

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

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING
CITY OF SHREWSBURY, CITY OF ST. GEORGE,
CITY OF BELLA VILLA & ST. LOUIS COUNTY**

August 22, 2006

COMMISSION ATTENDANCE:

Commissioners	Present (P)/Absent (A)
Matt Armstrong	P
Ted Armstrong	P
Christine Bredenkoetter	P
Bob Ford	P
Frank Kenney	P
Greg Kloeppel	A
Betty Marver	P
Mary Schuman	A
Johnnie Spears	P
Edward Thibeault	P
Don Wojtkowski	P

OTHERS PRESENT:

Michelle Dougherty, Executive Director
John Young, Legal Counsel

CALL TO ORDER

Chair: I'll call to order this public meeting, this public hearing. My name is Matt Armstrong. I'm the Chair of the St. Louis Boundary Commission, the St. Louis County Boundary Commission, and I'd like to thank you all for coming out tonight. It's a great turnout. We have three different proposals to hear. I understand we've run out of agendas so I want to tell you what's going to happen tonight and explain a little bit about this process. First of all, this is the Map Plan stage of a five-year cycle, and we had a deadline of July 1st, I believe, or June 30th of this past year where any city/municipality that wanted to do an annexation in the County had to submit a Map Plan. If they didn't submit a Map Plan, then they're foreclosed for the next cycle, for the next five years from doing any annexation. So what you see tonight is a Map Plan. Unnecessarily, the cities tend to think large because if they don't ask for as much as they possibly can, then later they can't do anything so they go as big as they possibly can so that they can pick and choose if they want to annex just a couple of streets or the whole thing later. That part of the cycle is called the Plan of Intent, and the cities can't submit a Plan of Intent until ... the first time that they can submit it is April 2007, and then the deadline is July 1 of 2009. So for those of you who are fearing that there might be an annexation vote as a result of this meeting, there won't be. All this is an opportunity for the city to put out into the public ... or the cities ...

to put out in public what it is that they think they might want to annex over the next five years. It's the Plan of Intent stage where the cities say, "Okay, this is what we want to annex" that would end up going to a vote or to an annexation.

So I just want to make sure that everybody understands that nothing ... that the cities tonight are going to sort of explain what their proposals are, what their plan is, but nothing's going to happen. There's not going to be any vote as a result of these Map Plans.

We're going to have presentations of 15 minutes from each of the municipalities. We have Shrewsbury, St. George, and Bella Villa so it will go in that order. Shrewsbury, St. George, Bella Villa. They each get 15 minutes. Then the County, St. Louis County has a representative here and the County gets 15 minutes to put forth its proposal. In my experience sometimes the cities take all 15 minutes and sometimes they take 5 minutes. At the end of that period of time, we'll have the Public Comment section so that's where you get to fill out the Map ... the Speaker Cards, submit them to us, that's when we'll call you, and we'll call you by name. One person will be called to speak and then we'll call a second name for that person to be prepared to stand up and speak. We'll keep doing it that way until we've have everybody have their say. If you represent an organization, a group of trustees, a political action committee, you get 5 minutes. If you represent yourself as an individual, you get 2 minutes. And we'll have somebody timing you so don't be offended if I say your 2 minutes are up because we don't want to be here 'til midnight. All right?

Yes, sir?

?: [inaudible]

Chair: No, sir. You really need to save your public comment, your comment for ... it will go into the record and the Commissioners will take note of it. The Commissioners will question the cities at the end of each presentation, and if you make comments then those comments will go back to the Commission and you can certainly make those same comments ... put those same questions to the cities on your own.

So let's start with the presentation by Shrewsbury. Is the representative from Shrewsbury here? Hang on a second.

Gates: Good evening. I'm Bert Gates. I'm the Mayor of Shrewsbury. I have my City Administrator, Barry Alexander, and my Assistant Administrator, John Shaw, with me tonight. And we did submit our map. As you probably know, it's the same map we submitted five years ago. This won't be very long because we have no immediate plans or any long-range plans to follow-up on any annexation. After the last round of these, we submitted our Map Plan, we did an extensive study looking at the whole area, at a very smaller part, about half of that area, and then a very smaller part than that for potential annexation. That came about from the fact that we've been providing police services for the Village of Mackenzie for a number of years, and some of their representatives have asked us to look into annexing their area and that's where the thoughts came from. And additional, aside from that, back when the Freeholders had their plan, Shrewsbury was going to be one of the ultimate cities that existed. After that Freeholder plan, we were going to grow to 25,000 from our current 6,600, and that was due to us taking in areas to the south of us. So that's why we looked at this plan from the past. But what we found in our

study that it would be fiscally imprudent for us to go forward with any type of annexation, and we looked at everything we possibly could. For instance, just from the people to the south of us, for their fire tax, their fire protection, they pay more than our citizens pay for all of our services put together including fire, police, our parks and recreation, our street department. Our street department clears every single street in the City of Shrewsbury every single snow storm. We have a number of parks with playgrounds and walking paths and ball fields. We have an aquatic center, city center with a recreation department in there. So we do feel that we provide a number of good services to the citizens and that's why we looked at that plan, but again, I'll just say right now, we have no plans unless changes in the laws came about that would make it more fiscally practical for us to look at this again so we submitted our plan just for the fact that it runs for five years. If things change during that time, we would then look at something, but we have no plans on doing it right now.

Chair: Are there any questions from the Commission? Mr. Kenney?

Kenney: None.

Chair: Mr. Spears?

Spears: No.

Chair: Mr. Wojtkowski?

Wojtkowski: No, I don't.

Chair: Mr. Ford?

Ford: No, I don't.

Chair: Mr. Thibeault?

Thibeault: No, I don't.

Chair: Mr. Armstrong?

Armstrong: Yes. Is this working? Can you hear me? Have you had inquiries from residents within the area of the Map Plan for ... either pro ... either for or against their annexation by Shrewsbury?

Gates: As I mentioned, representatives from the Village of Mackenzie have asked us to consider looking into annexation of their area. There's a little bit of St. Louis County in between our city and their city so it would take ... we couldn't do a merger between the two entities, so we had to look at doing some type of an annexation, but we've had requests from them formally to us to look into that. Other than that, I've had a couple of individuals say they would love to be part of Shrewsbury. I had one man write me a letter saying that he wouldn't want to be part of any municipality so ...

Armstrong: What is ... explain the ... you said that there is some part of unincorporated St. Louis County that is between you and Marlborough.

Gates: Village Mackenzie.

Armstrong: Mackenzie? Oh, Mackenzie, up here.

Gates: The Village of Mackenzie. There's a small little ...

Armstrong: I understand. I was looking at the other one.

Gates: ... municipality, it's a village. And there's a little bit of unincorporated St. Louis County that borders Watson Road between us and them so had they been contiguous to us, we could talk about a merger or something like that, but without that, we'd have to look at some type of annexation so, and again as I said, our plans are that it would be fiscal suicide for us to kind of take any areas to the south of us.

Armstrong: Okay. Thank you.

Chair: Christine?

Bredenkoetter: No, sir.

Chair: Betty?

Marver: No. Thank you.

Chair: Thank you, sir.

Gates: Thank you very much. Just leave this here?

Chair: Oh, yeah. Is the representative of St. George ... ah ... all right.

True: How you all doing? Of course, I got a phone call right now, hold on. All right. Now we're ready. I'm Alderman Thomas True here with the City of St. George talking about our Map Plan. Just like to say thank you. Three of our aldermen and our city attorney out today, and thank you to the board for letting us speak. Basically, the proposal for the City St. George includes a three ... three different areas. Area 1 is considered like a pocket annex since it has access only through the City of St. George. It's called St. George Hills and it consists of single-family and a few multi-family homes there. Area 2 is predominately a commercial area, includes Interstate 55. Union has some multi-family housing, single-family housing, businesses, school and a church area, and Area 3 contains mostly single-family housing and down in the southern area some multi-family housing, duplexes, I believe, is how those are grouped together. And similar to how the gentleman was speaking before, this our proposal for Map Plan, and the first step is to say, "Hey, here's a Map Plan, everybody. This is what we're looking at." I feel that the City of St. George has a good response for this area. We're close by as far as like police protection, city government, streets, snow removal, trash ... providing services that our citizens enjoy already as being residents of the city so ... those are some of the benefits that we've

discussed, and I think that's pretty much it for now as far as presenting the Map Plan. Any questions?

Chair: Well, let's go down the row. Betty, do you have any questions?

Marver: No, not at this time.

Chair: Christine?

Bredenkoetter: Yes, I do. If I understand this correctly. This is a Xeroxed copy so Area 3 is contiguous to St. George now, correct? I mean it blends into each other and then what, you're jumping across 55 to the commercial area?

True: Right. That would ... Area 3 borders on the southern borders of St. George and then inclusive of the point of Reavis Barracks on west on Reavis Barracks until Shapfield Road.

Bredenkoetter: Okay. Is this 55 that runs down the center?

True: That is correct.

Bredenkoetter: Is any of St. George on this side of 55 today?

True: Not right now.

Bredenkoetter: Okay. That's what I wanted to know. It's a little hard to tell from this.

True: Sure. Yeah.

Bredenkoetter: Okay. Thank you.

Chair: Mr. Armstrong?

Armstrong: Yeah, I have a couple of questions. Same question I asked before. Have you had any contact from residents in these three areas interested in joining St. George?

True: Prior to today, I haven't had any contact. Have any of the aldermen here? No, they haven't heard anything one way or the other either prior to today.

Armstrong: One of the things that I would like to point out to you is that when we get to the point of looking at specific proposals, one of the things that we have looked at carefully in the past with other proposals and other cities is something we call logical boundaries. And, quite frankly, and this is, I think, what Christine was pointing at, is a logical boundary for St. George would be the highway, and it would be illogical perhaps to jump that highway and have a small piece on the other side. So I caution you to consider that if you later develop some proposal. And one other thing I want to bring to your attention and literally this applies not only to St. George but to the other two cities as well and that is that you shouldn't operate under any sort of an assumption that unincorporated St. Louis County is fair game for acquisition by whatever city gets to it first.

True: I don't think anyone's said that.

Armstrong: Pardon me.

True: I don't think anyone's said that.

Armstrong: Well, I think a lot of people assume that.

True: I haven't assumed that.

Armstrong: I'm doing this ... I'm telling you this to aid you in later proposals and I also want this group ... the audience we have here and the other two cities to bear this in mind. This is one of the areas that I have been ... I have picked on assiduously in the past couple of years of specific Plans of Intent. One of our responsibilities is to make sure that St. Louis County is able to continue to provide service for the remaining unincorporated areas in St. Louis County and as it loses its area and its tax base and its population and the sales tax and so forth, it becomes less and less able to provide services for the rest of the unincorporated area so one of the things we look at is the impact on St. Louis County, and in your proposal, if you make one, I would hope that you would address that and keep that in mind.

True: Right. I have the rules of how the Commission works.

Armstrong: That's all I have.

Chair: Ed?

Thibeault: I would be interested in ...

Chair: You need to lean close, I'm sorry, closer to the microphone.

Thibeault: I would be interested in the criteria you applied [inaudible]. We'll try again. I would be interested in the criteria that you utilized to identify these three areas and what the rationale was for including them in your plan.

True: Well, basically, it's areas that are close by, adjacent. St. George seemed to have similar type of residents and, you know, income levels, same type of neighbors and people, you know, so it seemed like a logical step to at least propose a Map Plan that would include them.

Thibeault: Thank you.

Chair: Bob?

Ford: On your Area 2 map, I'd like to know your motivation behind ... part of your boundary is Union Road and then other ... it looks like you went after specific parcels or whatever and you shoot way down Union Road ... you're not making a [inaudible]. What was your motivation behind that zigzag down Union Road?

True: I'm not following you. It goes straight down Union Road.

Ford: What are these parcels down here?

True: Those are like ... one is a ... well, two of those are church, one is a school, one is a business, two are business, two are school ...

Ford: Those are included in your Map Plan?

True: Right.

Ford: On this side of Union Road?

True: Exactly.

Ford: Okay. What about this open area? Why didn't you pick that up?

True: Because ...

Ford: I'm just using that as an example.

True: Right.

Ford: What was your motivation to zigzag around some parcels and leave some parcels unincorporated area?

True: Well, you have to have some boundary set somewhere.

Ford: Okay. All right. No more questions, sir.

Chair: Don, do you have any questions?

Wojtkowski: I'm assuming that your numbering sequence isn't necessarily representative of the order of annexation.

True: No, it's just three different maps.

Wojtkowski: Okay. Nothing else, Mr. Chairman.

Chair: Johnnie, do you have any questions?

Spears: No questions, Mr. Chairman.

Chair: Frank?

Kenney: Population of St. George?

True: I believe we're at 1,320, something like that, 1,324.

Kenney: I have a whole myriad, but I don't think this is ... only at the Intent stage would my many questions be appropriate to ask.

Chair: Okay. Thank you, sir. Is the representative of Bella Villa here?

Smith: My name is Andrew Smith, and I'm an attorney who represents the City of Bella Villa. I've been asked to come tonight and speak to you guys. Good evening everyone. And like the City of Shrewsbury and like you were speaking of earlier, Mr. Armstrong, we're in the position of at the very base level just wanting to leave options open. The city has no present plans to annex any of these areas any time soon and doesn't plan on taking any action in any time in the near future. I see one of the questions you wanted to speak on was whether there was a timetable, and there's not in this case because the City doesn't have any plans to annex any of these areas but wants to keep its options open. With that in mind, I know Mr. Ted Armstrong you've asked everyone about whether anyone has received any feedback from the community. As far as I know, the City has not. I'll be anxious to listen today to see what people have to say about that. And the other question you have asked a lot of them are difficult to answer at this point as far as why is your city the best community to serve this area when the city's still trying to decide if it makes sense or not for some of these areas. They just kind of want to leave their options open, and I'll be happy to field any questions you may have.

Chair: Okay, Mr. Kenney?

Kenney: Did Bella Villa, did they submit a Map Plan five years ago?

Smith: Yes.

Kenney: And was it the same Map Plan?

Smith: It was not.

Kenney: What areas are included in the current Map Plan that were not included in the prior Map Plan?

Smith: The current Map Plan is substantially larger than the one from five years ago. I have a copy of that with me I can show you.

Kenney: I can look at it. I just ...

[both talking at once]

Was there any logic other than trying to leave your options open?

Smith: There were some natural, kind of some logical boundaries such as Interstate 55, Reavis Barracks Road. I think there was another major road that this version extends to that the other didn't.

Kenney: And last, is Bella Villa a full service municipality? Fire, police, parks and rec ... what have you got?

Smith: I believe so. I was assigned to come here yesterday. I am not the normal city attorney; someone else from my firm is so I cannot ...

Kenney: Sir, there is no normal city attorney ever.

Smith: ... answer. That's a good point.

Kenney: That's a cheap shot.

Chair: Thank you. Johnnie?

Spears: No questions, Mr. Chair.

Chair: Don?

Wojtkowski: You know, I really don't have any questions, but I'd like to get on my soapbox for a minute. The whole purpose of the map planning process was to inspire municipalities to do reasonable municipal planning before proposing Plans of Intent for Annexation, so what we want them to do is do a little thinking and look at territories and come to some conclusions relative to what's fiscally responsible, what's the ... for the good or the best interest of the community, their own municipality, what's in the best interest of St. Louis County, and what's in the best interest of the areas that they're being annexed. Now, just for the general public here, there is one very significant limiting factor relative to the amount of territory that a municipality can annex at any given time, and that limiting factor is that the contiguous border, the common border of an annexation proposal has to be at least 15 percent of the overall border of an area being annexed. So that provides kind of a limiting factor. You can't have Bella Villa being relatively small come and eat up that whole chunk of area all at one time; they have to do it in little chunks, and quite honestly, with the Map Plan that they proposed, I figured it would take them about 70 years to annex the entire area. And to me that is not prudent municipal planning. That's just staking out a territory to say you did because it's completely unrealistic that this could be accomplished. So that's just my soapbox again. And the same would apply to Shrewsbury in that, you know, what we want to inspire is prudent municipal planning that weighs in the best interests of all of the constituents that are impacted by the annexation. So, so much for my soapbox. Thank you.

Chair: Mr. Ford?

Ford: Yes, I'd like to address when you or when Bella Villa put together the Map Plan, did they check on boundaries? Are they going up to a street, the right-of-way of the street or are they taking in the whole street or are they taking in the center part of the street? Are they going up to other municipal boundaries? Are they leaving just half a street to St. Louis County? Are those things been thought out at Bella Villa?

Smith: Yes, they have, and, in fact, in everyplace where a right-of-way forms the boundary, the City's plan is to take over the entire right-of-way, and I actually filed something yesterday and today making that clear with the Boundary Commission office. I don't know if you have that. I gave it to Michelle earlier today. It's down at a note at the bottom of the page.

Ford: Okay. Looking at this revised Map and this is what, the fourth or fifth revised map?

Smith: I think it's the second actual map.

Ford: Okay. I lose track. I'm sorry.

Smith: It has an explanatory note that the previous did not, but the substance of it is the same.

Ford: Okay. At times it looks like you're cutting right across parcels ... you're not following streets or anything on this map. How are you following ... how did you come up with that straight Magic marker down the map?

Smith: There are a couple of instances where the proposed boundaries do not follow a street. They don't cut ... I did check and they're not cutting any parcels; they are in between one parcel of land and another in those instances so it isn't going to be a situation where a property owner has half of their parcel in the city and half not. It's just in specific cases the city found one specific property might be desirable or might be in the mutual best interest of everyone involved to be part of the city and the other not. As far as a case-by-case breakdown of why in certain instances the city deemed that and others they didn't, I'm not sure.

Ford: Okay. No other questions, Mr. Chairman.

Chair: Ed?

Thibeault: Yes, I have no questions.

Chair: Ted?

Armstrong: I have a comment and perhaps a suggestion for you, and again this would apply not only to your city but to the other two as well and that is now having been through a whole ... a whole series from Map Plan through actual Plans of Intent that we have considered in the last five-year phase, one of the things that's incredibly important for a city getting ready to make an annexation proposal, a specific proposal, is to go out and sell the idea to the residents of the area to be ... that they want to annex. Those that failed to either get pass this Commission or failed in the voting did so because a proper groundwork was not laid by the city to convince the ... I'll call them the target citizens ... that this was a good idea. So I urge you and the others cities to keep that in mind as you go through this. If you don't do your homework and you don't lay the proper groundwork, it won't fly.

Smith: Let me also say that when the ... if a Plan of Intent is ever proposed, I will definitely stress the importance of the natural boundaries. I do think that's important in making sure people understand what's going on and that's not something I was there for originally when the initial meetings were going on, but I do think it's something that can be emphasized in the future.

Chair: Okay. Christine?

Bredenkoetter: No. No questions.

Chair: Betty?

Marver: Just a follow-up question to that ... do you know what the residents ... how the residents have been involved both within the city area and around in the unincorporated areas? Has that ... I understand that there may have not been much feedback, but what about initial discussions so that you know you are getting neighborhoods by natural boundaries and the residents feel comfortable with this? Have they been part of the planning and any response at all?

Smith: I know these were discussed at some of the public meetings the city held. I'm not sure to what extent there might have been people who took advantage of that opportunity to come and make comments. I think that is something that as the city decides on its Plan of Intent and before a Map Plan was filed something that would definitely be thoroughly investigated and something the city would want as much feedback as possible on.

Marver: What is the population of the city?

Smith: It is not big; I don't know what the actual number ... again, owing to the last minute replacement excuse.

Marver: Okay. Thanks.

Chair: I have ... actually I have a couple of questions for you before you go. I understand that you're the last minute replacement, but I'll ask you anyway. Are you familiar with the submittal of the City of Bella Villa to the Boundary Commission?

Smith: I am.

Chair: All right. And can you confirm that that submittal consists of a letter dated July ... or, excuse me, dated June 23, 2006, signed by Mayor Steve Grey and addressed to the Boundary Commission submitting the Map Plan?

Smith: Yes.

Chair: And it contains a Resolution by the city.

Smith: Yes.

Chair: Do you know ... the Resolution we have does not have a resolution number. Do you know happen to know the Resolution number of that?

Smith: I don't. That's information that I could certainly get and transmit.

Chair: If you could get that and transmit that to Michelle. We need that Resolution number. In that Resolution, Section 1, you identify a Map Plan attached as Exhibit A. The last page of the submittal is a map of the City of Bella Villa. Is this your Exhibit A?

Smith: That was not the Exhibit A that was attached to the Ordinance that was supposed to have been filed.

Chair: But was this the Exhibit A that was attached to the submittal to the Boundary Commission?

Smith: I believe that was attached to the June 23 submittal.

Chair: And that's the Map Plan that shows the current city boundaries for the City of Bella Villa, is that correct?

Smith: It shows the current boundaries. As David Hamilton and I were discussing today whether it's a Map Plan or something else, it's kind of a legal issue that can [inaudible].

Chair: I realize that. I just want to make sure that I have an accurate copy of what you submitted before the deadline of July 1.

Smith: I'm sorry to get caught up in the legalese.

Chair: I am too, but I have to do this. The only other part of that submittal was Article Pre-Map Plans which was basically the directions from the Boundary Commission with respect to Map Plans, is that correct?

Smith: Yes.

Chair: And to your knowledge was that the whole submittal that was submitted to the Boundary Commission prior to the deadline?

Smith: As far as I know.

Chair: Okay. Was there anything else that was submitted prior to July 1, 2006, that you know of?

Smith: No. I know there was a subsequent submissions but ...

Chair: There were subsequent maps but were they all submitted after July 1?

Smith: I believe so, yes.

Chair: Thank you, sir. You're fine. The Chair is going to underscore what Mr. Armstrong said. Mr. Armstrong going to underscore Mr. Armstrong ... We sat through this last five-year cycle, and I'm not going to direct this to just these three cities. I'm going to tell this to every city we see through this next three-month period when we're doing these public hearings. But the cities need to speak with their citizens and go out and find out what those citizens say. It'll save a lot of heartache down the road if you start that conversation now, good or bad, so that everybody knows what's going on, and just having lived through it in the last five-year cycle, those cities that communicated amongst themselves with respect to overlaps, which we don't have here, and with their citizens had a much better success rate at getting the annexations that they thought that they should get.

St. Louis County, Mr. Powers. Mr. Powers, you have 15 minutes.

Powers: Hello. Is that good? Okay. All right. I'll have to stay close. Much of what I'm going to say you've heard over and over and over before. I know that. I will rush, but in summary, I want to tell you a little bit about St. Louis County, about our services, which are a full range of services, some brief comments on the proposals, very brief, but basically what we want to say is that we are ... and what we want to leave with you ... is that St. Louis County Government is an efficient and effective provider of local government services. In some of the examples we're looking at tonight, we think probably the strongest alternative. We offer a full range of services. That was a question earlier. We're definitely offering a full range of services. We have very strong ties in the South County area to many of the neighborhoods, particularly Lemay and Affton, we've worked quite a bit, which I'll tell you about. And we're happy to continue as the local service providers in these areas.

Very quickly, St. Louis County, one million people overall, two-thirds are in cities, one-third of the County is unincorporated. About a third of the residents live in the unincorporated areas. If you were to view us as a municipal government, which we really are for the unincorporated areas, we would be the third largest in the State of Missouri so we're large and we have many resources we can bring to bear on any problems, which we have in this area.

Regarding South County in particular, about 150,000 people live in South County. As you can see on the green map, one of the four maps you see over there, second from the left, South County is largely unincorporated. There are five small municipalities, but it's a large expanse of unincorporated area. But within that area, there are communities. Identifiable communities such as Affton and Lemay, which are census-designated places. There's also Mehlville, Oakville, Sappington, Concord ... these are all sub-areas, if you will of unincorporated South County, that if you mentioned them the people who live in South County know approximately where they area, not with any exactness, but approximately.

As I mentioned, we, at St. Louis County, provide a full range of services, parks, highways, public works, planning, health department, human services, social services, et cetera, et cetera. Our Police Department, which I'm very strong in saying is the best police department in the area. In the South County area, we have two precincts ... well, two precincts we're talking about tonight. The third and the fourth precincts roughly divided by I-55 so the fourth would be to the east of I-55 and the Affton precinct is the third and that would be to the west of 55. I believe the Precinct Commander is here tonight, Captain Belmar. But we're very proud of our police department. Some of the services that they do are ... their philosophy particularly in the areas we're talking about tonight, they are neighborhood policing department so they're in the neighborhoods. I think a lot of the residents here are familiar with the walk and talks. They're nationally accredited. There's a thousand people in our police department overall and all sorts of special facilities. Again, you've heard those. I won't go over and over.

Our Parks Department is large, 69 parks county-wide, 12,000 acres. In green on the third map from the left are the parks in the South County area. In the Affton area, for instance, there is the Affton-White Rodgers Community Center, which I'd highlight. In Lemay, the Lemay Park, which we acquired from flood buy-out activities after the '93 flood, and very soon we'll have a community center in Lemay, supported in large part by casino revenues.

Code Enforcement. That would be largely our Public Works Department. Some of the things I'll highlight is our Office of Neighborhood Preservation that circulates through all the neighborhoods in unincorporated areas looking for violations or at least the ones we can ascertain from the outside. We have a Problem Properties Unit that deals with ... tries to target the worst properties for enforcement efforts. Overall, 90 percent of the municipalities in St. Louis County contract some extent with St. Louis County, including the three that are here tonight. I'd say St. George uses pretty much all of our code enforcement services.

Planning Services, that would be my department. We obviously administer zoning and subdivision codes in the unincorporated areas. Lori's division ... you all know Lori Fiegel ... works quite a bit in the Affton and Lemay areas and in other South County areas doing special studies and projects. We have a mapping division, a research division that the maps you see over here are examples of some of that product. Good maps. We also have a community development division that administers block grant and home funds and other federal funds in the unincorporated areas and within all the cities that are members of that program. In particular in the areas we're talking about tonight, we have developed in the Planning Department along with the police and other enforcement agencies such as Public Works and Highways, a very strong association in the Affton/Lemay areas in particular as we've spent a lot of our resources here. We've done the number of plans in the Planning Department, the Lemay Comprehensive Plan was most recently finished. Prior to that we did an Affton Community Plan. Also within Affton there was a Gravois Corridor Plan, which resulted in a façade program and streetscape improvements. We also did an overall Sixth District Planning Study for most of the unincorporated area that you see in green there.

There are other County services. The Social Services operated by our Human Services Department such as the County Older Residents Program, the Economic Development Council, which is represented here tonight, has been very involved particularly with the Pinnacle Project. They also have in Lemay an Enterprise Center, a business incubator. The Health Department has a presence also down South County.

So, in summary, we believe we're a very ... by virtue of our economies of scale, a very efficient and effective service provider. We provide a full range of services and we have very strong ties to the community down in near south here.

With regard to the Map Plans because we are ... I would say, trying to anticipate some of your questions, that we haven't been in contact with the residents of these areas specifically about these proposals or we haven't polled people specifically about their preferences with regard to being in cities or not, but we know from our normal interactions ... I would put it this way, we really haven't detected any strong preferences in these communities by the majority of residents to be in a particular city, and extending that to the boundaries being proposed, what we see here really doesn't correspond to any pattern that we've noticed in terms of preferences of the residents we deal with. That's not to say someone might not want to be in this city or that, but generally speaking, I don't know that there's a strong desire at this point without hearing anymore to be incorporated or annexed into a city. The only experience we have that's formal history is with Bella Villa who has attempted an annex before, and I think I can say pretty safely, but I can't tell you if it's still true, but at the time the reaction was rather negative.

In terms of the boundaries itself, I think you've covered some of it. The maps that were submitted in some cases were ... it was hard for us to discern exactly where boundaries were intended. We tried and the third map there is our best attempt at where those boundaries are, but when a Map Plan gets submitted on a base map that's not parcel-based, it's hard to tell sometimes where exactly things are.

So I'd be happy to answer any questions, but again, St. Louis County is more than happy to continue serving as the local government service provider for any of these areas.

Chair: Betty?

Marver: No questions at this time.

Chair: Christine?

Bredenkoetter: No questions.

Chair: Ted?

Armstrong: Mr. Powers, you mentioned the inspection service being provided to St. George by St. Louis County. Who's providing police and fire protection for the three cities that are represented here tonight?

Powers: All of those cities provide their own police protection.

Armstrong: They have their own police protection.

Powers: Yes. My information is that St. George contracts with St. Louis County, and this is from our Public Works Department for building, residential, existing building, mechanical, electrical, plumbing, fire suppression systems, elevators, amusement rides, mechanical equipment.

Armstrong: What about fire protection?

Powers: Not that there's a whole lot of new building going on in St. George. It's a built area so I don't want to leave you with the impression that we're ...

Armstrong: Busy.

Powers: ... amok in St. George business.

Armstrong: What about fire protection?

Powers: That would be the Independent Fire District in that area.

Armstrong: You mentioned the ...

[background comments from audience]

Powers: I'm sorry, I was still in my St. George mode there when I answered that ... someone behind me corrected as far as Shrewsbury.

Armstrong: Oh, Shrewsbury's different.

Powers: Municipal Fire Department in that case.

Armstrong: You mentioned the Bella Villa previous proposal. I'm not familiar with it. Elaborate please. I'd like to know what happened and what kind of area we were talking about.

Powers: Well, there was ... it goes back some time and ...

Armstrong: When was it, too?

Powers: Lori, can you recall the year? We even had a rare petition to remain unincorporated down in that neck of the woods, which was challenged but ultimately fell apart when certain deadlines passed. So there has been attempts on the part of Bella Villa in the past to look at areas around them, they are unincorporated but otherwise known as Lemay.

Armstrong: Do you know what specific area that covered ... the previous proposal?

Powers: I'm sorry. I'm like the previous speaker. I didn't bring that map with me, but I can certainly ... I can drudge it all out.

Armstrong: I'd appreciate it if you'd supply it. I'm interested in what area they were ... they found opposition.

Powers: I would be happy to do that.

Armstrong: Thank you.

Chair: Ed?

Thibeault: No questions.

Chair: Bob?

Ford: Has any of the residents in the area come to St. Louis County asking to make it an unincorporated area where any municipality can't annex them?

Powers: Well, that happened at one time, but I know of no contact recently to do that. And that is ... that's a tool available to us. We have not actually established an unincorporated zone. We've had two petitions, two attempts at that. One down south here in the Lemay area; one, up north, but that's not something that we ... that's not something we would do without the support of residents. In other words, sort of a grass roots movement coming to us. It wouldn't be our policy or our posture going forward to just proactively go proposing those without ...

Ford: It's more of a resident-oriented proposal.

Powers: Yes. That's the way I would see that.

Ford: No other questions.

Chair: Don?

Wojtkowski: Glenn, I think you indicated you've done a couple planning studies that impact these areas?

Powers: Yes, we have. In the case of Lemay, we ... I lose count.

Wojtkowski: How recent?

Powers: The most recent plan that we did was the Lemay Community Plan which is recent ... March.

Wojtkowski: Would it be possible that the Boundary Commission could have access to those plans?

Powers: Certainly.

Wojtkowski: Maybe have Lori drag some of them to one of our meetings.

Powers: Yes, I think at this point they're posted on our website even, but we can make available to you in whatever format you want copies of that document.

Wojtkowski: Okay. Hard copy. I can't read anything off a computer screen.

Powers: I'm the same way.

Wojtkowski: Okay.

Chair: Johnnie?

Spears: No questions.

Chair: Frank?

Kenney: No.

Chair: I don't have any ... oh, Christine has one.

Bredenkoetter: Is this whole area represented by one county councilman that we're talking about of St. George, Shrewsbury, ...

Chair: Bella Villa.

Bredenkoetter: Bella Villa. I keep wanting to call it Bel-Ridge, I'm sorry, Bella Villa?

Powers: Yes, it would be the Sixth District. There are seven county councilmen and those Seven Council Districts are reapportioned every decade according to the census so that the numbers of population are equal, but by County Charter, there are seven county council people, and this is all in the sixth district that we're talking about tonight.

Bredenkoetter: And he represents approximately?

[background: 150,000]

Bredenkoetter: 150,000.

Powers: You're right. I'm sorry. I was corrected again, and once again, the person behind me is right. Gravois Road, more or less, not exactly ... can I get away with saying that, Gravois Road is more or less the dividing line between the Fifth District and the Sixth District so as you get up towards the Shrewsbury end of things here, you enter into the Fifth District.

Bredenkoetter: Okay. Thank you.

Chair: Any other questions from the Commission? Frank.

Kenney: Has the County done a study with regard to these three proposals that are here tonight of the assessed value of commercial property and the assessed value of residential property in total in all three of the municipalities' proposals? Not, you know ... just trying to get an idea of the number of the assessed value of commercial and residential property in those areas that we're looking at tonight.

Powers: We haven't done that study, but we're certainly capable of doing that in short order.

Kenney: Nothing further.

Chair: If there are no more questions, we'll let Mr. Powers sit down. Thank you, sir.

Powers: Thank you.

Chair: Now we enter the Public Comment [applause] ... all right. Now we enter the Public Comment stage of the Hearing. We have nine speaker cards. And I've checked the rules during the interim and the individuals actually have three minutes instead of two minutes. The first speaker will be ... and if I mispronounce your name right now, I apologize, all right ... Mr. Jack Parres representing the Western or Weston Homeowners Association. And the next speaker up after Mr. Parres will be Mr. Kersting representing Citizens to Remain Unincorporated. And then I'll go after that. Go ahead, sir, you have three minutes. Or no, excuse me, you have five minutes.

Parres: [inaudible]

Chair: You turn on the microphone unless your's is on.

Parres: Can you hear now?

Chair: No, sir.

Parres: Is this one better?

Chair: There you go.

Parres: Okay. Okay. Let me introduce myself, Jack Parres. I'm the president of Weston development. We have quite a number of people here I believe tonight including our two other trustees who are on the board. Let me just give a bit of a background to Weston. It is a planned environmental development pursuant to the zoning codes and that concept is that we are a villa, we are not condominium so we're not under the auspices of the State Condominium Statute. We operate exclusively under our trust indentures and those are quite ample. We pay close attention to them. They are our bible, and they do provide certain things in terms of services, and I think this is awfully important to us. We ... we feel very adequate with what we have now. We provide our trash, our snow removal, our lawn cutting, and we're certainly more than satisfied with our current St. Louis County Police protection. That is a significant thing to us. We've been fortunate that we don't have many occasions to call on them, but when we do they are certainly prompt. They patrol our area as a routine matter. We are not particularly well advised as to what St. John's would give us in terms of substituting those services and others that I have just mentioned that would be superior to what we already have, and being very candid about it, we have a great doubt relative to whether they could offer the same level of police service that we now have. I'm not aware of the level in terms of numbers of police they have. They're picking up according to their three maps a significant portion ... by the way, let me mention a little bit more about Weston. It is a villa community with 109 units and if you're looking at map or Area Number 3, it's principally Shapfield and McCorry, those are the heavily labeled streets and the collateral streets that run off of that. You know, this is an exaggerated statement and I realize that, but I'm going to make it because I think that in a sense, it's how we feel. We were having an annual meeting a week from today. We will get the conscience and feeling of the whole community, but we have had a significant comment come to us, and I can honestly say right now, it's uniformly unanimous, strongly opposed to this plan.

Chair: Let me just interrupt for a second. The applause just eats into the time of the speaker so if you can keep the applause to yourself, we'll move through this a lot faster.

Parres: The exaggerated statement, and I admit it's an exaggeration. We would feel as those we were being abused in the same fashion as folks now being abused by eminent domain abuse. We do not want this, quite frankly. We feel very comfortable with what we have. Honestly, and I don't say this in a confrontational way, I truly don't, but I listened carefully to what Mr. Armstrong said and Matt ... both Mr. Armstrong's ... we would honestly welcome representatives from your group. We will provide the hall at our expense so you can have an opportunity where you can exchange ... mutually exchange your ideas of what you will bring to us and we will exchange with you why we ... you may convince us, who knows? At the moment, we are unconvinced.

Just a couple of other things. We really want to appreciate the procedure we're operating under and all the opportunities if we continue to be opposed where we can formally express that opposition; be it for the Commission when it makes its judgment or should this go to ballot, we will certainly exercise that privilege also. I understand, and if I'm wrong on this, I welcome a correction, that every process we're talking about tonight is operating under a given State Statute. I don't have the citation; we can get that ourselves. I would be curious about one thing and that is whether the plan either as it appears now or previously may have been put on the table ... has St. John's put a plan on the table before ... excuse me, St. George ... have you? Is this the first time?

Chair: Actually, sir, this is not an opportunity to question the city, so you can just make your comment to us and you have about 50 more seconds.

Parres: I'll withdraw that then. I don't think I'm going to need 50 ... in fact, I think I've said about everything I intended to say. The comments that you've given us, particularly your explanation as how we move forward in this whole process, timelines, opportunities to form our opinion and express them to you, we appreciate that. We may call on you if we didn't get all the nuances of these dates and times, just so we're aware and we can proceed accordingly. Thank you.

Chair: Thank you, sir. Next up will be Mr. Kersting, and after that will be John Remelius ... Remelius. I apologize. Go ahead, sir.

Kersting: Mr. Chairman, would it be ... portable mike ... would it be all right if I moved over to the desk.

Chair: Be my guest.

Kersting: My name is Carl Kersting. I'm representing the old Citizens to Remain Unincorporated, and maybe those of you on the Commission who were here five and six years ago will recognize that I was one of those people that usually was the only one showed up for your meetings, and I did that. I guess I was at two or three dozen meetings, and at that time Mr. Daniel Krasnoff was the ... your secretary or whatever he was ... and he always kept me informed when the next meetings were and he assured me that since I was on the list of people who spoke at the meetings that I and other people who spoke at the meetings would always be informed when there were meetings. Now, I found out about this one by looking on page 7A of the *Journal* last week, and I don't think ... I really don't think that's being informed ... kept informed. I would appreciate if you keep not only myself but others informed of these meetings in the past. And that brings me to how many more ... when will the next public hearing be and will it be a public hearing? And will it be on ... I'm worried about Shrewsbury ... would that come up again?

Chair: Sir, I suggest you talk with our Executive Director, Michelle Dougherty, after the meeting and she can fill you in, all right.

Kersting: All right. Okay. All right. Well, I don't want to cut into my time too much, but as I say, I represent this group that opposed the annexation by Shrewsbury and Crestwood and several others, Sunset Hills, the last time around, and we're here again. I have here from the last

time signatures on ... of 515 people, resident citizens of the area that I'm concerned about, and this is only the Shrewsbury annexation area, and these people are all opposed to the proposal that Shrewsbury had up the last time. Now I know that didn't get very far, but I would like to register opposition again to the Shrewsbury proposal and if we have to go out and contact each one of these 515 people again, why I'm aware of it and I am available to do that.

I would like to suggest that if Shrewsbury wants to ... if the city of ... or the town ... the Village of Mackenzie is so anxious to get into Shrewsbury, I would like to suggest that Shrewsbury amend their proposed map by cutting off at the southern boundary at Heege Road rather than all the way down ... I think it's ... I can't remember what it is, it's between Weber and Heege and over to Rock Hill Road and the area that I live in because we really don't want Shrewsbury. We don't want anybody to infringe on our unincorporated area and I think the logical thing for them to do would either be to cut it off at Heege or if the people down New Hampshire want this, cut it off at Valcour. They're putting ... they've got a little gerrymander area right in here that's got about four little streets on it, and I don't see why they want ...

[End side A]

[Start side B]

... that's about the extent of this. They could ... they could do us a big favor by either cutting it off at Heege or else just taking the unincorporated area that is a cemetery and the Village of Mackenzie, but either way, I think the logical thing would be to cut it off at Heege on the south and run it all the way over to Heege to Gravois and take in that area if that's what they want. But I can guarantee that the people that are here from the City of Shrewsbury that if they try to come into this area we're in, they're in for a fight. And I don't know if I've used up five minutes, but that's about all I need to say.

Chair: Thank you sir. Next up will be Mr. Remelius and after that will be Carol Meyer.

Remelius: Thank you. My name is John Remelius. I've been a member of Affton here for over 40 years, very active in the community. Our problems with incorporation are with the land grabs that we see coming up ... were started by a House Bill, back in 1989, House Bill 487, and at that time we were going to be forced into incorporation. Later on that House ... that law was changed that eliminated the need for us to incorporate. I was on the committee. We worked and tried to get everybody to incorporate Affton. No one was in favor of it including most of us who were on the incorporation committee. We have always been very satisfied with the fire department, the ambulance service, and the police department that we have in this area. We have been in the past I don't know how many times we see little municipalities trying to come in and grab parts of Affton, especially those areas that have high utility like, for example, for Shrewsbury, the ... oh, the golf course, driving T, tremendous utility bills. The Affton Athletic Association, tremendous utility bills. That's what they're after. They're not after some of us that's residents. They're after the money they can get off of taxes. Thank you.

Chair: Thank you, sir. Carol Meyer, and the next up will be Charles Neuhoff

Meyer: I'm part of Westin Place, and I also cannot say anything more than Jack said except that I don't believe we have anything at all to gain by becoming part of St. George. We don't want you. There were no comments made regarding any annexation because the residents weren't aware that was even a possibility. Who knew? And now that we do know, no thank you.

Chair: Thank you, ma'am. Charles Neuhoff, and next up will be Jo-Ann Partin.

Neuoff: My name is Charles Neuhoff, and I am a target citizen. It was brought up that if there was any other annexation attempts or whatever. In St. George there was an annexation attempt in 1984. That attempt basically included Areas 1 and 3 as the map shows today. In that annexation in 1984, the vote in our area, and that's the area that I'm concerned with, not St. George's vote, was 444 against and 8 for. Now this is 1984. There was another suggested attempt approximately six years later, but that I guess failed to materialize, you know, through this process. I hope that St. George does not go through with this annexation attempt. In 1984, which is 20 plus years ago, they spent \$13,000 of their citizen's money hiring a company to help them go through with this annexation. St. George should spend this money on their own employees or people in their area. The benefits that the aldermen mentioned we already receive. Why would I want to switch and become part of St. George? I get all these. I have fire protection, police protection, you know, the county parks, on and on and on. Why would I want to switch? I've got everything there. Snow removal? I've got it, you know. There's no benefit to moving from one place to another. If anybody would like to see one of the old maps or whatever for the incorporation, you know, the annexation of the two areas or you guys can check in on whatever you want, but this is 1984 when this ... their last main annexation attempt, you know, came up. That's it. Thank you.

Chair: Thank you, sir. Joann Partin, and then next up will be Mark Thoel, Thoele, sorry.

Partin: I didn't come to speak tonight. I just came to see what Bella Villa was up to again. Twice now they have tried to incorporate us, and twice ... I don't know if it ever got to a vote because by the time they got finished with people speaking there was almost riots. I mean, the whole thing is they ... it's their whole police department ... it's a little area, but they give out over 3,000 tickets a year and people are so against it. They used to be number one, but I understand now they're number two. Velda Villa is now number one, but that ... it was just ... that's all I've got to say. I mean, if they try it again, I don't think it will go through again because people, that's the main thing people in the ... I guess Bella Villa people like it, but the people outside of Bella Villa have no use for them at all. Thank you.

Chair: Thank you, ma'am. Mr. Thoel. Did I mispronounce that? Tailey. T-h-o-e-l-e. Okay. And the next up will be Waser. You might just step up to this microphone.

Thoele: Are we on now?

Chair: There you go.

Thoele: I have lived in unincorporated St. Louis County for about ten years now and moved twice. I own a transportation company myself. My wife and I formed it a few years ago, and if you do ... in business they always teach you one thing ... numbers don't lie. Okay. And

what we're talking about here is ... if you just do your math ... the programs that the St. Louis County has, the City of St. George is not even going to come close to duplicating or replicating what this County has done for us at this point. Now my only fear ... that's one issue ... and my only other fear is that if St. George has the opportunity to annex, the programs that we have now, we're going to simply lose, pure and simple. Because again, going back to the math, and the math numbers don't lie, the City of St. George, there is no way that they can come up with the revenue to match the programs and the benefits that the St. Louis County has for us right now. Thank you.

Chair: Thank you, sir. Mr. ... is it Waser? And then next up will be Barbara Hall. Should be on, I think.

Waser: Yeah, it is. Just a short comment. I've lived on Shapfield Lane for 50 years. We have been taken care of by the County ... very excellent. We've been taken care of, the Mehlville Fire Department and school, very good. The County Police have done a terrific job. What more can I say?

Chair: Thank you, sir. And Miss Hall.

Hall: They all took my comments. I feel very safe where I live. I live in St. Louis County unincorporated, and the St. Louis County Police Department I think is wonderful, and if we keep hacking away at them, the amount of people that they have under them, it's going to be ... they won't have enough money to run all their programs like the fingerprinting, and the dogs, and all the other things that they do that each little municipality is not going to be able to do on their own, so we need the St. Louis County Police. And I just feel very safe where I live, and I would like that to continue. And that's all I have.

Chair: Thank you, ma'am. Well, that ends the public comment portion of tonight's hearing and actually brings us to the end of the hearing. I would encourage all of you to visit our website which is www.boundarycommission.com and if you have any questions, feel free to call our Executive Director, Michelle Dougherty. The number is 314-863-3005, and if you didn't get it, you can also get it from the website. Thank you very much. We're adjourned.