

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

MINUTES OF PUBLIC HEARING-BC0402

July 27, 2004

COMMISSION ATTENDANCE:

Commissioners	Present (P)/Absent (A)
MATT ARMSTRONG	A
TED ARMSTRONG	P
CHRISTINE BREDENKOETTER	P
BOB FORD	P
MARVIN GELBER	P
TOM HAYEK	P
GREG KLOEPEL	P
BETTY MARVER	P
MARY SCHUMAN	P
JOHNNIE SPEARS	P
DON WOJTKOWSKI	A

OTHERS PRESENT:

David Hamilton – Legal Counsel

Chair: Good evening, ladies and gentlemen. I want to call this session, this meeting of the St. Louis County Boundary Commission to order. David, would you please call the roll?

Chair: Ladies and gentlemen, good evening. My name is Tom Hayek. I'm the Chairman of the St. Louis County Boundary Commission. We're here for a public hearing concerning a proposal submitted by the city of Florissant to annex a certain parcel of property, if you will, which is currently unincorporated St. Louis County. The boundaries of that area you're probably all familiar with by now, but it's roughly bounded on the south by the city of Florissant ... Mr. Hessel has graciously put the map up there by New Halls Ferry pretty much on the west, and I guess Coldwater Creek on the north and east. Tonight's a public hearing. It is a chance for the Commission to air out in public the details of the proposal, to get comments by the city of Florissant who's wanting to annex this area, to get comments by St. Louis County who is currently the authority in charge of this area, and for public comment, the citizens such as yourself to tell us what you think of this proposal. Anyone is welcome to speak and we absolutely encourage you to do so. There is one restriction in that regard. To try and keep control of the meeting, anyone who does want to speak to the Commission will need to submit a speaker form to Mr. Hamilton, our attorney. You must do so by the time we begin the public speaking portion of the meeting. If you don't do so by then, we will not allow you to talk. You will be given three minutes to present or talk to the Commission unless you're here representing a group of citizens such as a subdivision entity, and in that situation you get five minutes to speak. The public comment portion of the meeting is not really a question and answer session for the Commission as much as it for you to express your own thoughts about it to us. We want to know what you think is good about this annexation proposal, what you think is bad about it. We will

certainly ask questions of St. Louis County and the city of Florissant to try to flesh out some of the details of it, but we want to hear from yourselves.

A little bit about the Boundary Commission. The purpose of the Boundary Commission ... we were established by a Missouri Statute some years ago, and it's frankly been in existence for, I don't know, eight or more years. The goal is really to provide a thoughtful mechanism into boundary changes going on in St. Louis County, to make sure that there is a logical division within the municipalities and within the unincorporated St. Louis County. Our function is to review proposed changes. We're given a number of guidelines within the Statute to review proposals by municipalities or by the County to ... for certain proposals. We come down to what is called the "best interest" decision making process. We review these proposals to make sure that they are in the best interest of the city, in this situation, the city of Florissant, and the best interest of St. Louis County, and in the best interest of the area immediately adjacent to the area being annexed. There are a number of people up here. These are the members of the Boundary Commission. They come from various areas of the County. Some are unincorporated, some are small municipalities, some are large municipalities. What I want to do at this time is take the opportunity to let the Commission members introduce themselves and let you know from what part of the County of municipalities they come from. Starting on my left, Christine.

Bredenkoetter: My name is Christine Bredenkoetter, and I'm a resident of the city of Florissant.

Spears: My name is Johnnie Spears. I'm a resident of St. Louis County unincorporated.

Marver: I'm Betty Marver, University City.

Chair: I'm Tom Hayek. I'm in the city of Ferguson.

Ford: I'm Bob Ford, St. Louis County.

Schuman: May Schuman, city of University City.

Kloepfel: Greg Kloepfel, St. Louis County.

Gelber: Marvin Gelber, Creve Coeur.

T. Armstrong: And last but not least, I'm Ted Armstrong, and I live in Frontenac.

Chair: Okay. There are different kinds or different mechanisms by which jurisdiction of a certain of property can be transferred. What we have tonight is a proposal for an annexation. The city of Florissant has proposed to annex the area you see up here on the map. What's going to happen is they've submitted this proposal to us. It is a rather thick document. It contains in it facts and figures about revenue that the city of Florissant will gain, responsibilities that the city of Florissant would also gain requiring monies to fulfill those services and obligations. Contains maps of the area. It contains things of the jurisdiction, of zoning. What we will do is review this and come to a decision as to whether or not this annexation proposal should proceed to a vote. We have two options with regards to this proposal. We may either disapprove it, which means it stops right here. Or we can approve it at which point it will go to an

election. That election will take place in sort of two phases ... not two phases, but two different entities. The city of Florissant by a majority vote will have to approve the annexation, and then separately the citizens of this area will have to approve the annexation. If both of those areas approve it, it happens. If either one of them doesn't approve it, the annexation will not occur.

All right. And the other thing ... let's ... I'll get this started now. We going to have the meeting run in a nice orderly fashion. Anybody that wants to talk to us can do so, but let's try and we'll keep it in an orderly fashion.

Let me talk to you a little bit about how this goes. The city of Florissant will make a presentation first and they will have 15 minutes to do so. St. Louis County, if they choose to, will then have a presentation and will have 15 minutes to do so. We will then do the public speaking portion for as many people who wish to speak as submit speaker forms. After the meeting is complete, we will then take the materials from the proposal and the information we gain tonight under submission. Our decision has to occur as to whether approve or disapprove this proposal within nine months of the submittal date. The submittal date, I don't remember the exact date, but it was in late June so we will have to reach a decision nine months from then so roughly some time within, I guess it would be, late May or late June ... well, let's see, within late March 2005.

With that being said ... as I said the Agenda will be the city of Florissant will go first, then St. Louis County, then the public speaking portion. Second last time I will say this, if you want to speak to us you need to submit a speaker card to Mr. Hamilton. I will give one more warning and then that will be it.

With that being said, Mr. Hessel, if you would be so kind.

Hessel: Is this on? Is this working? [inaudible] The one that said "Power."

Chair: O-N.

Hessel: That's right. Good evening. As many of you know and as you indicated, Mr. Hayek, my name is John Hessel, and I serve as the City Attorney for the city of Florissant. We are here this evening because the city of Florissant has proposed the annexation of an area that we've identified as Area 8, and we did that on our master annexation plan. That's for information for the residents here. As you indicated, for your reference and for the members of the audience, we're displaying a map of the area which identifies the annexation area. The natural boundaries for this area as you can see are Florissant to the south, New Halls Ferry to the west, Coldwater Creek generally to the north and to the east. As with the other annexations that we have presented to you, we believe that this is a logical, natural extension of the city limits of the city of Florissant. As you can see, the area consists primarily of a subdivision that we refer to as Wedgwood East and the Sunswept Condominiums. As we identified in our plan, Area 8 contains three zoning classifications presently under St. Louis County zoning ordinances. R-3, a flood plain R-3, and R-6, which is a multi-family zoning classification. I assume the flood plain R-3 is in reference to the Coldwater Creek area. These present zoning classifications of St. Louis County are very comparable to the zoning classifications of the city of Florissant, the only minor exception is the city of Florissant does not have a flood plain zoning district per se so the flood plain R-3 zoning district, if approved by this Commission would merely be a R-3 single family zoning district in a flood plain. There is really no distinction. The only distinction is in the label. The city of Florissant decided to present this proposal to you, as I said, because it seems logical

geographically. Also the homes and the streets are very similar in nature ... the slide that we have presented there ... the slide in the lower right-hand corner shows a typical street in the Wedgwood area. The slide in the upper left-hand corner shows a typical street in the city of Florissant. You can obviously see the similarities. In addition to that, the city of Florissant was contacted by a number of people in the area who have been following some of the other annexation proposals within the city of Florissant, more particularly the proposals regarding Areas 9, 10 and 12, and they expressed an interest in whether or not the city would pursue an annexation of this area. The city also conducted a survey of the area and the results of the survey indicated that many of residents were positive about Florissant, some had purchased homes believing that they were in the city of Florissant because of the Florissant zip code. In addition to that, Mayor Lowery and the department heads conducted a town hall gathering for residents in this area as well as residents in an area that is immediately west of this, which is also referred to as Wedgwood or Wedgwood West. At that town hall meeting and based upon the conversations that the city staff had, it appears that the residents in this area were primarily interested in having a greater voice in the governing of their neighborhood and of the area. They discussed greater access to law enforcement, more accessibility to law enforcement, more involvement with building code enforcement. The same kind of things that you've heard in the past. In addition to that, because of the close proximity to the Old Florissant Golf Course, the residents mentioned their desire to use the golf course at resident rates as well as the James J. Eagan Center, which is also very close to this location and other nearby Florissant parks including St. Ferdinand Park, Bangert Park's newly renovated swimming pool, and Dunnegant Park's new skateboard facility. In addition residents appeared to be enthused about some of the redevelopment that is occurring along the New Halls Ferry Road corridor, more particularly the development of the Cross Keys Shopping Center, which is only minutes away from residents in the area, and this redevelopment affects them, and there is some sense that they should have, and we agree, should have a voice in that kind of redevelopment. Residents in the area also mentioned to us that the subdivision trustees maintain street lights, and the street lights are on some but not all of the Wedgwood street corners. If this area were annexed by the city of Florissant, we anticipate that additional street lights would be installed and we would maintain the costs of all the street lights at no costs to the homeowners. We'd made this promise as you are well aware in other annexation areas and we have kept that promise.

In addition to that, the city of Florissant does offer numerous senior services through it's FLERT Bus and Grace Hercules, who serves as Senior Coordinator for various outings and things of that nature.

In the past I have mentioned to you the city of Florissant's home equity assurance program, and I'd like to briefly mention it again for your benefit, but probably more for the benefit of the new members of the Boundary Commission as well as the residents within the **Wedgwood** area. Florissant, approximately five or six years ago adopted a program where it guarantees that the property values of properties within the city of Florissant will not go down. Through this program if a property owner obtains an appraisal, submits that appraisal to the community development director and continues to live in their home for five years, the city of Florissant guarantees the property owner that they will be able to sell that property for no less than the appraised value. And if it does sell for less than the appraisal, then the city of Florissant will either buy the house at the appraised value, or make up the difference between the appraised price and the sales price. As I said, that program has been in place, I believe, I'm doing this from memory, approximately five years. We have not had to buy any house. This is again Florissant's commitment to maintaining the property values.

According to the latest census that we obtained from St. Louis County, there are 993 people who would be annexed into the city of Florissant. As I have mentioned to the Commission in the past, if annexed, the existing tax rate would actually decrease by 2 percent, and the reason that occurs is because there's a difference in the utility tax that's imposed by the city of Florissant and not by St. Louis County. Now, the city of Florissant does have a higher sales tax rate because of its capital improvement sales tax and its park improvement sales tax as we've discussed in the past. However, unless the residents are really going to change their shopping habits based upon this annexation this will have no impact upon them with the exception, as we have discussed, being that if you purchase a motor vehicle, that will increase the cost of that automobile because this sales tax is imposed based upon residency.

As we set forth in our annexation plan, we anticipate that the revenues from this annexation would be approximately \$298,000. This increase is the result of the incremental increase from the pooled funds within St. Louis County. As we also set forth, however, you'll see that these increased revenues are really offset by the costs of providing additional services, which we have estimated to be approximately \$297,700 dollars. As you can see, there's really no economic benefit or windfall to the city of Florissant. This proposal is being submitted because we believe that there is a genuine interest in the area, and we believe that the residents in this area as well as the residents of the city of Florissant will benefit by the extension of these natural, logical boundaries.

I would like to mention and point out to the members of the Boundary Commission ... I suspect that many of the residents here this evening are aware of this and that is that back in 1996, we did propose an annexation of this area, and it was actually submitted to the voters in 1997. However, at that time, the annexation proposal included what we're characterizing as Area 8, but it also included the Wedgwood area which was west of New Halls Ferry, so the entire Wedgwood subdivision. It was a much larger area, and at that time, the Wedgwood proposition did fail. We believe that this is a different time. Clearly, this is a different proposal, a smaller area being encompassed. We welcome and invite the residents in this area to objectively analyze the pros and cons of an annexation into the city of Florissant. We understand any hesitancy and reluctance to change, but we sincerely and firmly believe that the annexation of this area into the city of Florissant would be beneficial to the residents of Area 8 and beneficial to all of north county because it would solidify and unite residents into a local government where natural boundaries exist. And as I said at the outset, I suggested there are natural boundaries which are imposed, meaning the creek, Coldwater Creek, as well as New Halls Ferry.

We ask the Boundary Commission to approve this proposal for annexation. I would also indulge the Boundary Commission to afford me an opportunity to respond to any comment that may be made about this proposal. I believe that a response could clarify certain points as well as to correct certain information that may be misleading or inaccurate. Having said that, on behalf of the city of Florissant, we appreciate your time and your consideration. There are members of the city council as well as members of the staff who are present here this evening, that if I'm unable to answer any of your questions, I'm confident that they will be able to assist me.

Chair: Okay. I guess for housekeeping, my suggestion might be to submit a speaker form, which will at least give you five minutes to talk to us at the end. All right. We'll start with questions from the Commission. Mr. Armstrong, would you care to go first, sir?

T. Armstrong: I'll start. Mr. Hessel, you indicated that the city conducted a survey of Area 8.

Hessel: We actually conducted a survey and it was broader than Area 8, but it did include Area 8, yes sir.

T. Armstrong: What were the results of the survey?

Hessel: It wasn't specific as to percentages and population, but it was more expression of whether or not there was an interest within the city of Florissant and there was. There was questions about whether or not Mayor Lowery was doing a particularly good job, things of that nature.

T. Armstrong: Was there ever a petition drive in Area 8?

Hessel: No, sir.

T. Armstrong: None?

Hessel: No, sir.

T. Armstrong: So the residents were not asked to sign a petition at any time.

Hessel: No, sir. Not to my knowledge. No, sir.

T. Armstrong: You mentioned the vote that took place several years ago. I didn't write down the year.

Hessel: 1997, I believe it was.

T. Armstrong: 1997 and that it included the area west of Area 8.

Hessel: Correct.

T. Armstrong: Tell us what the results were of that annexation vote?

Hessel: Mr. Armstrong, I know it failed, but I can't tell you by what percentages.

T. Armstrong: You don't know the percentage?

Hessel: I don't recall. I'm sure there are residents that will recall.

T. Armstrong: I'm sure we'll hear from somebody who will be able to provide us with that.

Hessel: Sure. And again that was ... if you ... the area to the west is a pretty broad area as well. I can't give you the demographic breakdown or the precise percentage of population.

T. Armstrong: You don't recall the total population of the ...

Hessel: For that proposition, I do not, sir. I may have that in the material that I have here. I'll look for that.

T. Armstrong: You suggested that ... that the inclusion of the area west of current Area 8 and, in fact, just in your response, suggests that that was really the deciding factor in terms of the failure of the vote.

Hessel: I didn't mean to suggest that. If I did, I apologize. All I was pointing out was it was a broader ...

T. Armstrong: My question is ... my question is ... was there ... is there any indication in the results of that vote that would suggest that Area 8 is different from the area west of current Area 8 in terms their desire to be annexed.

Hessel: I can't base it upon the 1997 because my understanding from the votes is that it ... unlike wards or various districts within a city, you really don't get the breakdown as to what the voters did within those particular areas so if I was suggesting or if I gave you the impression that because we had that other area involved, that's what caused the failure, I did not mean to suggest that.

T. Armstrong: Fine.

Hessel: Not by any way. All I'm suggesting to you is that was a bigger annexation proposal and we decided back when we submitted the master annexation plan to segregate those because New Halls Ferry was a ... is in fact, a pretty distinct divider, if you will, between the two and let each of them decide on their own.

T. Armstrong: Okay. Thank you, Mr. Hessel.

Chair: Marvin, anything?

Gelber: No.

Kloeppel: Good evening, Mr. Hessel.

Hessel: Hi, Mr. Kloeppel.

Kloeppel: Just a couple follow-ups. You stated that Florissant was contacted by residents. Were they contacted by the residents in the affected Area 8?

Hessel: Yes, sir.

Kloeppel: Okay. Do you know the results of those phone calls? Versus pro/versus con.

Hessel: They contacted ... It was those who were in favor of us that contacted us. We did not go out and solicit them. There were those that contacted us. I only have anecdotal information from the Mayor's office as to how many there were, and it's my understanding that there were a dozen or more phone calls, expressions of interest, those kinds of things.

Kloeppel: Okay. And you also stated that a town meeting was held, correct?

Hessel: That's correct?

Kloeppel: Was there any opposition given to the city of Florissant at that town hall meeting?

Hessel: The town hall meeting was to present information to the residents. It really was not to poll them.

Kloeppel: It wasn't a question and answer ...

Hessel: No ... well, it was an question and answer in that if a resident had questions about the services of the city was going to provide, they would do that. But there was no presentation. It was not a format like this where we're interesting in annexing you, here's what the kind of things we would do. As I understand, it was a brief statement made by Mayor Lowery. There were stations set up with the department heads at the various stations, and that kind of the format so that the residents could go around and visit with the director of parks, the director of public works, the director of finance and on down the line and just ask questions one-on-one in that format.

Kloeppel: And you and Captain Foster probably get tired of this question, but with regards to the police department, how will this ... if this area is annexed, how will that affect the police department with regards to manpower?

Hessel: It should have no effect. In other words, we do not need to add an additional police officer. Based upon the needs that we have today, we believe we can assimilate this area without adding an additional police officer. Now I say that, I'll bet if Chief Karabas or Captain Foster was answering that, they would probably be requesting another police officer.

Kloeppel: Okay. That's all I have, thank you.

Schuman: Mr. Hessel.

Hessel: Hi, Mrs. Schuman.

Schuman: I have a little bit more to follow up on the logic of presenting this annexation proposal in this order. In the proposal it talks about future annexation plans in the area, and it mentions that this is necessary in order to annex areas, I think, 16 and 17 I believe are the numbers in the proposal. I guess I'm ... it doesn't mention the area to the west of New Halls Ferry Road. Is that coming? Do we have that proposal ...

Hessel: That is being ... I'm sorry for interrupting. That is being pursued.

Schuman: Okay. Do we have that proposal already? Is that one of the ones ...?

Hessel: Yeah, you should have that.

Schuman: Okay. Okay, so there is a logical thing because this was not exactly squaring off the city boundaries ...

Hessel: Right.

Schuman: ... the way it's kind of presented here.

Hessel: Right. I agree with you, and when we submitted the master plan we did talk about, if you will, the logic of it and the orderly progression of it, and the staff discussed that and that's why we presented this area, and we are pursuing what I'll characterize as Wedgwood West.

Schuman: Thank you.

Ford: Let me clarify. You're saying one of the other proposals that's before the Boundary Commission includes Wedgwood West?

Hessel: That's my understanding separately.

Ford: Then why didn't you combine them together if it's boundaried [spelling?] together?

Hessel: Well, when you look at the map and you see New Halls Ferry dividing **them**, it was our impression that when you have natural boundaries like that, that there is some logic to the independence of those separate subdivisions deciding for themselves what they want to do. So when we submitted the master annexation plan back whenever that was, **Mr. Ford** three or four years ago, we divided them up in that fashion. I suggest to you that it is still logical to treat them separately. I understand that some may differ with that, but I think reasonable people can disagree on whether or not that's a good idea or a bad idea.

Ford: If you're submitting both ... both plans, I can't understand why they're not combined because they adjoin each other.

Hessel: They adjoin each other by a rather ... four- to five-lane road. They're separate and distinct. We think that there's some logic to treating them separately in that way. Like I said, I understand the argument that you can combine them. Our fear was if you combined them, there may be people within Wedgwood West that could override those votes within Wedgwood East or vice versa. [Laughter]

Chair: Folks, folks.

Hessel: I'm not sure why people find that funny because it does seem logical.

Chair: Folks ... you could show Mr. Hessel the courtesy of addressing us. We're going to show you all the courtesy when you come up to speak, okay? Thank you.

Ford: In the past proposal that was voted down you stated that the Wedgwood West was part of that. Are they separate subdivisions or is that all one subdivision?

Hessel: Well, they're both characterized as Wedgwood. They're divided by New Halls Ferry. I'm not sure how to ... I ...

Ford: Are they governed ...

Hessel: ... I grew up in this town and I have always considered them to be different. Others may view them as the same.

Ford: Right. They're separate subdivisions ...

Hessel: They're both Wedgwood.

Ford: ... bylaws or whatever.

Hessel: I have no idea whether or not they have their own separate bylaws.

Ford: I have nothing else. Thank you, Mr. Hessel.

Chair: I want to make sure that the citizens understand about the taxes and the monies and stuff. Could you briefly, for their benefit as much anything, explain the pool concept and how that money then comes into the city?

Hessel: The city of Florissant receives revenues based upon, as many cities ... let me back up even further. There are cities within St. Louis County that receive their revenues based upon a pool of money that is collected and goes into this pool fund. There are other cities that are characterized as point-of-sale cities, and whenever there's a transaction or sale that takes place within that particular city, then those funds go directly to that city. The city of Florissant is a member of the pooled fund cities so the amount of money that you receive from that fund is in fact affected by your population. So the fact that the city of Florissant presently has, whatever it is, approximately 52,000 people, that determines the amount of money that they would receive from the pooled fund. By adding another 993 people there is a proportionate increase from the pooled funds.

Chair: I have a question about ... so the \$298,000 figure in the proposal about what the revenue will be, that is in essence as I'm gathering calculated from what the pool's been ...

Hessel: Correct.

Chair: ... and the number of residents Florissant will be picking up, right?

Hessel: That's correct.

Chair: Now, ...

Hessel: There is ...

Chair: You got to admit ... it's ... not curious ... but, I mean the revenues that Florissant estimates are, boy, almost right on the money for what you guys are going to be picking up. I mean \$300 dollars off, so I guess what I'm trying to figure out is how were the estimated expenditures arrived at to come up with a figure that's just \$300 off of what the income will be.

Hessel: And I understand the question about the coincidence and how they are that close, and you could look at these expenditures and you could argue that these expenditures

really are not precise nor accurate. I would agree that they're not precise by any stretch of the imagination. What we tried to do and what the finance department does is break down the total expenditures that we have within the city by area or population. Right now we have nine districts so we can divide it in that particular manner. If you take 993 people and add it, how much is that going to affect the overall budget? And if you look at this, for example, you identify that the expenditures for administrative, legislative, municipal courts, economic development, media, et cetera, and we've identified \$42,600 dollars, but let's be honest about it, we're not going to specifically allocate that money to this area. That's not going to occur. That's merely to identify out of the total budget that we have for those accounts, we anticipate adding 993 dollars, excuse me, 993 people. If you did a cost per person and did that city-wide, that's basically what the costs are so if I can make my math simple, if you had a thousand people and you had 53,000, what you do is take one fifty-third of the city and divide it into the budget onto these various accounts, and that's how you get to that number, with the exception being the street lights and the lamps. There was much more detailed analysis done for that because you're anticipating a direct cost that we would have to incur on this area to pay for the street lights and to maintain costs. If there are streets and things of that nature, if we actually anticipated that we would have to make capital expenditures to improve the streets which, based upon our review, I don't know that there's any immediate need to improve some of the streets, there may be some that weren't identified to me. In other areas, Mr. Hayek, you may remember that we identified that we'd improve the streets so we had a more precise calculation for those expenditures.

Chair: So this figure of the \$2977 is an estimate.

Hessel: No doubt about it.

Chair: All right.

Hessel: No doubt about it. And it's a very generalized estimate.

Chair: Like you say, we're talking \$89,000 for police services. We don't really know if they'd hire another police officer.

Hessel: That's correct.

Chair: Right.

Hessel: Again, that's merely an allocation of the population in this area vis-à-vis the population as a whole in reference to the budget.

Chair: Okay. I have a question which sort of follows up on what Mr. Ford was asking. In the proposal it says one of the reasons for ... city would like us to grant the proposal is to realign city limits to natural and logical borders or boundaries. Now, I've heard mention a couple of times how ...

Hessel: John, if you could put that up, excuse me.

Chair: ... we're going after this ... we're going after ... yeah, that one ... we're wanting to annex this area and we're only going after this Wedgwood area instead of combining both of them because we've got this big five-lane road going down the middle of them. And as I

also look at the map, I know it's unincorporated St. Louis County going off to the north and east, and so what I'm trying to grasp, I guess, is what is ... how does this become a natural and logical border or boundary when currently there's a five-lane road dividing in essence the city of Florissant from the rest of unincorporated St. Louis County up to the river.

Hessel: I don't know that I would agree that it divides it, but certainly once you get to north of what we're calling Wedgwood East, you have that five-lane road, and I understand the logic that perhaps ... and I would not disagree that some consideration should be given to combining the two. We're not trying to pull anything funny or do anything unusual. If, in fact, it makes sense to do it in that way, we would do that. We proposed this based on what we considered to be reasonable.

Chair: And I'm not really asking about the other area and whether they should be combined or not, it's just that the statements made in the proposal that this boundary will become a natural and logical border or boundary of the city, and I'm really just trying to understand how that boundary if you run along Coldwater Creek is a better boundary than if you run along Halls Ferry. What makes that boundary a more logical boundary than just having Halls Ferry being the boundary similar to 270 being the boundary between the city of Ferguson and the city of Florissant, in essence?

Hessel: Well, I guess I'm not clearly understand you because New Halls Ferry runs north/south, and you can say, well, you'd stop right where you are or you can continue to go down New Halls Ferry, heading what I would characterized as north, and include the area to the east up to Coldwater Creek and then you go ... and/or the area to the west, which would likewise continue up to Coldwater Creek that would again, Wedgwood West, which borders on the Florissant area.

Chair: Well, let me ask this then, let's assume the city of Florissant ... that that other proposal passes and we make it up to Halls Ferry. Wouldn't New Halls Ferry be as logical of a boundary as that Creek.

Hessel: I'm not following you. New Halls Ferry ...

Chair: Yeah, wouldn't New Halls Ferry be as logical of a boundary for the city as that creek?

Hessel: Well, it's one of the reasons why we presented it this way because New Halls Ferry will be a boundary, if you will, to the west.

Chair: Right.

Hessel: So that's one of the reasons why we divided the two of them up and that if we're extending up to the north, where do the natural boundaries, if you're heading north ... as you head north, you hit Coldwater Creek. You head east, you hit Coldwater Creek. You head west, you hit New Halls Ferry.

Chair: Okay.

Hessel: That's sort of how we got there. And that's why we thought that New Halls Ferry is sort of a natural boundary.

Ford: Would you point on the map exactly what you're talking about?

Hessel: This is New Halls Ferry, if you will. This is the city of Florissant presently. As you can see easily, that's the Sunswept Apartments. This is Coldwater Creek, runs in this fashion. I lose it when it gets up here. I know it ends up back over here. So we envision, obviously, Florissant is here, what I would characterize to the south. If we're moving up in this fashion, the question really [inaudible] where do you stop? To the east, Coldwater Creek. To the north, Coldwater Creek. And the question is which way to the west?

Chair: And where then is unincorporated St. Louis County?

Hessel: Well, St. Louis County is here. Berkeley is ... or Black Jack, excuse me, is up that way. This is St. Louis County, presently as well and St. Louis County continues down New Halls Ferry.

Chair: Okay.

Hessel: If I had a broader map, you'd see that St. Louis County would extend further here to the west and the city of Florissant boundaries generally likewise extend to the west and to the north until you get to the river.

Chair: Okay. I know I'm chewing up a little time here, but I've got just a couple of other questions. Under the revenue figures in our proposal, it seems to me to indicate that Florissant's revenue in 2002 was about \$20 million, about \$15 million in 2003, and \$14.9 million in 2004. Their revenues are going down?

Hessel: No, I ... show me which page you're on.

Chair: Well, it says Florissant's general operating fund, I'm on page 6 of 20.

Hessel: I know Mr. McDaniel is here. Randy, could you come and address the general operating fund? Because I think I know the answer, but I'm not a hundred percent certain. [background conversation] So they have gone down as a result of the census from these revenues. Mr. McDaniel has informed me because of the results of the 2000 census, the revenues actually did go down. The general revenues did go down.

Chair: Okay. And I've got one other question, I guess, and I want to ... and I don't know how to address it, but eventually this has got to get talked about.

Hessel: Sure.

Chair: And I don't know if we're going to talk about it here or at the end of all of these. Up until now in the map plan, you know, we talked about well it's really going to be a negligible difference in the amount of revenue that the city's picking up and losses. And right now, we have, I don't know if it's six or seven other proposals, which if you lump them all together, is 10,000 and some people that the city may pick up including the 900 and some here,

which would increase the city's population 20 some 19, 20 some, something like that, percent. And so I'm trying to grasp at what point do we start talking about the global effect all these proposals are going to have on the city. I mean they're all going to be due about the same time and all of a sudden the city's population is potentially going to jump 20 percent. Is the city capable of handling that type of an increase in population, services required, all these things at once?

Hessel: We obviously believe that or we wouldn't be here. My answer to that is certainly.

Chair: Well, we'll talk to the County too. Okay. Thank you, Mr. Hessel, for your time.

Hessel: Thank you.

Marver: Hi. Betty Marver. I just had a question ... when you mentioned the sales tax, that it would go up for the new ... proposed new residents. I notice in the resources that's the largest source of the funding increase, right? Am I reading that right?

Hessel: From ...

Marver: If you look at the ... on page 4, the sales tax is \$119,000. You're saying that that ...

Hessel: The capital improvement ... the sales tax is at \$119,000.

Marver: Right. You'd said that would ... I thought I heard you say there would not be much of a difference because they're already shopping in that area.

Hessel: Right.

Marver: So, I was just curious how it wouldn't be if it's not that impactful [sic], it certainly is as part of the whole. Could you just explain that [inaudible]?

Hessel: Sure, and again, these revenues are not specific. Revenues are going to be generated merely because of the annexations. We did the revenues much like we did the expenditures, which is if you take the total sales tax revenues that are being generated and allocatable [sic] to the city and add another thousand people to it, how much is truly allocated to that thousand people, and without the annexation, if residents here in the Wedgwood area are shopping over at Cross Keys, they're paying some of the sales ... they're paying the sales tax now ...

Marver: Right.

Hessel: ... so that really doesn't change anything.

Marver: So this may not be really new funding.

Hessel: That's correct. That's correct.

Marver: Okay.

Chair: Johnnie.

Spears: Mr. Hessel, I have one question. You mentioned the town hall meetings ...

Hessel: Yes, sir.

Spears: ... telephone calls and what have you, and all the benefits that the city of Florissant offers. If you could narrow it down to one concern of this community that wanted to be annexed to the city of Florissant, what reading would you get from that community?

Hessel: Let me again, Mr. Spears, I did not participate in that town hall gathering nor did I take those phone calls, but my understanding from the information that was presented to the city staff, is number one, people were very much interested in being able to utilize the amenities, the parks that they're very close to. Now, I don't know if that's number one, but they also were very interested in having a say in a local government, more say, if you will, within the local government. That's the information that was presented to me. I'm sure that the citizens here will either express that or they may in fact take issue with that. I can just generalize it as to what I told were the points of interest that were presented to us.

Spears: Thank you.

Chair: Christine.

Bredenkoetter: The question I have is ... we talked about police protection. Approximately how many square miles is Florissant now?

Hessel: Where's Louis? Lou Jearls? I should know that. We both should know that, Christine.

Bredenkoetter: I think it's about 12 and a half from what I've read. And how many officers do you have today? On staff for the Florissant Police Department.

Hessel: We have 12.49 square miles in area, and we have 82 police officers.

Bredenkoetter: And do you know how many police officers St. Louis County has in, I believe this is the First Precinct, is it not? And that ... and how many square miles that covers?

Hessel: I do not have that information.

Bredenkoetter: Okay. I'll re ... can somebody from the County answer that? Okay. So you've got 82 officers and 12 and a half square miles so that's pretty good density for police protection.

Hessel: Correct.

Bredenkoetter: Okay. Just curious.

[background conversations]

T. Armstrong: Do we have a larger map than that one showing a greater area ... than just Area 8, one that would show Areas 6, 7 and 8?

[background conversations]

_____: Not on a slide, I don't.

T. Armstrong: Do you have one?

_____: Well, I can show you 6, 7, and 8.

T. Armstrong: Here, that will do it.

Hessel: There was a map that should have been included in all the packets.

[background conversations, paper noise]

T. Armstrong: Can you see it? I know this is difficult.

Hessel: I can't see that far, but I'll trust you on it.

T. Armstrong: This is Area 8. That's the area we're talking about. This is Area 7.

Hessel: That's correct.

T. Armstrong: That's the area west of Wedgwood, west of Area 8, the area that you've been talking about.

Hessel: Correct.

T. Armstrong: All of that was included in the annexation attempt in 1997.

Hessel: Correct.

T. Armstrong: This is Area 6, this little piece that goes up here like this.

Hessel: Okay.

T. Armstrong: My understanding is that we have before us three applications, one for 6, one for 7, and one we're discussing tonight for 8. In terms of the logical boundaries and in terms of, which goes to your questions, and also in terms of what happens if 8 is approved and 6 is approved. What do we have with 7? We have an island, do we not?

Hessel: Yes, sir. I would agree that ... that doing 6 ...

T. Armstrong: [inaudible] tell me why these were not consolidated, why these weren't made the subject of a single petition?

Hessel: Yes, sir.

T. Armstrong: Why?

Hessel: Same reason that I gave previously was when we submitted the master annexation plan, we laid out, in fact we met with representatives of the Boundary Commission before we did that as called for under the Statute, and what you asked us to do is lay out in areas where there are logical boundaries for them in a logical sequence what you would anticipate five years in the future for purposes of annexation.

T. Armstrong: Well ...

Hessel: So what we did was we divided it up based upon the criteria that the Statute said and based upon what we heard you say. And now, if you're saying to us, "Listen, what you really should have done is combine certain things" I wish you'd have told us that a few years ago. We respect that opinion, and we'll respond accordingly. We're not here to take issue with anybody as to whether or not there's logic in doing it a different way. This is what we were told ... we were ... we heard, we respond to, we present it to you, and now you say maybe we ought to do it a different way. Okay.

T. Armstrong: Well, I mean even the numbering suggests what you had in mind ...

[end of side A – tape 1]

[start of side B – tape 2]

Hessel: We've presented to you 12, we've presented to you 9, we've presented to you 10, we didn't indicate that they were going to go one, two, three, four.

T. Armstrong: I don't want to debate this with you, Mr. Hessel, but I do want to point out to the public and to the Commission members that we have an anomaly here that we could end up with an island stuck right in the middle that's surrounded by Florissant.

Hessel: That anomaly could only result from some action being taken by this board.

T. Armstrong: No, it could not.

Hessel: Sure it could.

T. Armstrong: Suppose, suppose we approve all three petitions, all three go to a vote, and 7, this area here, does not approve it and the other two do.

Hessel: Right. But then that would result in the voters making that decision.

T. Armstrong: As I said, one of our responsibilities is to make sure that there are no islands and that there are logical boundaries ... of a city ...

Hessel: Well, this proposal, looking at it on isolated, doesn't create any island, does it?

T. Armstrong: I'm suggesting that ... the whole point of this is it may be a situation where all three need to be considered together. That's the point. Thank you.

Chair: Any other comment? Mary.

Schuman: Just a little something I've been curious about. With the possibility of incremental additions to the population, how do you adjust the ward boundaries? Is that done on a continual basis then to make sure people have equal votes or ...?

Hessel: It is. We adjust the boundaries ... after the annexation occurs, you look to the wards to make sure that they are relatively equal in proximity. Now we don't adjust all of the ... and what we really do, Miss Schuman, is you have to identify those wards which would easily assimilate that annexation area, and then, under the charter, we look at readjusting the boundaries of the wards every x number of years, and I apologize, under the charter I don't recall what it is ...

Schuman: Well, it's required ...

Hessel: ... we actually adjust the wards when we're required to adjust the wards. Now we can do that at any time if there's identified a need to do that.

Ford: Earlier in your presentation you commented that people of Area 8 with the redevelopment going on along Halls Ferry should have input into that redevelopment. What input does the communities or the citizens of Florissant have in any development?

Hessel: Any development that comes before the city of Florissant, and I'll talk about Cross Keys in particular, went before the City Council initially to determine whether or not there was going to be a preliminary development plan for that area. That happened to include a TIF so it then went to the TIF Commission. The citizens were notified, citizens' input was sought as to whether or not a TIF should be utilized, after that it goes back to the Planning and Zoning Commission and back to the City Council again asking for citizen input as to whether or not a redevelopment like that ought to occur. In that instance it occurred with respect to the TIF process and with respect to the rezoning process and the redevelopment site plan, all of those came into play and like any other kinds of proposals, there is a public hearing, people are notified, and we ask for citizen comment as to whether or not this redevelopment is a good idea or a bad idea. We've done that right down on Lindbergh with respect to **the development** where you see Flower Valley down there. That is a very common occurrence.

Ford: Okay. Thank you.

Hessel: Thank you. Sometimes the citizens are very vocal about it. We're hearing that with respect to Aquinas.

Chair: I have a couple of questions about the boundaries again. Who decided where the boundaries of 6, 7, and 8 would be drawn, the proposals?

Hessel: That was submitted with the master annexation plan after meeting with the staff of the Boundary Commission and, obviously, the city presented it, but we were supposed to meet with other cities, which we did. We were to meet with St. Louis County, which we did.

We were to meet with the staff. We then presented the master annexation plan identifying the various areas, if you will, and we asked for comment and input as to whether or not there was some logic to that.

Chair: And what comment are you telling me was given to you by the Boundary Commission which caused you to draw the boundaries of Areas 6, 7 and 8 where you did?

Hessel: I would say that more than any specific comment was the lack of comment. I do recall some comments being made about why we didn't include a particular area with respect to Area 8 and I've forgotten the commercial area that it was, but we were questioned about that.

Chair: Okay. The other question then I have is in the proposal on page 4 when it talks about future plans, it says "We do have to annex this area before we can annex another area. This annexation is relevant to future annexations, namely the annexation of Areas 16 and 17 to the north." I guess my question is is not this annexation probably more relevant to Area 6 and 7?

Hessel: Well, it certainly is relevant to Area 6 and 7, and again, I don't mean to take issue with what Mr. Armstrong said, but with respect to this annexation, it doesn't create a pocket for Area 7, certainly it does affect it. And as I said at the outset, I ... I'm not taking issue with anyone that suggests that there is some logic to combining annexations. All I'm suggesting to you is we thought about it, we didn't do this haphazardly, we think that there's some reasonable basis for presenting them in this manner. Reasonable people can disagree with that. I suggest reasonable people could agree with that.

Chair: Okay. Thanks, Mr. Hessel, I appreciate it. Any others? [inaudible]? Christine? Okay. Thanks a lot, Mr. Hessel.

Hessel: Thank you, sir.

Chair: All right. That concludes the city of Florissant's presentation.

[background conversations]

Chair: We'll now have the St. Louis County's presentation. Mr. Powers.

Powers: Good evening, I'm Glenn Powers. I'm the Director of Planning for St. Louis County. There are a number of other St. Louis County staffers here. If I can see them all here, you know Lori Fiegel, you know her quite a bit.

Chair: You want to just introduce her for the benefit of the citizens too.

Powers: Lori Fiegel with the County Planning Department as is Len Groszek. Lindsey Swanick, the Director of Parks and North County resident. Trey Doyle, Sergeant. Captain Elze was going to be here, but he is here ... okay, he was off taking care of a police matter unexpectedly, that happens. Anola Covotolas [sounds like] right here and Dennis Harris, District 1 ... all right, okay. Anyone else that snuck in? The Captain you see back there. There were going to be other high profile elected officials here tonight even from Florissant, but there's some sort of convention going on so I guess they're not going to show up.

We are here to do a number of things. First, to listen. In the case of Area 8, we had ... we did have ... we haven't got a lot of input. We had a town hall meeting with the residents of Area 7 and Area 8 combined back in April, but we haven't got as much feedback on Area 8 singularly as we have with a number of the other Florissant proposals so we're ... we're listening with respect to what gets said tonight. We certainly want to describe some of our services. We're very proud of the services that St. Louis County provides, feel they're second to none, and want to continue to service all the residents of the St. Louis County, and then we just want to just raise some general points. Before the end of the comment period we do intend to submit written comments, a closer analysis of the numbers, I think, and reaction to any other issues that come up here tonight.

A little bit about the County. The County really plays two roles. The first role is as a provider of traditional county services, county-wide services. These are provided not only to residents of unincorporated areas, but residents of municipalities. Examples would be the police helicopter services, other special police services that benefit all the police departments in St. Louis County such as the crime lab. There's tax collection, that's a great job we like. Health services, the administration, the operation of the Justice Center. These are the kinds of things that county governments traditionally do to supplement what municipalities do. That's one thing.

The other thing is St. Louis County is the provider of local government services for the unincorporated areas of the county including Area 8 here as it's termed by Florissant. And that's a big job. We are, if you will, the city government for all of unincorporated St. Louis County. It's a large city. By land area it comprises about one-third of the total area of St. Louis County, has an excess of 325,000 residents the last time I looked. If it were a city and viewed as a city and it ought to be, we're the third largest city in the state of Missouri. Because of that size we realize tremendous economies of scale and therefore we are the most efficient provider of local government services in the St. Louis area, so much so that many municipalities choose to contract services with us, police services, code enforcement services, inspection services. Many cities that don't contract those services I hear from time to time wish they did. And maintaining the efficiency of those services is very important to St. Louis County.

Now, as I mentioned earlier, we did have a town hall meeting with the residents of the Wedgwood subdivision back on April 22. We sent postcards to every ... every resident, every address in that subdivision. And when I talk about the Wedgwood subdivision, I'm talking about the Areas, the 7 and the Areas 8 so we really ... didn't really isolate on ... on Area 8, but we did have approximately, I believe, 100-204 residents show up at that meeting. We discussed the potential or the prospect of annexation, and we also discussed a number of other service-type issues. On the matter of annexation, and I don't claim that our impressions are any more scientifically derived than anyone else's, but there was an indication of fairly strong support to remain unincorporated of the people who showed up at that meeting. And in fairness, there were also a number of people who were in favor of being Florissant.

In terms of some of the other things that were discussed, they got down to some of the more local-type issues, complaints about the condition of streets and in response we have instituted this spring a number of asphalt/concrete repairs in the subdivision. On April 26, there was a complete street sweeping of the subdivision. In terms of traffic, really the only complaints about traffic were out on New Halls Ferry Road, which is a state highway. In terms of property maintenance, there were complaints that we heard at that meeting about tall grass in yards and some trash and other minor issues like that. As a result there was a three-day sweep that was

carried out in May involving four neighborhood preservation inspectors and they wrote up 104 different violations, mostly the typical types of things, peeling paint, high grass, unlicensed vehicles in yards and that kinds of things. A crime ... really the only crime that was discussed at that meeting was some of the speeding through neighborhoods and as a result the radar trailer has been out at various times earlier this year and enforcement activities have been stepped up. So there were a variety of issues like that other than the annexation issue was discussed at that time and hopefully as a result of that, we took some actions and hope to do so in the future because we're really interested in continuing to serve that area.

Now, a little bit about the parks ... or the county local services. We do have North County Government Center. It's at 21 Village Square, that's in the, I guess you would say, the northwest quadrant of Lindbergh and 270 and so you don't have to travel all the way down to Clayton for permit activities or anything else like that.

With regard to the police, we noted what you asked about the area of Precinct 1. I don't have that tonight, but I can get that for you, but certainly the St. Louis County Police Department, I believe, and this is just my opinion and I'm not bashful about it, I think they're the best police department in the local area, certainly the envy of many municipal police departments. They offer a full range of professional police services. They respond to citizen calls for service, neighborhood policing, other special investigations, crime scene processing, drug enforcement. They run the DAREs program. They are internationally-accredited. In total county-wide, there are 750 commissioned officers, uniformed officers, and 250 civilian support personnel. That's county-wide. I say that because there are 110 commissioned officers assigned to the North Precinct, that's the number, 110 in North County. We'll get the square miles later for you. But they are backed up by this much larger, very sophisticated force. They are headquartered over on Benham Road to the west of the area we're talking about tonight, but there are also five neighborhood police stations. And the police department asked me to note tonight that crime is down in the North County area, the First Precinct area. There was a 4 percent reduction in crime between 2002 and 2003, and a 12 percent reduction in crime in 2004, so things are looking up.

In terms of roads, our County Highway Department maintains 91 miles of arterial roads, center-line miles, so that you could double it if you're going both directions, and 284 miles of local roads on the County system, subdivision streets, if you will. And they do the normal maintenance including pothole repair, resurfacing, signing, striping, et cetera, et cetera, snow removal. They are in Maintenance District 1. Their Maintenance District 1 facility is on Seven ... Seven Hills Drive, which is off of West Florissant Road, and there are 35 employees assigned to that Maintenance District.

In code enforcement, our Public Works Department offers the full range of inspection and permit services including a substantial amount of contract work with municipalities in the area of building code, mechanical, electrical, plumbing, grading regulations. In addition, we have a proactive code enforcement effort through our offices of Neighborhood Preservation, and we also have zoning enforcement officers. We have six Neighborhood Preservation officers and one police officer working the proactive neighborhood preservation beat in North County and six zoning enforcement officers.

We have a sewer lateral program that has spent over \$900,000 dollars since 2000 doing 311 sewer lateral repairs for individual dwelling units in North St. Louis County.

Parks Department, and I'll try to be quick here. Twelve parks in North County totaling over 11,000 acres. Sioux Passage Park, the North County Rec Center, Spanish Lake Park are some of the more significant ones with some very improvements ... very interesting improvements and trail projects going on right now.

I'm the Director of Planning so, of course, I'm very much interested in our planning and zoning services, very much the same as what was described by the city of Florissant. Zonings a legislative process, public hearings are required. What he described was much the same as what is also done in St. Louis County either for TIF projects or rezonings. Very public processes. I have an excellent staff, some very seasoned people. We handle some very difficult cases in the still developing areas of St. Louis County. Incidentally, that includes a pretty significant housing boom that's going on in North County right now, much of which is occurring in unincorporated areas to the east of Florissant limits right now so much of this boom is going on in unincorporated areas.

Aside from zoning and subdivision administration, we also do other long-term community studies. In North County, we've done the Old Jamestown Community Area Study, the Spanish Lake Community Area Study, Castlepoint Neighborhood Plan. Most recently, I-270/Highway 360 Corridor Study, trying to breathe a little life into that area. And we also publish the St. Louis County Direct on-line newsletter. It's something that any resident can subscribe to by going to our website and putting in their email address then you get push email anytime we put a ... put a new issue out.

In terms of some of the things I wanted to mentioned, probably, I was going to talk about the Area 6, 7, 8 issue that you were all talking about earlier. I think it's fairly well covered by now. I would certainly agree with Mr. Hessel, it's something that's reasonably debatable. Lindbergh Boulevard is a four- or five-lane road. You could view it as a separation. On the other hand, you know, our reaction to it was that there is sort of a divide-and-conquer quality to it, and we are certainly concerned about sequencing if you were to go forward with Areas 8 and 6, you would be, as was being ... as was described, be kind of creating a pocket in Area 7 so we might want to think about what the order of things should logically be.

As always, you know, I want to assure everybody who's a resident of the resident of the area and the Boundary Commission that St. Louis County is very interested in continuing to be the local service provider for the area, in fact, we would prefer it that way. And because we all experienced a deadline recently, we look at this ... this particular proposal in the context of the larger issue here. This is just a thousand people. If you put all six Florissant proposals together, there are 10,000 people. If you look at everything that's been submitted before deadline, we're talking, I think, over 16,000 people and 5 percent of the unincorporated or the total county land area. This has a significant impact on St. Louis County not only for ability to provide services as efficiently to the people who remain in unincorporated areas but also to provide those county-wide services. So I'll stop there and answer any questions you have.

Chair: All right. Thank you, Mr. Powers. To be fair this time, I will start on the other end. Christine.

Bredenkoetter: Since I'd like kind of a better answer tonight before we leave, can someone give me the rough boundaries of the First Precinct?

Powers: Captain Elze?

Elze: [inaudible] north of the city of Riverview over to the Missouri River, north to the St. Charles County line, and we border Florissant on our western boundary [inaudible].

Bredenkoetter: So I would say that far exceed the twelve and a half square miles that Florissant has, is that correct?

Elze: Yes. The unin ...

Bredenkoetter: A much larger area. It goes all the way to Castlepoint to the river.

Powers: We'll get you some good numbers on that.

Bredenkoetter: Right. Castlepoint to the river. And then I did want to ask one other question. You said based on your meeting with the local residents, you scheduled a sweep for your Preservation Unit, the street sweeper came out, and some other things. What's normally the mechanism for these people to receive these services other than the fact of when someone's looking at them for annexation? Is there a regular schedule for these services?

Powers: Well, we provide these services year-round, and we have town hall meetings all over the county, north, south, and west. Councilmen, it depends on the councilmen. I know some of the Councilmen have a regular schedule that's published on their websites of town hall meetings, and I attend along with other department heads, so the suggestion that these are driven by annexations solely is not true. We carry on a regular schedule of public hearings ... of town hall meetings throughout the County year-round, and we're very eager to respond to any request, residents and subdivision trustees, in particular, would give us requests to attend meetings and discuss issues with them.

Bredenkoetter: Well, not living in unincorporated St. Louis County, I want to understand the process. So normally the Councilmen request the town hall meeting, is that correct? And are those done at the discretion of the Councilmen or are they on a regular basis? And did Mr. O'Mara call this town hall meeting or did you call this ... I mean, how does that work?

Powers: Well, we all collectively called this particular town hall meeting as we have called others in the area, but it's ... there are a variety of things that happen. There is a County Council of elected representatives, just like in Florissant. There is a public forum before every weekly Council meeting and people can comment and they bring their concerns or they call them in just like they would call them in to any department at Florissant. It's very much the same thing, and again we're very ... we're out in the subdivisions all the time trying to respond to information requests so I like to think we're very citizen friendly in responding to these requests in whatever form they come at us.

Bredenkoetter: Well, before this particular town hall meeting, do you know when the last town hall meeting was called with these particular citizens to find out what their issues, et cetera, were other than the individual who takes the more than normal impetus to make phone calls? I mean, when was the last time a town hall meeting was in this area ... before you called the most recent one?

Powers: You know, I'm not sure. Different departments have different meetings with residents all the time. I'm not familiar with all of them.

Chair: Folks, this will be the last warning. Anybody who wants to talk when we hit the public speaker portion, which will be right after we get done questioning Mr. Powers, you need to get a form to Mr. Hamilton. Last warning, sorry.

Spears: I have no questions, Mr. Chairman.

Chair: Mr. Powers, I have a couple of questions. [background conversations] Has St. Louis County taken an official, we would say, position on this proposal as in "We don't want you to approve this because we are concerned about the number" or is it as it has been to my understanding in the past "If the citizen's want us, we'll be there. If they don't want us, that's okay too." I mean I'm trying to get a flavor because, you know, you've talked a little, and I've talked, and we're at the stage where somehow this has to be discussed, this conglomeration of all these proposals and the effect on finances and population shifts, jurisdiction. Is the county saying in this particular proposal "We don't want you to approve this because we're concerned about all these things adding up"?

Powers: Yes, we are. And we've heard your request before about county officials coming before you and giving a presentation, and we hope to do that, we hope to do that perhaps once this round of public hearings is over. It is very much a concern to us. We are in a little bit different situation than many of the municipalities. You know, we see a lot of commonalities, amongst the proposals that are now before us. Just looking at some of the Florissant proposals, or if you take Florissant as an example, Florissant had a municipal property tax. It eliminated in '97. You could speculate that it was eliminated because to make Florissant more attractive for annexation proposals. The 2000 census came out. Florissant lost population, they're a pool city, so they lost revenue because sales tax revenue is distributed on a per capita basis and that's something that we were talking about before. When we talk about sales tax, there's two things there. There's number one, what people pay, and then there's what Florissant takes in. Florissant, being a pool city, definitely takes in more sales tax revenue as a result of this. I can ... these are not charity endeavors. Not at all. But in our position as I described it, we're a large, very efficient provider of government services. We have economies of scale. When we get chipped away at the edges like this, we become less efficient. It makes us ... it makes it more difficult for us to maintain that level of services for the same low cost for the people who remain in the unincorporated areas, but not only that, sooner or later it's going to have an effect on even the people who live in the cities who ... who ... who benefit from county-wide services. If you're the city of Fenton or you're the city of Wildwood and you get police services under contract from St. Louis County, the constant chipping away here is going to impact our ability to provide those services.

Chair: And that's ... I guess I'll express my own little frustration about this is we're at a public hearing and we've had public hearings and we're trying to inform the citizenry of this and so that it has not happened now, I guess I would express desire it'd happen sooner rather than later so that the citizenry when they go to vote have an informed decision of them for this presentation you've been talking about. So I don't take up too much time, a couple of other questions. Does this town hall meeting ... well, no, let me ask this, in the city of Florissant they will have representatives, you know, councilmen, in a certain relatively small geographic area.

What's the lowest level of representative position they have now in St. Louis County? Is it the councilmen from the entire North County area?

Powers: Yes.

Chair: And is that the person these citizens have to contact if they want to express their displeasures in the government in some way or compliments?

Powers: That's the elected official they have to contact. You know, we have a large, very professional staff.

Chair: Sure. But I mean for elected officials, their elected official is the council person.

Powers: Right.

Chair: And do you know ... do you have the statistics for just the North County area we'll say of crime rate, you know, so many like property crimes per thousand people or violent crimes per thousand people. Are those statistics available, do you know?

Powers: Those are available by [inaudible] area and we can assemble those for you. We'll make that part of our report to you.

Chair: Thank you.

Ford: You commented that St. Louis County provides municipal services for municipalities. Does St. Louis County provide services for Florissant?

Powers: Certain ... certain code services, yes, we do. And, of course, special police services, absolutely. The police departments cooperate.

Ford: Okay. And Florissant's presentation they indicated that if section 8 was annexed into Florissant they would have better police service. My question to ... maybe the Captain can answer this ... has he received or have you all received any complaints from the area of that for lack of police services?

Elze: I never received a threat from a subdivision as a group. Like any police agency, I'll get a complaint on an officer here or there, but I don't remember that subdivision specifically coming to me and saying "We have problems." We have a neighborhood watch group over in the area that's very active, and they keep regularly [inaudible].

Ford: Thank you. No other questions.

Schuman: No questions.

Chair: Greg?

Kloeppel: No questions.

Chair: Marvin? Ted?

T. Armstrong: Mr. Powers, you've made a kind of a vague and oblique reference to sequencing of 6, 7, and 8, Areas 6, 7, and 8. Do you have any specific recommendation for this Commission in that regard?

Powers: At this point, I don't. As Mr. Hessel said, it's a reasonably debatable issue. I think a lot of it ... well, that's one of the things I'm hoping to hear tonight is I've heard some residents ... some residents voice objection of the splitting of a subdivision that's all under one set of trustees so there seems to be sort of a common interest here. How strong that is we'll find out perhaps, and I think a lot should rest on that. How cohesive does the subdivision really feel? That's one thing and then the other thing is this ... sort of setting up this ... this, you know, backing our way into an odd boundary.

T. Armstrong: The common trustees, I think that's the first time this evening that we've heard that comment. Would you elaborate on that? Are you telling me that the entire Area 7 and Area 8 are under common trustee arrangement?

Powers: Yes. There are, I believe, 13 different plats of Wedgwood. Subdivision fees are collected and go into one pot. And common ground areas and other expenses are ... are decided from there.

T. Armstrong: Do you know whether we have representatives from those trustees here tonight? Good. Thank you. I'm sure we'll hear from somebody.

Powers: Sure.

T. Armstrong: That's all.

Chair: That it?

T. Armstrong: I'm done.

Chair: [inaudible]

Bredenkoetter: My only question is you indicated that you provided some type of municipal services to the city of Florissant. What particular municipal services do you provide to the city as the county entity? I mean, you used to provide electrical. You don't provide that anymore.

Powers: Right.

Bredenkoetter: What do you provide?

Powers: Okay, well, maybe I'm not up to date on that. If you go on the County website into the Public Works Department webpage, there is a matrix of municipal contracts, and I'm just talking about Public Works because I'm talking about code enforcement, inspection, and plan review, and that changes probably once a week. People go off, people go on. But we have some sort of contractual arrangement with 70-80 percent of the municipalities in St. Louis County so it's substantial, but that would be a good thing to look at.

Bredenkoetter: And I do have one other question?

Powers: Sure.

Bredenkoetter: You talked about the municipal services that you provide to some of the municipalities, for example, police service, and the destroying of the tax base. In order to provide that, if these groups then became part of a city, would you not renegotiate those contracts with those municipalities and then charge them more for their police protection?

Powers: That would have to be ... expenses have to be covered ...

Bredenkoetter: Okay.

Powers: So sooner or later ...

Bredenkoetter: So, is the County now subsidizing those municipalities for their police protection or is that money ...

Powers: It's not a money-maker and some people ...

Bredenkoetter: It's not a money-maker, but I would think if you're providing police protection for a municipality, whatever you charge them would have to cover the cost of providing that protection and not having people in the unincorporated areas subsidizing the municipality, or am I misunderstanding?

Powers: One would hope, but again, as our efficiencies of scale go down, those things change.

Chair: Anyone else? I have one last ... did you meet with the city of Florissant over the division of this map plan that we're talking about about which areas, this area, you know, dividing it up by the numbers and all that?

Powers: I don't recall that. Don't hold me to that, we could be wrong. It was some time ago.

Chair: Okay.

Powers: Five years ago now.

Chair: Right.

Powers: But I think the more typical arrangement is when cities submit plans and they overlapping geography, then they sit down and talk.

Chair: Okay.

Powers: I can recall few meetings with cities where they were trying to get our consent.

Chair: Okay. Thank you, Mr. Powers.

All right, folks, last chance on the speaker cards. Once, twice, sold. I will give you ... before I tell you about the speakers, I want to tell you about one other way to get us information. We will accept comment in written form for 21 days after today. Three weeks from today, we will accept in the offices of the Boundary Commission written comments you have on this proposal. The address should be, hopefully, on the forms we have in back. If not ...

[end – Side B – Tape 1]

[start – Side A – Tape 2]

Chair: ... Clayton, 63105. And I will leave this form out at the front table if you want to copy the address down after the meeting.

Ford: If they have a copy of the Agenda, they got the address.

Chair: Yeah. Suite 140. All right. Here's how the public-speaking portion works. We will call up your name, we will call up the name of the person who is speaking next so that you know you're coming up. Please come up, come to the podium, address the Commission. You will have three minutes. We will time it. We will let you know when your time's up. If you are speaking on behalf of a group such as you are a trustee of a subdivision, perhaps, you will be given five minutes to speak, okay? First person we will hear from is Mr. Fred Carr, 2355 Wedgwood, and after that will be Sharon Wells. Mr. Carr.

Carr: My name is Fred Carr and I live in the Wedgwood West area, but ... and I'm also a trustee for the Wedgwood Trustee Association. I represent Plat 1. There are a number of other trustees here. And honest to gosh, I had no idea what the questions were going to be tonight, but I think you've pretty much stolen ... you've covered every point that I wanted to cover in my comments here. I'm not ... I intended to read them verbatim, but I'm not. I'm just going to point out that we are 13 separate subdivisions or separate plats of the Wedgwood subdivision, and I ... this letter, I'm taking issue with the city of Florissant for separating us. We have been together for 40 years. We have regular meetings. We fight, we love, we do everything together as if we were one subdivision, one plat, and it would be a catastrophe to ... if one part of our area would become annexed and the other part not. We work very closely with County officials. We have no difficulty getting a response from the County. We get instant response. The people who are actually running the city know me by sight and first name, and some of you are going to get to know me by sight to because I intended ... I spoke at the Plat 9 public hearing, and I'm going to speak at some others too when 7 comes up. Another point I wanted to make in here is ... has already been made. It's the fact that depending upon how the voting goes, there could be an isolated pocket created because these Area 6 and Area 8 join under the bridge on New Halls Ferry that goes over Coldwater Creek. They touch, that's 360 degrees. That's an isolated pocket, and that is a potential. And I don't think that's right to happen that way. You've already talked about the future plans of Area 16 and 17. Area 16 is where the Jost farm is, and that is a development of \$250,000 to \$500,000 homes. It's a really a classy area that now belongs to the County, and that is, in my opinion, is one of the major targets. I don't think Florissant really wants Wedgwood, they want to go past us, and so I want to take issue with that. I take issue with the fact that we do not get... we are not being shortchanged by St. Louis County. We have services. We have ... I know a lot of the officials by

first name, some of the department heads and whatnot. We work very well with them. And the most important thing I want to point out is or urge the committee to consider is the joining of Areas 6, 7 and 8. I think that's a very logical joining because it affects all of us together. We're not as close to Area 6, but if the city of Florissant's wanting logical boundaries, Patterson Road, New Halls Ferry, Coldwater Creek is a logical boundary. Those are geographic points that are not disputable. I'll also point out that in Area 8, Florissant is asking to have the entire right-of-way of New Halls Ferry. In Area 7 they go up to the right-of-way so that would me ... I'm representing a group ... can I run by the same clock that Mr. Hessel ran by? I'm representing a group called Stop Florissant Annexation. We have had ... you talk about meetings. We had a meeting a couple of weeks ago, and there's a point I want to make there.

Chair: You have two minutes, Mr. Carr.

Carr: Two more, okay. I can cover it. We put out signs. That's our custom in our neighborhood. We put out signs at all the entrances whenever we have a trustee meeting or whatever, people have garage sales. I personally put out signs announcing a meeting that we were going to conduct on the 14th of this month. That was a Wednesday. I put them out on the Wednesday prior. Well, the first night they were out, one sign went away. I replaced it. The next night ... let's see ... Thursday night the first sign went out. Friday, the next one went out. And I replaced it so we had seven signs out there. Sometime Sunday night, all the signs disappeared. Well, people didn't come to the meeting because they thought I'd cancelled the meeting, but we did have a good turnout and I would say approximately 90 percent of them are of the common mind that we do not want to be annexed, and most of those people are here tonight. We have people in that group. These four people sitting right here, they live in Area 8. There's other people back here in 8 and then there's more in Area 7 so we are ... I am representing both areas and including the smaller subdivisions, this gentleman right here is from Meadowlark. So we do want to have any part of the Florissant business, and I think I've got the support. Now I want to go back just a little bit ... hold it, hold it, hold it, folks ... I want to go back just a little bit and help Mr. Hessel out. He doesn't remember the balloting in 1997. I can tell you exactly what it was.

Chair: Mr. Carr, that's five minutes now.

Carr: Sixty percent voted ... just a minute.

Chair: Mr. Carr ...

Carr: Seventy-six percent said no.

Chair: Mr. Carr, that's five minutes. Thank you, sir. Next is Sharon Wells, and after Miss Wells will be Ivan Havens.

Wells: Good evening. I am here representing a group that was formed the last time that Florissant attempted annexation of all of Wedgwood and that organization was called RAFA, which stood for Residents Against Florissant Annexation. Yes, we do shop in Florissant, but I, for personally, can tell you that I shop elsewhere too. Florissant's a fine community, but there are other places that I also do business in St. Louis County, some of which are unincorporated. I personally feel that there is something unusual, shall we say, about the fact that Florissant's interested in Area 8 right now, which is where I live. I think that it's also, shall

we say, interesting that on the other side of Coldwater Creek is the subdivision called the Jost Farm Properties that is being developed. And I think it is also interesting that we are probably a roadblock in Florissant's way to get to that subdivision, which would obviously generate far more income, property tax income and so forth than Area 8 would. I also would like to let you know, I don't know if you are aware of it or not, but all of us received a letter from the city of Florissant, and I have mine here with me. We have lived in Wedgwood since 1971. We knowingly bought in Wedgwood knowing that it was unincorporated. Perhaps there are people who bought in Wedgwood or who have bought recently that weren't aware that it was unincorporated, but it was made perfectly clear to us through our realtor that it was unincorporated. So I find it interesting that some people today claim that they didn't know that it was unincorporated. If you would like this letter, I will certainly share it with you. It is an offer by the city of Florissant to use their services for, I believe, a period of six months. It's a very kind gesture on their part, but I find it interesting that it appears in my mailbox when all of these issues are being brought to our attention now. Do you have any questions? I'd be happy to answer them. My husband is a trustee in the Wedgwood subdivision. We are a very active organization. We meet once a month with the exception of the two summer months, June and July, and sometimes August, and we always have a representative from St. Louis County Police there. In our case it's Doug Wiese [sounds like] who serves First Precinct, and I have to tell you that as far as we're concerned we see Mr. Wiese on a very regular basis in our part of the subdivision and he's very concerned, and he's a very conscientious police officer. And I cannot tell you that I could think of another police department that could service any better than St. Louis County Police does. Thank you.

Chair: Thank you, 'mam.

Wells: Would you like the letter?

Chair: The next is Ivan Havens. Hope I pronounced that right. And then Jack Bergoin [sounds like].

Havens: Good evening, everyone. As I stand here and look out here across this audience, I don't see anyone that came down with the rain yesterday. We're all responsible mature adults. Also I would remind you that we were in ... that we are in the Show Me state. I would ask that each and every one of you ask each one of these people to show me exactly what you're talking about and stop talking in generalities. Now, as far as I'm concerned, I live in County unincorporated, and me and my neighbors, all of my neighbors are happy to be in County unincorporated. Now what Florissant was talking about tonight, if I was to put it on a 20-acre field, I could grow corn 40 foot high.

Chair: Next is Jack Bergoin, and after Mr. Bergoin will be Cynthia Carr.

Bergoin: I just wanted ... I think most of the things been ... we've discussed, but I want to ask all you people on the council is why do we have to put up with Florissant's harassment. Now they got beat something terrible last time. I mean, it wasn't even close. If you ever got elected to an office with 80 percent, I'm sure you'd all love it. This just can go on in ... I belong to the same organization the rest of them did, and it cost us to get a lawyer and then we had to get some kind of incorporated. We paid for all the printing ourselves and which, I'm sure, Florissant's got more money to spend than people that live out here. And why does this keep coming on. Isn't there anyway we can stop them? First, when we first ... I'm an original owner ..

first, they just took Wedgwood over. They had to go all the way to the Supreme Court to defeat it, and it got defeated. Then they come back and they tried to wedge us [[sounds like], and it got defeated again. I'll be damned, here they are again. When does it stop ... when we're all dead? That's really all I got to say, and as far as the Police Department, I've been out there over 40 years. There's no [inaudible] capital crime out there. One ... of course, it was only about four blocks from the house, still [inaudible] close enough. That's all I have.

Chair: Thank you, sir. The next will be Cynthia Carr and after Miss Carr will be Larry Daniels. Yes, 'mam.

Carr: Good evening. Thank you for coming. We appreciate it. I'm Cindy Carr. I live at 2355 Wedgwood Drive West. I've lived there for 33 years, 10 months, and 27 days, and I'm very proud to be a resident of St. Louis County. There are many reasons why the residents of unincorporated area of St. Louis County do not want to be under the jurisdiction of the city of Florissant. We have been discriminated against from the time that Wedgwood decided in the first place that they did not want to be in Florissant. We had traffic stops and so forth on Thunderbird and harassed many of our residents including the black residents. The last time that we had this vote, my husband didn't have time to say, there were 76 percent of the votes against annexation so it's very clear that residents in Wedgwood do not want to be a part of Florissant. It is incumbent upon the Commission members to consider the needs and desires of the residents of this area as well as 8. It is perfectly clear to me and to many others that there are these four reasons why we do not want to be in the city of Florissant. They are: exploitation, revenue, control, and ego. There's no reason whatsoever for my wanting to be a part of the city of Florissant. They can't even spell Wedgwood.

Chair: Thank you, ma'am. The next will be Larry Daniels and after Mr. Daniels will be Mr. Hessel.

Daniels: Thank you, Mr. Chairman. I guess I want to address my comments to the Police Department in the First Precinct here in North County, and I want to make some other comments about other services that I'm personally involved in in St. Louis County and why they're important. I have a son who suffers from schizophrenia, and schizophrenia is really unpredictable illness that sometimes causes people to get involved with the police. We have a police training program in St. Louis County called Crisis Intervention Training where special volunteers from St. Louis County Police Department have undergone 40 hours of additional training to be able to intervene in a psychiatric crisis. This is very reassuring to family members who have loved ones who suffer from these illnesses. In addition to that, we also have mental health courts in St. Louis County. I work with the Court weekly. I have access to the people who work with the Court, including Steve Stiffleman [sounds like] and his work release team, Herb Burton at the jail, Joyce Kelly, at the Counselor's office. The County officials have been very open and helpful to us to put these programs in place and for us now to be annexed by the city of Florissant would be a terrible regression that I would not really want to foresee or even estimate. My hat goes off to the Police Department. They've done a really wonderful job, and we are seeing tremendous outcomes from their Crisis Intervention Force. Thank you very much.

Chair: And the last will be Mr. Hessel.

Hessel: Thank you, I'll be very brief. I did want to point out to all the residents that in the presentation I made you didn't hear me criticize St. Louis County. I have not in any way

criticized St. Louis County nor would I do that. The city of Florissant heard an interest, acted upon that interest. We're not trying to harass anyone. We're not trying to engage in an exercise in futility. We believed we were responding to what we heard. Just to clarify something that Mr. Powers said and I know was unintentional. We do not contract for any services with St. Louis County. Just wanted to clarify that. He also talked about reducing the property tax as perhaps an incentive for annexations, it was actually reduced as an incentive to convince voters to approve a capital improvement sales tax. If you go back to the literature that we issued at that point in time, you will see that very clearly. And I heard some of the residents talk about it's interesting and unusual that we're pursuing this area of annexation, that we really have eyes on Area 16 because of the value of that property. Let me assure all the residents, and you can check it in the documentation, the city of Florissant does not have a property tax so the value of those properties within Area 16 mean absolutely nothing to the city of Florissant, nothing. We derive no income from property taxes so this belief that there is something nefarious going on or some grand scheme going on to get unneeded or unwanted or undeserved taxes is inaccurate. There's also been the suggestion that we proposed Area 8 was for the purpose of divide and conquer. Let me to suggest to you, it'd be a lot easier for me to make one presentation rather than three. It would be a lot easier to go through the process that you all have to go through to put it on the ballot one time rather than three. We looked at it differently. And as I said before, reasonable people can differ. Doesn't have to involve any conspiracy, it's not mean-spirited, reasonable people can simply differ. I suggest Area 6 is significantly different than Area 7 and 8. I understand. I grew up in this area. I understand that there is some commonality between 7 and 8, but we believed that there was some logical reason for dividing it. I've heard people. If you want to discuss combining it, we'll be happy to discuss that. Thank you.

Chair: Thank you. Any other cards?

____: [inaudible]

Chair: Sorry sir, we really to follow along with the rules.

____: [inaudible]

Chair: Sir ... sir ... you can talk to the Commission members afterwards, sir. Thank you. Yeah, you can talk with us afterwards, sir. We'll be happy to talk with you.

____: [inaudible]

Chair: That'd be great. Like I said, I'll tell everyone again. We'll accept written comment 21 days. Send it to the Boundary Commission offices. The address again is up here. I believe that concludes the meeting. Do I have a motion to adjourn the meeting?

Ford: So moved.

Kloeppel: Second.

Chair: All in favor.

Response: Aye.

Chair: This meeting is adjourned, folks. Thank you.

Approved: November 16, 2004