Commission Legal Counsel

OTHERS PRESENT:

Jennifer Denton, St. Louis County Planning Department

Call TO ORDER

The meeting was called to order by Mr. Wojtkowski at 6:30 p.m. on February 27, 2001. The meeting was held at the offices of the Boundary Commission, 1516 S. Brentwood Boulevard, Brentwood, Missouri.

ROLL IS CALLED – QUORUM DECLARED

The roll was called and a quorum declared by Mr. Wojtkowski.

APPROVE AGENDA

Ms. Garino made a motion to amend the agenda and move the closed session to address litigation after Public Comment and before Announcements/Communications. Ms. Joyner seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

APPROVE MINUTES

Mr. Ford made a motion to approve the minutes from January 23, 2001. Mr. Kloepfel seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

PUBLIC COMMENT

Charles Dasho, 7425 Cheshire

Mr. Dasho was part of the Cheshire Neighborhood Association. He said he strolled the neighborhood and often talked to his neighbors, none of who supported annexation by Crestwood or Shrewsbury, or, incorporation as a new municipality. He said there was much pride in Affton and residents opposed a change in the unincorporated status of the community. He said his subdivision was the one with the streets named after famous generals. The area he was discussing was in a “wedge” between Crestwood and Marlborough. He said he was unaware the meeting would not involve a discussion of

South County but he had attended the public hearing and wanted a opportunity to express his opinion about the potential annexation. He said many elderly people were unable to attend the meetings. Commissioner Garino asked off what major street was his subdivision located. Mr. Dasho said it was between Laclede Station and Watson. Mr. Krasnoff pointed out the location on a County map. Mr. Dasho said Crestwood was interested in annexing his area to get to the Valcor facility.

OLD BUSINESS - CLOSED SESSION

Mr. Hayek made a motion to close the meeting for the purpose of addressing litigation in accordance with Section 610.021 (1) RSMo. Ms. Joyner seconded the motion. Voice vote: Ayes, all. Nays, none. *The motion passed.*

Mr. Ford made a motion to re-open the meeting. Ms. Arnold seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

ANNOUNCEMENTS AND COMMUNICATIONS

Mr. Krasnoff said he met with the Board of Election Commissioners at their request and shared information about the new statute while receiving basic information about the Board's procedures. Mr. Krasnoff learned that the Board of Election Commissioners required fourteen (14) weeks notice before an election, meaning it would be difficult for the Commission to approve any proposals in time for inclusion be on the November, 2001 ballot. Mr. Krasnoff also said he inquired about the number of voters on the Washington University campus and was told there were ninety-three (93) active voters and ninety-six (96) inactive voters on the portion of the Washington University campus included in Clayton and University City's map plan. Mr. Wojtkowski asked what the difference was between active and inactive voters. Ms. Arnold said inactive voters had not participated in the last three consecutive elections.

Mr. Krasnoff said he met with Tom Wherli, the City Attorney for Moline Acres. He said Moline Acres was considering a simplified annexation proposal and was given a copy of a previous proposal.

Mr. Krasnoff said he received a call from Mr. Roger Shields, Fenton's City Manager. Mr. Shields asked if Sunset Hills had extended their map plan to the middle of the Maramec River. Mr. Shields' concern was that the Route 30 bridge over the river would not be replaced because Sunset Hills did not wish to help pay for the reconstruction. Mr. Krasnoff informed Mr. Shields that Sunset Hills did not extend their map plan to the middle of the river and he urged Mr. Shields to discuss the issue with Sunset Hills. However, he said he thought it would be possible to do a transfer of jurisdiction, which required no map plan consideration.

Mr. Krasnoff distributed a letter from Mayor, Ruzicka of Fenton disagreeing with the letter Mr. Powers sent to the Commission about who would vote first if there were proposals submitted to the Commission for overlapping areas. Mr. Wojtkowski said a significant issue when proposals were received would be the order of consideration. The Commission would have to look at the facts in each case and there was no way to

accommodate any request by a jurisdiction in advance to be able to have a vote on their proposal first. All the Commission could do was work to assure a fair process.

Mr. Krasnoff provided a copy of the Commission Rules to the City Attorney from Bella Villa who said he was unsure exactly what the municipality was doing in proposal preparation.

Mr. Krasnoff said he had met with Carl Ramey, Wildwood's City Administrator. Mr. Ramey was surprised to learn Wildwood and Eureka had a small overlapping area on their map plans. Mr. Krasnoff said Mr. Ramey agreed there was overlap and he was going to contact Eureka.

STAFF REPORT

A. Web Site

Mr. Krasnoff said REJIS had estimated the highest cost to produce the web site at \$7,000.00. The original estimate had ranged from \$1,500.00-\$3,000.00. Mr. Krasnoff was told that the Municipal League's web site was created by REJIS for \$1,700.00 in the June, 2000.

Ms. Joyner asked Mr. Krasnoff if there was anything in particular about the web site that would have increased the cost so dramatically. Mr. Krasnoff said he was not sure, that the estimate was not based on a line item estimate, just a ballpark figure. He said REJIS was expected to give a line item estimate within a couple of weeks. He said it was possible that when the estimate was received there might be ways to reduce the budget.

Ms. Garino said the proposed web site was pretty basic and it might be possible to find another provider with a lower estimate.

Mr. Wojtkowski said there was a difference between the cost to produce the web site and to maintain it. He also said the first concern anyone would have when they looked at the web site would be to find a map to determine how a map plan or proposal might effect them. He said the Commission might need to investigate other providers to get a more suitable figure. Mr. Krasnoff said the estimated cost to maintain the web site was \$100.00-\$200.00 per month.

Mr. Wojtkowski said he liked the draft and asked if REJIS developed the County's web site. Mr. Krasnoff said he thought so.

Ms. Garino asked if the maps were an expensive element to the web site. Mr. Krasnoff said he envisioned two types of maps, those for map plans and those for proposals. Map plans would be a one-time cost since they are valid and unchanging for five years. Maps for proposals were more problematic, depending on: the number of proposals, the cost to place the maps on the site and the whether the Commission received the maps in an electronic form.

Mr. Kloepfel was concerned that inaccuracies in submitting party's electronic maps would lead to the Commission providing inaccurate information on the web site. Mr. Krasnoff said he agreed and such problems would mean the actual proposal was inaccurate. He also said he fully expected some proposals would come in with inaccurate maps and the staff would need to be watchful for such occurrences.

Mr. Hayek asked if the web site could be created through the County. Mr. Wojtkowski said that was worth investigating. Mr. Krasnoff said he had not talked to the County but was concerned that perceptions of the Commission's independence might be heightened if the public saw the Commission's web site as part of the County's.

Ms. Joyner asked whom Mr. Krasnoff was dealing with at REJIS. Mr. Krasnoff said he did not know Paul Klover's title but that he was the REJIS representative assigned to the County. Mr. Krasnoff said he would see if anyone there was anyone above Mr. Klover to speak with.

Mr. Wojtkowski said Mr. Krasnoff should solicit other bids for the web site.

B. Office Space

Mr. Krasnoff began by distributing a floor plan of the available office space at 222 S. Central and a cost comparison with the current space. Mr. Krasnoff described the office and shared conference room. He said the space was slightly smaller than the current office, with a small office for the executive director and a larger room for a temporary worker and a workspace. He said the shared conference room was free to tenants for four hours a month with a \$15.00 per hour charge after that.

Mr. Kloepfel noted that the distributed information said the per/square foot cost of the space was \$18.50 per square foot. Mr. Krasnoff said that would increase to \$19.00 per/square foot in March. Mr. Krasnoff said the distributed cost analysis was based on the \$19.00 figure.

Mr. Krasnoff said garage parking was available for free in the evening. During the day he thought one space would be for himself and the other for the temporary worker, so both spaces would be used.

Mr. Wojtkowski asked if there was public parking in the garage. Mr. Krasnoff replied there was free public parking at night and hourly public parking during the day. Mr. Krasnoff said he thought it would be possible to validate parking during the day. He said this would raise the cost.

Mr. Kloepfel said when people come to meet with the County in Clayton they paid to park.

Mr. Wojtkowski said he thought Commission members who volunteer their time should not have to pay to park and when attending meetings that took place during the day.

Ms. Joyner asked about other parking in the area. Mr. Krasnoff said there was on-street parking but that the former municipal lot was used exclusively for the Clayton Police Department.

Mr. Wojtkowski asked those who visited the space for their impressions. Mr. Hayek said he liked the meeting room. He thought the office area needed some work, new carpet, etc. He also said the timing was not good, with the 222 S. Central office space being available in March, but the Commission's lease ending October 1, 2001.

Mr. Krasnoff said John Pound, the Commission's representative told Insignia, the buildings management company that the Commission would not be able to move in until mid-summer at the earliest. They still were interested in showing the Commission the space. Mr. Krasnoff said the current landlord, Ken Rothman needed to be notified of the Commission's intentions by May 31, 2001 and that Mr. Krasnoff and Mr. Hamilton agreed there was no way to break the lease early.

Mr. Kloepfel said he thought Mr. Rothman would be reasonable. Mr. Wojtkowski said he would talk with Mr. Rothman about a possible one-year extension to the Commission's lease. Mr. Hamilton agreed that by giving Mr. Rothman more notice he might let the Commission out of the lease sooner.

Ms. Garino said she liked the meeting room otherwise the office space was average. She said in the past she was unhappy about a Clayton location because parking was so difficult. Ms. Garino was uncomfortable with parking garages at night. She said it was hard to find the parking garage. Mr. Krasnoff said it was difficult to access the garage from the Central Avenue ramp and that it was probably better go around the block to access the garage.

Ms. Garino said it would be better to offer the public the opportunity to use a surface lot across from the building. Maybe an arrangement could be worked out with the Clayton police to use the lot.

Ms. Joyner asked if there were alternative spaces. Mr. Krasnoff said 222 S. Central was the only space under consideration at that time. He said the Mills Building further south from the Rothman Building on Brentwood did not actually have space available.

Mr. Krasnoff said Insignia represented many buildings the Commission could probably afford and they saw no new space coming available that the Commission would be interested in.

Mr. Wojtkowski noted there was much new space coming on the market in Clayton that might lead to a glut of space in the next year or so. Therefore, he thought the space might remain available and we might be able to get it for the October 1, 2001 date. He thought this should be an absolute condition for the Commission taking the lease. He also said parking issues should be determined with certainty. He also thought it was appropriate to wait one year.

Ms. Garino said Mr. Pound had said small spaces in Clayton did not stay on the market very long. Mr. Pound was confident little new space would be available in the near term. Mr. Hayek said he could not believe people would be that eager to rent the space at 222 S. Central. He said access off the ramp to the garage was very difficult. Mr. Hayek said he'd keep shopping.

Ms. Garino thought the public would have trouble finding the space.

Mr. Krasnoff said Mr. Pound suggested obtaining a one-year extension from the current landlord and looking again after the new buildings opened.

It was agreed that Mr. Wojtkowski would call Ken Rothman and discuss a one-year extension.

OLD BUSINESS

A. Map Plan Comment

Mr. Krasnoff began by defining three types of comment worth reviewing:

- The general letter to the municipalities and St. Louis County distributed in the packet
- A list of potential minor, technical comments
- General discussion of map plans presented in south/southwest county and north county

There were no revisions to the general letter. Mr. Krasnoff was directed to send out the letter to all jurisdictions that submitted map plans.

Mr. Krasnoff pointed out small areas left out on Black Jack's map plan on I-270 and north of I-270 that would result in a small, unincorporated pocket if not changed. The consensus of the Commission was not to comment regarding Black Jack.

Mr. Krasnoff pointed out that Bellefontaine Neighbor's map plan was not fully enclosed on its south border, east of Bellefontaine Neighbors. Although the Commission members noted that almost the entire area was on the map, Mr. Krasnoff was instructed to inform Bellefontaine Neighbors of this oversight.

Mr. Krasnoff said Creve Coeur failed to include some lots on the east side of Warson Road, south of Page in their map plan. He said if Creve Coeur annexed that area it would leave a small pocket. He also noted that Olivette annexed only the parcels on the east side of the road, and not the street. Also, Overland failed to include the street or the lots on their map plan.

Ms. Arnold said the Commission should comment to all three municipalities asking them to include the areas left out in their map plans.

Mr. Hamilton noted that by including the area in their map plan Creve Coeur would split some lots.

Ms. Joyner asked if the split lots were already partially in Olivette. Mr. Krasnoff said that was true. Ms. Joyner said she did not like putting half of a group of lots in two municipalities. She found it particularly troubling for the Commission to recommend a municipality submit a map plan with split lots.

Ms. Arnold said she thought it would make sense for Olivette to annex the whole lots, but for the purposes of the map plans it would be better to have no municipality leave a pocket. If the map plans were revised all jurisdictions would be able to propose to annex the area leaving no pockets.

Mr. Krasnoff said if lots were split boundary adjustments could be undertaken to “clean up” the situation.

Mr. Wojtkowski said it would be a mistake to presuppose how proposals would be reviewed during the map plan portion of the Commission’s work. He said he would find it troubling for a municipality to submit a proposal with split lots, but he had no such troubles with a map plan proposal that split lots.

Ms. Arnold said the letter should be neutral, with no pre-judging of any future proposals to come before the Commission. She said she could not imagine the actual Creve Coeur proposal being submitted with split parcels.

Mr. Kloeppe said it would be most helpful if Creve Coeur and Olivette got together and discussed this.

Mr. Krasnoff said Ferguson included a part of the City of Bellefontaine Neighbor’s in its map plan.

Ms. Garino said she thought the map plan should be corrected.

Mr. Wojtkowski said they should be reminded of the problem.

Mr. Krasnoff said the other minor, technical issue was Charlack’s exclusion of a small area at the southeast corner of the unincorporated area, adjacent to, but not included in their map plan. Mr. Krasnoff said Charlack was told about the situation at the public hearing. Mr. Krasnoff pointed out on a map that Pagedale might have been the logical jurisdiction to include the area on their map plan, but did not submit a map plan.

Mr. Wojtkowski said that based on the Commission’s other decisions Charlack should be offered the opportunity to amend their map plan. The consensus was to inform Charlack.

Public Hearings #5 & #6

Ms. Garino asked Mr. Krasnoff if the location of map plan boundaries were clear in relation to right-of-ways. Mr. Krasnoff answered that the intent of the jurisdiction was generally clear, particularly in light of presentations at the map plan public hearings.

Mr. Wojtkowski said a main concern was to look at “bear traps” in the map plans. He thought there were few bear traps in the south/southwest and north areas. An exception was the Manchester/I-270 area that Des Peres and Town and Country included in their map plans. He said, however, there was little that could be done or suggested in the map plan period to effect those proposals.

Mr. Wojtkowski said another potential problem was Crescent, although the amount of citizen opposition to annexation at the public hearing would seem to make a proposal by Eureka unlikely.

Mr. Wojtkowski thought as a result of what he heard at public hearing six a number of potential proposals could overlap with the Parker-Halls Ferry Unincorporated Zone proposal. That was the proposal voted on by the previous Boundary Commission. He asked if any Commissioners had comments about the other map plans.

Ms. Garino asked Mr. Krasnoff to define Clarkson Valley’s map plan. Mr. Krasnoff said it included a bank on the west side of Clarkson Road, a section of the road itself, and a residential property at the south end of Clarkson Road.

Ms. Garino asked if there was input from any of the municipalities from public hearings five and six since the public hearings. Mr. Krasnoff said his only contact was from Fenton, regarding the Highway 30 bridge and Wildwood regarding overlap with Eureka. Ms. Garino asked if there was an overlap map for all map plan hearings. Mr. Krasnoff said he could not remember how each map was portrayed for each public hearing. Mr. Krasnoff said he would get extra copies of the overlap maps to any Commissioner who wanted them.

Mr. Wojtkowski said the Commission was well positioned for the submission of proposals beginning April 15, 2001. Since the Commission had considered the minor, technical issues.

Mr. Ford asked what would happen at the March meeting. Mr. Wojtkowski said the Commission would get an update on the office and web site situations. Mr. Krasnoff said he would be contacting the jurisdictions to find out who might be submitting proposals in mid-April. He would report that information at the next meeting.

Mr. Kloeppe made a motion to adjourn. Ms. Joyner seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

The meeting was adjourned.

Respectfully submitted,

Dan Krasnoff
Approved: March 27, 2001