

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

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING  
GRANTWOOD VILLAGE, CITY OF LAKESHIRE & ST. LOUIS COUNTY**

**September 12, 2006**

**COMMISSION ATTENDANCE:**

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

**OTHERS PRESENT:**

Michelle Dougherty, Executive Director  
David Hamilton, Legal Counsel

**CALL TO ORDER**

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Johnnie Spears:

... submitted map plans ... further comments should be directed to the map plan discussed tonight. The commission staff is available to answer questions about the commission process before and after the meeting.

The Boundary Commission is an independent government body that revises boundary changes proposed in St. Louis County. The commission authority is derived from the state statutes and St.

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Louis County ordinance. Eleven members on the commission with two staff members, and an executive director and legal counsel.

The Boundary Commission meets monthly. Public hearings are scheduled to consider map plans and change proposals. The Boundary Commission is appointed throughout St. Louis County by a joint committee and various municipalities based on population size.

This Monday meeting ... generally the Boundary Commission process it has two stages ... the map plan stage and the proposal stage. And this is our fifth ... we're going into our fifth year of the map plan stages for boundary changes, that is part of the process as directed by the state statute that we do it in five year increments on a timed cycle and have public hearings. Map plans submitted by July 1, 2006, the map plan shows what municipalities propose and an annexation of where St. Louis County may propose an established unincorporated areas. Unincorporated through December 31, 2011.

Information public hearings such as the one tonight are held by submitting in and to provide information to the commission and the public about the basic map plans and possible future proposals. The commission will take public comments at the hearing and in writing until December 31, 2006. Between January and April 1, 2007, the commission may comment on the map plan and encourage negotiation between parties engaged and competing map plans. On April 15, 2007, the map plan boundaries are set. Only submitting entities can revise map plans. Map plan areas cannot be expanded beyond original boundaries submitted July 1, 2006.

For anyone wanting to speak on the map plans tonight, we have sign-up sheets back there submitted for public comments. We will accept public comments up until the time we go into the public comments. Each speaker, as an individual, will have three minutes ... three minutes, and if you're speaking for an organization, it's five minutes.

Tonight's map plan will be presented in order by the Grantwood Village, 15 minutes, the city of Lakeshire, 15 minutes, and St. Louis County, 15 minutes, following with questions by the commissioners.

I would like to introduce you to our staff, which is, Michelle Dougherty, our executive director; our legal counsel, Mr. David Hamilton; and starting on my far left, I'll let each commissioner introduce themselves.

Ed Thibeault: I'm Ed Thibeault.

Don Wojtkowski: Don Wojtkowski, from unincorporated North St. Louis County.

Ted Armstrong: Ted Armstrong.

Johnnie Spears: Johnnie Spears, unincorporated St. Louis County Joint Committee.

Betty Marver: Betty Marver.

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Mary Schuman: Mary Schuman, City of University City.

Greg Kloeppel: Greg Kloeppel.

Johnnie Spears:

Thank you, and now we will move into our public comments, with presentation by Grantwood Village.

Jeff Duke:

Good evening, commissioners. Is this on? Can you hear me? Okay, there we go. My name is Jeff Duke, I'm the village attorney for Grantwood Village. My presentation isn't that long. Grantwood Village has not submitted a map proposal for annexation in the last two cycles that I know of.

Our current annual budget is about \$320,000. With that we provide police protection through St. Louis County; fire protection through neighboring fire districts. We provide some of those services also to Grant's Farm. We have a national park within our borders. We have a paid-for town hall building, and we hold monthly trustee meetings and traffic court once every other month.

We have proposed two specific areas, according to your maps, and we call them "Area A," and "Area B." We designated "Area A," which, if you want me to describe that for you, it's a triangular tract of property that is contiguous with the border of Grantwood Village on the east. It begins at the intersection of Rock Hill and Laclede Station Road, and moves southeasterly towards the intersection of Gravois and Rock Hill Road, and then it moves back west to the intersection of Laclede Station and Gravois, and then it goes north back to the point of the beginning.

It is a logical boundary. That area is also known as Grasso Plaza. It has some commercial ... it's about 20 percent commercial, and 80 percent residential. It has 700 residents in 380 housing units, 12 major business operations and 11 medical or small office businesses. The appraised value of the combined residential is roughly \$44 million within an assessed of about \$8.4 million by our calculations. The commercial property is worth some ... around \$9-1/2- \$10 million and assessed at about \$3 million.

Kurt Odenwald is the county councilman, in district five for that area. Again, as I said before, our police protection ... we contract with the St. Louis County Third Precinct for police services for our area, and we would continue to do that in a proposed "Area A."

Our annual contract amounts to about \$127,400 a year; that's up about five percent from last year. And, again, there's no apparent reason why the village would not continue to provide our police services to our citizens in that area.

Our fire protection in that "Area A" is through the Affton Fire District, and I think Affton levies a property tax to help pay for that.

What's the rationale for our annexation? Future income if the economics make sense. This would just about, not quite double the population of Grantwood Village, numbers-wise, and that increase in population allows Grantwood Village some taxation flexibility under Missouri State statutes.

What are the criteria? We would want to do an economic study to be sure that it makes sense for Grantwood Village. And of course, citizen receptivity is important. We'd probably hold town-hall meetings and send out questionnaires, both to our own current citizens, and in the area to be annexed. That's "Area A." Do you want me to talk about "Area B" first before you ask questions? Okay.

"Area B" is also contiguous with Grantwood Village across Gravois Road from Grant's Farm. It's kind of a trapezoid-shaped figure. I don't know why I'm into geometry, but that's the shape of it. It consists of about eight or nine tax locator I.D. numbers. It's bounded on the east by Cor Jesu School, and on the south by Affton Athletic, on the west by Musick Road and shares a common property line again with the village across from Grant's Farm. It's mostly currently used as a farming and grazing land for some of the animals across the road in Grant's Farm. It is owned by an entity, Grant's Farm Manor, Inc., which is also basically an organization owned by Andy Busch. It's about 94 acres. Twenty to 25 of those are in the flood plain, or flood zone, so the assessed value is not very high for that chunk of property. There are, I think, two residences on this area, both owned by the Busch family.

There is some current dispute about future use of that property. If you noticed that on the news recently, John Campisi is the county councilman. The districts for the council are separated by Gravois Road in that area. Again, it's a logical boundary. Police protection would be the same, if required, as again, we currently provide, and I mentioned before. Fire protection for this area, though would be through the Mehlville Fire District.

Rationale for annexation ... to inject a sense of rationality and reasonableness over future development of this property. And it isn't inconsistent with a rational size increase and the borders make sense given the proximity to Grant's Farm and the similarity of current use.

Outcome of the current dispute may have some impact on what Grantwood Village does definitively going forward and, of course, we would need to approach probably legal counsel for Andy Busch on that property, or we would likely do that. That's really it for my presentation. Questions?

Johnnie Spears: Thank you. [I saw that before, right?]? Greg ... Commissioner Greg?

Greg Kloepfel: I have no questions.

Mary Schuman: I have a question. Another city will be making a proposal with a map plan that overlaps "Area B." Have you had discussions with Lakeshire about the overlapping map plans?

Jeff Duke: To my knowledge, we have not, Ms. Schuman. We think that our borders, and not to have a dispute here with them, but our border is more contiguous with the area than their current city limit. But, we haven't had discussions, no.

Betty Marver: I was curious to know how the residents of each area feel about this. How are you communicating with them? How are they involved and, specifically, in the area you now have, plus "Area A." Could you talk about that?

Jeff Duke: Right, yes, yes, because in "Area B" there really aren't any current residents to speak of.

Betty Marver: Right, I understand.

Jeff Duke: But in "Area A" we have not had formal conversations or held town hall meetings yet. We certainly would do that again if it makes sense to go forward ... not just with them, but also with our own residents. We haven't heard any opposition, or ... yet, that I'm aware of against it.

Betty Marver: Okay. So this is just right now the city officials that are interested?

Jeff Duke: Yes, yes, the board of trustees which consists of five people.

Betty Marver: Thank you.

Jeff Duke: All but one of whom are here tonight.

Betty Marver: Okay.

Jeff Duke: Yes.

Ted Armstrong: Has the town of Grantwood Village tried to annex these areas in the past?

Jeff Duke: Not to my knowledge, sir, no.

Ted Armstrong: I would like to point out, I think one of the purposes of this meeting is to ... for the commissioners to give you some kind of a response to the type of ... to the map plan that you're proposing.

Jeff Duke: Sure.

Ted Armstrong: Let me tell you my response.

Jeff Duke: Okay?

Ted Armstrong: I assumed that the area between ... that the locations between areas "A" and "B" is Cor Jesu school? Is that correct?

Jeff Duke: And Sunset Cemetery, I believe, that big blue area. But, primarily, if you technically spoke of between, I guess it would be Cor Jesu. Down there it would be the orange parcel, commissioners ...

Ted Armstrong: Do that again with this map. Explain to me what's in the area in between.

Jeff Duke: Can I walk over there? Is that okay?

Ted Armstrong: Yes, please.

Jeff Duke: Okay. This is "Area B," this white area. This is Cor Jesu, the orange part ... this is Sunset Memorial Park, which is a cemetery that's beyond that. So Grantwood Village, of course, bounds "A" [Inaudible - too far from mike] here.

Ted Armstrong: One of the things that the commission is sensitive to ... in actual proposals to annex areas within a map plan area ... is leaving islands of unincorporated area. And certainly, because of Lakeshire's position on the south there, southeast, that would be a cut-off island for St. Louis County to handle. So I would ... I point that out to you. You may want to amend your map plan to include that area.

Jeff Duke: Okay.

Ted Armstrong: In order to not put us in a position of being faced with an island.

Jeff Duke: Sure, okay.

Ted Armstrong: Now, of course, I don't have any idea what Lakeshire plans to do. They have included that area in their map plan.

Jeff Duke: Yes sir, that's right.

Ted Armstrong: But, if we were ... I'll just point out to you ... if we were faced with that kind of a situation ...

Jeff Duke: Sure.

Ted Armstrong: That we'd be sensitive to it.

Jeff Duke: Okay. Thank you.

Ted Armstrong: The other thing is ... we ... having gone through a whole cycle now, and gone through not only the map plan phase, which is what we're doing tonight, but also the actual plans of intent and attempts to annex specific areas, I will tell you that it is very important that you do your homework ahead of time with the residents of any area that you endeavor to annex. If you don't, it's incredibly difficult.

Jeff Duke: Understood. We're sensitive to that.

Armstrong: Be sensitive to it. That's all I have.

Johnnie Spears: Don.

Don Wojtkowski: One of the criteria that by state statute we're supposed to consider is the execution of logical boundaries in annexations and incorporations, and relative to Grantwood Village so far, it appears that Gravois has been a very logical boundary. And I perhaps don't understand very clearly the logic surrounding jumping across Gravois to annex "Area B," that is an undeveloped area, and maybe ... I'm from north county, so I don't get it out here, but maybe you could explain a little bit of that to me.

Jeff Duke: Right, right, sure, sure. Well as I said before, that area currently is used and is sort of zoned in a way that is similar to Grant's Farm across the road.

Don Wojtkowski: What is the zoning?

Jeff Duke: That's in unincorporated St. Louis County; I'm not clear what the zoning is. In Grantwood Village we have our own zoning designations, which is actually animal or farm, which is where the Clydesdales are kept, and occasionally animals are kept over there from Grant's Farm. To be honest with you, there's been a dispute about future development of that land, um, and actually the current developers who had a proposal have just withdrawn their proposal.

And so in a sense, again, Grantwood Village is interested in interjecting some sensibility into what might happen with that in the future. Not opposed to development at all but, again, want to sort of impose some reasonable, because we thought the last plan was not reasonable. And I don't know if that's enough legitimacy to the rationale, but that's basically it. The current use is similar again to Grant's Farm.

Don Wojtkowski: Okay.

Jeff Duke: Jumping across ... I don't know about going outside ... across district boundaries too ... if that's a consideration in your logic analysis, but it is contiguous to us across Gravois Road. I can't really say much more than that.

Don Wojtkowski: Okay. Thank you.

Jeff Duke: And it does ... it does meet the 15 percent rule, I believe.

Ed Thibeault: I guess I'd like to hear more about the criteria that underlies both of these areas. One "Area A", I can kind of understand. You've got commercial and you've got 80 percent residential, and you mentioned future income. What I'm curious about is this "Area B" which is basically 94 acres, I guess of low density ... two residents.

Jeff Duke: Right.

Ed Thibeault: What ... what ... how do you contrast these two areas and what's driving each of these in ... as you thought about why we're going to try to annex each of these?

Jeff Duke: I would say the rationale for each area is a little bit different, as I think I've tried to explain. "A" certainly ... I think makes complete sense from its location the way it sort of completes the roadway boundaries. And by the way, I mean, our proposal is that ... we would handle the southern end of Rock Hill Road, the northern end of Gravois, although I think that's under county or state control, if I'm not mistaken and then, of course, both sides of Laclede Station. "A" makes sense.

I understand your questions about "Area B," they're just different, it's, again, to have some say basically in the future zoning of that land and how it's used. There's lots of different ways that could go. Again, given that 30 percent of it is in a flood way, or flood zone, we think that impacts our own sewer and drainage and run-off in Grantwood Village, because Gravois Creek runs right through that area. We think whatever development is done there would have ... could have potentially an adverse impact on our drainage and ...

Ed Thibeault: So you'd like to see that kept more as it is, as opposed to ...

Jeff Duke: Well I think ...

Ed Thibeault: ... more aggressive development? Is that ...?

Jeff Duke: That's a good question. I think that's exactly right ... kept as is. Not opposed to development but, again, reasonable development.

Ed Thibeault: Thank you.

Jeff Duke: Is that it?

Mary Schuman: Does Grantwood Village levy a property tax?

Jeff Duke: Yeah, we do levy a property tax.

Mary Schuman: How much is it?

Jeff Duke: Hmm ... does anybody know what our property tax?

Participant: It varies, like [Inaudible - too far from mike].

Jeff Duke: Twenty-one cents. Yeah. I wasn't aware of that number. Our village clerk, Don Dempsey. Any other questions?



Johnnie Spears: Thank you. Before our next speaker, I'd like to remind everyone that if you want to speak on the public comments, you have to fill out the public comment card that's on the table and turn it in to our executive director, Michelle. And we will be accepting them up until the time the public comments start. After that we can mail them to the office or e-mail them to our executive director. Thank you.

The City of Lakeshire.

Maria Unger: Good evening ... can you get it down? Thank you very much.

Good evening, my name is Maria Unger. I'm the mayor of the City of Lakeshire, and what I'd like to do is try to attempt to answer the questions that were put forth in the letter that we received from Michelle. In starting, I'll tell you that this is the first time that Lakeshire has ever submitted a map plan to the Boundary Commission.

Lakeshire is located in the sixth county council district. We're in the school districts of Affton and Lindbergh. We're in the Affton Fire Protection District. In the proposed annexed area, we have both the Affton and Lindbergh School Districts. We have both Affton and Mehlville Fire Protection Districts. And the entire area is within the sixth county council district.

Currently Lakeshire's population is approximately 1,400 people. Our composition is single family homes, condominiums, duplexes, four-, six- and eight-family, multi-family units ... apartment buildings.

In the proposed annexed area, the area is mostly residential, approximately 528 homes, and approximately 23 businesses. There are two churches, two schools, one cemetery and some athletic ball fields. The criteria for the boundaries was basically ease. It was easy to use Tesshire ... I'm sorry, Tesson Ferry Road, Gravois and Musick Roads.

Although we fully realize that the area that is encompassed by those boundaries is too large for us to annex ... that there are restrictions on the size ... but we felt rather than make a mistake, it's just easier, we can shrink the boundaries. But if we try to come up with a more accurate boundary at this time, we could make a mistake. And as Mr. Spears pointed out, we would be unable to amend those boundaries outward. So that is why, just for logical boundary lines, we just use the streets of Tesson Ferry, Gravois, and Musick Road.

The motivation for annexation is in the past we have been approached by the residents to the south of us asking to be annexed. And in the past we were also approached by residents to the north of us, not asking to be annexed, but at a time when Lutheran South High School was expanding their athletic fields, they were approaching the city asking if we could provide assistance. And I believe the kind of assistance they were wanting is they felt that maybe a municipality would carry a stronger voice. Therefore, we decided that we would keep all options open and we needed to submit the plan, otherwise we would miss the deadline and not be eligible to submit before 2011.

Our intent is to study the issue to see if it is economically feasible. We will continue to talk with people, both inside and outside of the Lakeshire boundaries, to determine if there is significant interest. If the answer is positive to both of those questions, then we would move forward with a proposal.

The contacts that we have made so far have been made by various city officials on an individual basis. We've been contacting people both outside of Lakeshire, as well as our own residents. We've been encouraging as many people as possible to attend the hearing this evening just so that they better understand the process.

Why we feel it's a good idea is that in Lakeshire we provide a number of services that are appreciated by our residents, and we provide it in the form of government that is closest to the people. People living in Lakeshire ... the only additional costs that we pay to live in Lakeshire versus those residents in unincorporated St. Louis County, is approximately \$25 a year for a single family home owner. For that \$25 a year we provide our residents with 24-hour police patrol. And I don't mean a couple of drive-throughs per shift; we're there 24/7. The police response time ... the average is under three minutes. Our officers' expertise encompasses forensics, intelligence, drug enforcement, as well as other investigative expertise. I provided Michelle with some copies of articles that have recently appeared in local newspapers highlighting the police department that you would be able to review after the hearing.

We also provide snow removal on all streets and alleys, not just thoroughfares. We provide our own street repair. We provide programs for residents. We've done the community projects like child ident, bicycle safety clinics, holiday parties for children. We negotiate trash contracts, which we have one hauler throughout the city. It helps to keep the costs down for the residents as we negotiate it as one big city. We maintain a small park our residents enjoy. We also enforce a minimum housing code, which means that any apartment building which is going to be reoccupied must first be inspected before reoccupancy. It also means that any building, whether a single family home or multiple family building, must be inspected as well before sale.

We retain control of our zoning, which I think is an issue that was demonstrated with Grantwood Village with the dispute that had ensued over the Andy Busch property and the density of residential use. That is an area that we retain control of, and I believe that is very important to residents.

I'd also like the residents in attendance tonight to know that just because someone lives in a municipality, does not mean that they cannot avail themselves of the programs that are offered by the county. I think in the past I've heard some people's comments, and there's been a misunderstanding. But we in Lakeshire certainly pay our real estate property tax to the county, and as such, our residents avail themselves of county programs as well.

Lakeshire began as a development in the early 1940's. I believe it attained Village status about 1948, and in April of 1951, it incorporated as a fourth-class municipality. So for 60 plus years, Lakeshire has been around. We've been a strong, viable entity. And whether or not Lakeshire moves forward and expands its boundaries, we plan on being here at least another 60 years. However, if the boundaries do grow, we feel that the adjusted size will provide a community

environment which is extremely stable, and one which offers increased benefits to the residents in the form of the government which is the closest and most responsive to the people.

Currently Lakeshire does contract with the county for some services; specifically those are plumbing and electrical inspections, and also our building inspections. In the past, we have performed our own building inspections, but for right now, we're content to contract with the county for those services.

But I think the most important thing for our residents is that we retain the zoning. We enforce a minimum housing code, and we provide 24/7 police patrol.

I'd like to encourage any of the residents who are here who are wanting more information ... we've been trying to talk to people on an individual basis ... be happy to talk with anyone, provide my phone number to anyone who's interested. I would encourage them to go to our website. I'll be happy to provide that later, or they can certainly go Google Lakeshire police, and they'll be directed to our website.

If you have any questions, I'll do my best to answer them for you.

Vice Chair Spears: Okay. Let's start out at my far left.

Thibeault: I guess looking at the scope of the existing size of the city, or municipality, as compared to what you're looking to annex ... have you had any idea of what the impact of that would be if you fully incorporated that? What the impact would be on the county, in terms of lost revenue and impact on services, et cetera?

Maria Unger: Are ... you're talking about the entire area that's there?

Thibeault: Yeah.

Maria Unger: No, we've not done that. We know that we cannot annex that entire area, and we definitely have to look smaller. We just used the ease of the major boundary ... the major street for boundary. The impact ... the area that we're looking at is mostly residential. The area that would probably ... that would be under consideration the most would be immediately to the north, and immediately to the south, and if you look ... I think that would comprise approximately 111 ... 112 residences ... school ... there would be about ten businesses, I believe. We ... what we want to do first is make sure that there is significant interest, because we don't feel that it's necessary to move forward if it's not ... if there's no interest there. So that's what we're working on. We're trying to contact people. We haven't moved to town hall meetings as such. We've been doing it on an individual basis, and if there is enough interest, we will be looking at the economic impact.

Thibeault: Thank you.

Wojtkowski: Mary, you did a very good job; every time I wrote down a question, you answered it. [Laughter]. So that was pretty good.

Maria Unger: Thank you.

Wojtkowski: I would ... it ... you mentioned with the public services that you contract with St. Louis County for plumbing and electrical inspections and building inspections. You don't contract with St. Louis County for any other services ... street repairs ...?

Maria Unger: No, no, we do ...

Wojtkowski: You have your own street crews?

Maria Unger: We don't have our own street crews. We have a street commissioner. We go out for bid on street work, concrete repair, you know, new asphalt. It's all by contract. It's individually done.

Wojtkowski: Okay. You had mentioned that the area that you're showing in your map plan encompasses ... I think you said 528 homes, something like that?

Maria Unger: Approximately.

Wojtkowski: Do you have any idea what the population is?

Maria Unger: The population is a little over a thousand. It would come close ... if you're looking at that entire area, it would come close to doubling Lakeshire's current population.

Wojtkowski: And it's based on taking ... taking that much of an increase in population that you feel it's unfeasible to annex all of that in one chunk, or ...?

Maria Unger: No, I believe it's the limitation ... that ... my understanding, and this is something that I verified with Michelle, and I believe she spoke with the attorney ... my understanding is that ... the simplest way to put it is that you cannot annex an area that exceeds 50 percent of your current size, your land mass, unless you were to annex an area that would give you a population greater than 10,000.

Wojtkowski:: Okay. Thank you.

T. Armstrong: I think I heard you say that Lakeshire has not filed a map plan in the past, is that correct?

Maria Unger: That's correct.

T. Armstrong: So you haven't made any attempts to annex other areas?

Maria Unger: No, sir.

T. Armstrong: You did mention that you've been approached by residents in some of this area, but I didn't catch where. Tell me where.

Maria Unger: This south part. If you look at the map that you have there.

T. Armstrong: Would you mind going over here to this map and pointing it out to me?

Maria Unger: It's down in this area here [Inaudible - too far from mike.]

T. Armstrong: All right, and when you spoke of ... you indicated that you ... city probably would not endeavor to annex the whole map plan area, but that you would start with ... or be more interested in an area immediately north and immediately south ... point those out to me, please.

Maria Unger: Okay. Southward, being the same one here, and north coming out right here.

T. Armstrong: And the northern piece, does that go all the way up to Gravois? Your interest goes all the way up to Gravois, or is it just that part that's yellow?

Maria Unger: If the space ... if the size limitation allows, we would, just because if we do ... as city attorney for Grantwood Village indicated ... have some other economics and businesses there to help offset the costs because, again, it's mostly residential, and there are some businesses down in the southern part. But I don't know, in all honesty, that we could get up to Gravois.

T. Armstrong: Let me make the same comment that I made in the presentation for Grantwood. The commission is very sensitive to leaving unincorporated pockets and they suggest, particularly with your interest in what you call the north area, and the fact that you overlap, and Grantwood's "Area B," although you haven't given much ... indicated much interest in that ... but it's suggested that two cities ought to be working together in trying to figure out what they're going to do, so as not to leave an unincorporated pocket.

Maria Unger: Granted, but, but ...

T. Armstrong: I would encourage you greatly ... strongly, to have conversations with Grantwood to work that out.

Maria Unger: We can, but I do want to make it clear that there's no way that we could even get up to that area of Gravois ... their section "B" that we could annex. So it was just the simplicity of picking Gravois as a boundary.

T. Armstrong: Okay. I understand, but what I said does apply to the northern area, and the cemetery.

Maria Unger: Sure, they're talking about the other side, definitely.

T. Armstrong:           Okay, that's all. Betty.

Marver:                    I just needed a little more clarification on the rationale. For 65 years you've been a strong community. You really gave a very good presentation; very thorough ... could you just ... reiterate or expand on why, after all these years, you see this as being beneficial? I heard stability. Is that just basically it? Are there other ...?

Maria Unger:            Well stability certainly is part of it, and then there's been interest. If we'd been approached ... so ... if the interest is there ... I mean, you make a very good point. We've been around for a long time. Our residents are set in their ways, so to speak, so we need to find out if the majority of our residents are even in favor of it, but we've been approached. We feel that what we offer our residents is a very good package. We could expand that, but we're not looking to expand in a big way. And it would be good ... a good stabilizing effect, I believe on the county.

Our enforcement of our housing code is good for our property values, our housing stock. That in itself is a benefit to the county, whether or not our borders expand, but if our borders do expand, then we can further ensure that housing stock remains strong.

Marver:                    Thank you.

Schuman:                 I have no questions.

Kloeppel:                Thank you, mayor. Just a couple of questions. How many residents from the south did approach the city?

Maria Unger:            There were ... there aren't many there. There are about ten homes ... well actually, 12 homes, I believe, so there must have been about three families.

Kloeppel:                Okay. And how about the north?

Maria Unger:            The north ... when the north area approached the city, it was in conjunction with the expansion that was ongoing by Lutheran South High School.

Kloeppel:                Okay.

Maria Unger:            So there was no talk about annexation. So at that time ... I don't know what number to tell you, but people were up in arms in streets like North and South Marlene, Affton and Coventry, in that area there. I really don't have a number to give you on that, and like I said, they weren't approaching about annexation, but they were asking for assistance, thinking that a community might carry a stronger a voice.

Kloeppel                 Okay. It's my understanding that you have a police department of approximately 11 officers. Is that correct?

Maria Unger: That's correct.

Kloeppel Have you done any studies with regards to if ... let's just say ... we do approve the north area and the south area ... have you done any studies about how many additional officers you would need to hire to cover those areas?

Maria Unger: We're just at the beginning phase. We know definitely if we would go with the south area, it's of such a size, that we would not have to hire additional. If we go north, then ... you know, I don't ... I hope you don't lock us in, but we haven't gotten any concrete figures, but we could expand. There's the possibility, and ... that also brings up a possible benefit maybe for the county, because the county and Lakeshire do work together as far as backing up officers. If the county's short, another car could help.

Kloeppel: I don't think we're trying to lock anybody in, but, especially at the map plan stage, but ... do you know how your police department's salary and benefit package compares to that of St. Louis County's?

Maria Unger: Probably not nearly as well.

Kloeppel: Okay.

Maria Unger: Now I know what we provide. I can't tell you what ... I don't know what St. Louis County provides, but ...

Kloeppel: Okay. That's all I have.

Vice Chair Spears: Thank you, mayor. St. Louis County ...

Fiegel: Good evening, I'm Lori Fiegel. I'm with St. Louis County's planning department. I'm the manager of comprehensive planning, and I'm here in Mr. Powers' stead, who had a conflict and could not be here this evening.

Before I begin, I just want to mention a few county officials who are here. We have Captain Jon Belmar, who is the commander of the Affton Precinct. He has one of his neighborhood police officers with him, Officer Reddinger. We have Beth Letcher, who is our south county sector specialist for economic development, and let's see ... I think I saw David Stokes, aide to Councilman Odenwald, who is here.

As you know, St. Louis County is a direct service provider to over 300,000 residents in unincorporated county. We are one of the largest providers in the state of Missouri of local services. We have the largest public health department in the state. We have the second largest highway department in the state, after MODOT. We have the largest internationally accredited law enforcement agency in the state, and although we are a very large service provider, we have created smaller service districts within the county to meet local needs. So here in the Affton and South County area we have a South County Satellite Center. We have employees who only work in South County who are assigned to South County. We have the Affton precinct here. We have

highway maintenance facilities. We have a South County Health Clinic. We have inspectors who are assigned to the same neighborhoods in the Affton area, and so ... although we are large, we do try to provide that very local focus as well.

I know none of you are old enough to remember when Lawrence Roos was county supervisor, but he was the creator of really the modern style of government for St. Louis County government, and he was quite instrumental in that his vision was to create a very business-like structure. He had a business background, and so we have a strong executive style of administration that relies on professionally-staffed, full-time services, and perhaps less reliance as some smaller communities have local aldermen ... their local alderman, part-time staff and that kind of thing, so a very strong emphasis on full-time professional staffing.

Because of our size and efficiency, it's really because of being a large, local service provider to the unincorporated areas, as you've heard tonight, many communities contract services with us, and tonight is a very good example. Grantwood Village uses a full service police contract with the county and contracts for public works services as well. You heard from Lakeshire that they also contract for some of our public work services. They also do contract for some police services with the county as well, for communications in our CARE, or computer-assisted report entry services. Lakeshire also contracted with our planning department to create their map plan map that you see tonight.

We, also, as a local service provider, are very focused on keeping our neighborhoods stable. We take very seriously the preservation of neighborhoods. We have also a very strong preservation code. We have some unique capacity in that we actually have a somewhat ... I do think it's a unique ... problem properties unit that is made up of a code enforcement inspector and a police officer to deal with some of the most difficult problems. That's in addition to the regular inspectors who do code enforcement. So those are very important services to us.

Obviously, since we're the local service provider already, we have strong relationships in this part of the county. We are in Affton, and Affton has an identity, and although some of the boundaries may differ ... the map that you see on the far right is what we consider generally to be the Affton area. The map plans tonight are all included in that area. We have done a community plan for the boundaries that you see on the map. We've also done a plan for the Gravois corridor. We've also been involved with the Chamber of Commerce in trying to revitalize Grasso Plaza. We do work closely with the Affton Chamber, with the Affton Community Betterment Association, which is a not-for-profit community-based group that the county helped establish to have a strong community-based vehicle to help implement the programs and the plans that we have in the community.

We have subdivision associations in the area that we work with. Our neighborhood policing officers are very proactive, very involved in the community. They frequently and regularly do neighborhood walks. We call them, "walk and talks", where we go out and ... out of the cars and on the streets and talk to residents, and recently the neighborhood policing officers have been in these areas, particularly the areas that are a part of Lakeshire's map plan, talking to folks, and to date, we have not heard an overwhelming cry for a desire to be annexed. We've had several town



hall meetings in the last year in the area, again, while they are not specifically focused on annexation, we have not heard a great hue and cry for that.

We believe that people are pleased with the service that St. Louis County provides, and I should point out that our map plan encompasses all of unincorporated South County. We are a very willing and able service provider and happy to continue to provide those services. Thank you.

Vice Chair Spears: Thank you. Any questions, Mr. Kloeppel, We'll start with you.

Kloeppel: No questions.

Vice Chair Spears: Mary?

Schuman: What would be involved, or what would it take for St. Louis County to try to put together an established unincorporated area proposal in an area like this? This is kind of a little quirky area.

Lori Fiegel: Right, well there is a minimum population requirement for a unincorporated area. They have to have a minimum of 2,500 people, so it would likely have to be part of a larger area.

Marver: No questions.

Vice Chair Spears: Ed, no questions?

Thibeault: I have no questions, thank you, Lori.

Vice Chair Spears: Don?

Wojtkowski: No questions.

Lori Fiegel: Thank you.

Vice Chair Spears: Thank you, Lori. Now it's time for our public comment. I see everyone is going to give the commission the easy-out tonight. Normally we have a stack, and we call a public speaker, and then we call the next one to stand in line, but since I only got three, I don't see a big problem here. I would guess the first speaker will ... Antonio Lombato [sp?], Lombargo [sp?]?

Participant: Lombardo ...

Vice Chair Spears: Lombardo. Oh, let me apologize first ... if I mispronounce your name.

Antonino Lombardo: Yes. My name is ... I'm Antonino Lombardo. I was born in Italy. My family name comes from Norway, but I was born in Sicily. My grandfather tried to find ... born in Sicily, and he died poor.

Vice Chair Spears: Okay.

Antonio Lombardo: I come to St. Louis in 1961. The first 14 years, I live on The Hill, then I got to know Emelie Figgi. He was the mayor in Lakeshire, and the other friend, Arturo Robert, he was an architect. Mr. Skolarsky was Polish, and he was an inspector ... talk about a good city of Lakeshire ... the good people ... the good officers ... the good police, so I move in.

July 1<sup>st</sup>, 1975, it was 21 years that I live in Lakeshire, and I just want to say how much I enjoy the police service, the service over there at administration, the mayor is Maria Unger, and she is also Italian heritage. Someone who is a relative is a friend of mine.

I don't speak the good English yet, and forgive me, I deal every day with Italian people. So as I told my wife ... I say, "I be living in St. Louis, in Lakeshire, for 30 years, and I want to be dying in St. Lou... I mean in Lakeshire. We enjoy every day the work of our police officers. Every hours, we see night and day, they pass by. They take care of the people. If you call, before you end your telephone, the polices be on your door. I have my mother-in-law, was 94 years old, and had a problem with her heart. We called the police, soon as we hang up the telephone, the police was behind that. And the mayor, all the administration, all the officers, you call ... you get an answer right away. I don't think in the world there's a better city to live in as Lakeshire. The service they provide, the friendship, the family relation, the public relation, and the money we pay is minimal for what we get. Do you have any questions? Well I can answer in Italian.

[Laughter]

Vice Chair Spears: Thank you.

Antonio Lombardo: If you want to know about good food, I can recommend some.

[Laughter]

Vice Chair Spears: Thank you, Mr. Lombardo. The next speaker will be Chester Martin.

Chester Martin: This is sort of a different meeting than I thought it was going to be when I signed up to speak, so I don't really have too much to say. My only statement would be that ... when it comes to annexation, I'm from the old school, and it tells me that if you want to annex somebody, that means there is some benefit in there for you. What's the benefit for the individual being annexed?

So I'm in section "A" there in Grantwood Village, and from what was said tonight really doesn't tell me much of what the advantage is to me. St. Louis County, as far as I'm concerned, has provided great service to us, in all ways and means ... snow removal, police protection and everything else, so I don't see the advantage, and I would like to see more explanation as what is the advantage to us being annexed by Grantwood Village? That's all that I can tell you. Thank you.

Vice Chair Spears: Thank you. Kathy Bar ... pronounce that for me ...

Katie Fran: It's Katie Fran, and I'm with Grantwood ... well actually we live in Grantwood Village with the Forest Haven Association. I just want to take a few minutes and just kind of explain a little bit more about our area, because I believe a lot of you ... I see you're from unincorporated north county, and University City ... Grantwood Village is basically about four units. It's the Forest Haven part, which is a little bit newer, to old Grantwood part, as we call it. It's Grant's Farm, entire tract of Grant's Farm, and it's also the Ulysses S. Grant Historical Site, which if you look at the map ... well it's kind of difficult, but ... I just want to reiterate the importance of part "B" for Grantwood and for the citizens really all around that area.

A lot of you may not know, but I'm sure most of you do, about the planned development of that property, and basically the argument came down to was the proposed development was far too dense for the surrounding area. Traffic concerns were probably the most vocal of the citizens ... were traffic concerns ... plumbing issues. Gravois Creek runs in between Grant's Farm and Grantwood Village. It also runs to the south of Gravois along the Grant's Trail. Should that property become part of Grantwood Village or any other municipality it, of course, would be subject to zoning laws that are more like the surrounding areas.

Grantwood Village ... I don't know if the standards meet, but basically we're half-acre lots, with a few exceptions. I believe that's probably an R1A for St. Louis County. Developments that have been proposed in the area across the street have ranged from R6AA, which is obviously very much different from Grantwood Village, and very much different from the area across the street on Musick, which is R4.

Basically, what I want to just say is that Grantwood Village has a lot of assets, Grant's Farm being one of them. It's one of the top ten tourist attractions in this area. We have the home of a United States President, right in the middle of our community. We have a very active home owner's associations, Forest Haven Association, the Grantwoodians, and basically I want to point out real quickly, it was mentioned with the Affton community plan, that plan, which was done by the county, stated that there was a need for single family kind of move-up housing in the Affton area, that included three bedroom, two car garage, something that the Affton area in its age has not really seen much revitalization in. Grantwood Village could provide that kind of zoning for that area. It could provide R4, R3, R1 type zoning that would provide the housing market that is needed for revitalization in the Affton and in our area. So I just ... thank you.

Vice Chair Spears: Thank you. And our last speaker will be Mike Jones, Grassroots on Gravois. An organization?

Mike Jones: Yes.

Vice Chair Spears: Five minutes.

Mike Jones: Good evening, and thank you very much. I represent Grantwood Village as a regular resident, but also as kind of a ... community ... a person within the community who's busy trying to get some control of the area that is referred to as "Area B," in this. Why is

Grantwood Village interested in basically annexing what is currently farmland? I'd like to give you just a very short perspective on that. Number one, even though, as Jeff Duke said in response to a direct question, there has been no formal discussions within the larger community about direct annexation of this area, I can speak on behalf of a number of local residents that not only are we aware of the plan to annex this area, or the desire to annex this area, but we're also roundly in favor of it.

The importance of this really goes to the importance of Gravois. I agree with your perspective that says that Gravois really makes kind of a natural boundary area, something that delineates it rather than should be gone across and over into something on the other side. It's really necessity that drives us as a community toward doing that. The specific point being, that it's not a county road, it's a MODOT Highway 30 road, and in order to have some kind of control over the volume of traffic that accesses from either side to Gravois, we need to be able to have some kind of zoning control on both sides of Gravois.

The problem we have here is that in the one-half mile stretch between Grant Road and Laclede Station Road, in 2005, according to the Third Precinct Headquarters, there were 46 auto accidents. That's one every ... that's one on the order of every ten days ... serious enough to be reported to the police.

If that area on the other side, which is currently pastureland, is developed to an extreme density ... the kind of density I'm referring to is two and three story condominium developments ... what's going to happen is ... when you have Cor Jesu in session, and Grant's Farm traffic and Affton Athletic Association traffic in addition to the local rush hour traffic, without the possibility of further signalization of Gravois Road, the situation is going to provide what's called, the level of service ... and this is an official designation that traffic engineers use ... a level of service of F, which is failing. And despite it being acknowledged by everyone that that would be the level of service during drive time, the ordinance that allowed the density of development was still passed by the county.

Therefore, we really feel that it's in our best interest to try to petition you for the direct annexation of this property, both so that we can administer it, and we would do a great job of that, and also to try to have a little bit of control over keeping that area safe for our kids and safe for the current residents of the area. Thank you much.

Vice Chair Spears: Thank you. This ...

[Applause]

T. Armstrong: Do you want to explain ... [Inaudible - whispering and/or too far from mike].

END OF SIDE A

SIDE B

David Hamilton: The chairman made reference to me being the lawyer for the Boundary Commission a minute ago, and he asked me to provide a little bit more background in to where we are in the planning process with the map plans right now.

The Boundary Commission law contemplates a five-year cycle, and we're just starting that cycle right now. In order for any municipality or the county to pursue a plan of intent to annex any property or to establish an unincorporated area, they must file a map plan showing the maximum boundaries that they would propose to include in a subsequent annexation proposal. If they don't do that, then within this five-year planning cycle, they are precluded from pursuing any annexations. So what you will see at this stage of the proceedings, is a lot of cities will over-designate just to make sure that they have the areas that they really want to potentially annex into covered.

So I only explain this to you so you know that nothing final comes out of this meeting tonight. It's purely an informational meeting so you, as residents, have a feel for what potentially could be coming down the road in terms of an annexation, but the commission will not formally vote on or approve any annexation proposals as a result of these map plan submissions tonight.

So to the extent any of you are concerned about some formal binding decision being made, that's not going to happen until we get to the point of a map plan being filed, and at that time, there will be another public hearing, and you will have an opportunity to specifically address that issue, at which some of the questions that I'm sure you would have about the types of services that would be provided and why the municipality or the county thinks it makes sense to approve their proposals would be explained in great detail. The plans of intent are extremely detailed, and you would get that information at that point.

Vice Chair Spears: Thank you. I want to thank each and every one for coming out tonight. This concludes our public hearing for tonight. Thank you.

END OF RECORDING