

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

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING
BEL-NOR, BEL-RIDGE, BELLERIVE ACRES, CHARLACK, COOL VALLEY,
NORMANDY & ST. LOUIS COUNTY**

October 10, 2006

COMMISSION ATTENDANCE:

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

OTHERS PRESENT:

Michelle Dougherty, Executive Director
David Hamilton, Legal Counsel

CALL TO ORDER

D. HAMILTON: Betty Marver? Mary Schuman?

Schuman: Here.

D. HAMILTON: Johnnie Spears?

SPEARS: Here.

D. HAMILTON: Edward Thibeault?

THIBEAULT: Here.

D. HAMILTON: Don Wojtkowski? Mr. Chairman, we have six members present, which is not a quorum, but we don't need a quorum for this meeting.

VICE-CHAIR SPEARS: Thank you. [inaudible].

VAN UUM: Thank you, Mr. Spears. I'm Betty Van Uum, the Assistant to the Chancellor for Public Affairs at the University of Missouri St. Louis, and it is our pleasure to welcome you tonight to the Boundary Commission and [inaudible] discussing communities in our immediate neighborhood so we're very interested in what the final outcomes are and wish you all luck. [inaudible]. Again, [inaudible]. I, myself, have another engagement [inaudible] but Karen here who is the Manager of Public Affairs for the University [inaudible] and again, thank you for coming.

VICE-CHAIR SPEARS: Thank you. Tonight's presentation on the Map Plan will be submitted by the cities of Bel-Nor, Bel-Ridge, Bellerive Acres, Charlack, Cool Valley, Normandy, and St. Louis County. Each municipality will be given 15 minutes for their presentation of their Map Plan followed by questions from the Commission. [inaudible] At the end of the Map Plan presentation, there will be a public hearing, and we kind of set the guidelines for the public hearings as we have the speaker forms back on the table. We ask that anyone wishing to speak on the following the Map Plans tonight fill out one of those forms and hand it to the Executive Director. If you're speaking as an individual for a Map Plan, you will be given three minutes. If you're speaking for an organization versus a Map Plan, it's five minutes.

The Commission meets regularly once a month. There are eleven Commissioners and two staff, the Executive Director and the Legal Counsel. The Commission is appointed by St. Louis County and the Joint Commission and by the various municipalities in St. Louis County based on population size. We are chartered by state statute, the legislative ordinance of St. Louis County, to review any boundary change proposals in St. Louis County. We do it in two phases. The Map Plan and then the Proposal that would follow. Tonight's Map Plan is the informational plans that require ... we call it the Five-Year Cycle where each municipality gives ... if they're anticipating any boundary change, they have to submit this Map Plan. These Map Plans were submitted prior to July 1st of this year, 2006.

I will go around the table and introduce the various Commissioners starting with my far right.

THIBEAULT: I'm Ed Thibeault. I represent the municipalities of over 30,000 people. I reside in Wildwood.

FORD: I'm Bob Ford. I was appointed by the County Executive.

T. ARMSTRONG: I'm Ted Armstrong. I represent small cities in the County.

SPEARS: I'm Johnnie Spears, and I was appointed by Joint Committee of St. Louis Municipal League and St. Louis County.

SCHUMAN: My name is Mary Schuman. I reside in University City, and I was appointed by the Joint Committee of the Municipal League of St. Louis County.

BREDENKOETTER: I'm Christine Bredenکوetter. I am a Large Cities Representative, and I live in the City of Florissant.

VICE-CHAIR SPEARS: Our first presentation of Map Plans will be given by the City of Bel-Nor.

WALT NELSON: Sir, I first learned of this when I walked this evening. Our Chairman is not here this evening.

DOUGHERTY: Will you go to the microphone?

WALT NELSON: I will. But I'm the Police Commissioner for the City of Bel-Nor, and I can speak to some of the issues regarding our proposal. If you're familiar with the area in question, the Rock Road is one of the outer boundaries of Bel-Nor. It goes past the golf course and past the cemetery. We control one-half of the highway. The other half is unincorporated St. Louis County. Whenever we have ... we cannot touch any violators on that side of the road in which is controlled by St. Louis County, and it's been our observation that the County doesn't patrol that particular area a lot. With access ... and part of our regular routine as far as the police cars going through that area, it's quite natural ... would be a natural assumption for us to acquire that portion and to go beyond just the other side of the highway and take in that area that represents a lot of wooded area as well as a trailer park up there, which is close to Pennsylvania Avenue. And since I am not that familiar with how many feet the annexation would add to the Village, it's just that it's a natural ... it's a natural addition to the Village as far as police patrolling and protecting the public. And with that, if you have any questions, that's it. Three minutes short.

[inaudible]

THIBEAULT: It was a short presentation. I'd be interested in what did you really consider in your criteria as to the objective in annexing this area?

WALT NELSON: Well, that would be good if I could answer you, but our Chairman is not here, and he was ... he did not advise us that he would not be here. And our attorney, who assisted the Chairman, is currently over in Clayton at their meeting so we're kind of in the dark.

THIBEAULT: Thank you.

WALT NELSON: Um-huh. Anyone else?

FORD: No questions at this time.

[inaudible]

T. ARMSTRONG: I have no questions.

VICE-CHAIR SPEARS: The Chair has no questions.

SCHUMAN: [inaudible] I have questions but not sure if you can answer. Are you on the Board of Aldermen or ...?

WALT NELSON: I'm a Trustee, yes. Police Commissioner.

SCHUMAN: Trustee of Bel-Nor?

WALT NELSON: Yes.

SCHUMAN: Okay. Does Bel-Nor levy a property tax?

WALT NELSON: Yes, we do.

SCHUMAN: How much is that, sir?

WALT NELSON: Do you know what it is, Conrad? I think it was ... we passed a recent tax increase which hasn't taken effect yet, but I think the old tax rate was probably around 32 or 33 cents.

SCHUMAN: And does Bel-Nor provide full municipal services such as police protection and ...?

WALT NELSON: Yes. We also serve as the police department for Greendale, which also borders the Rock Road as well as Bellerive Acres.

SCHUMAN: Okay, that's all I have right now.

WALT NELSON: Okay. And we provide service 24-hours a day, seven days a week.

BREDENKOETTER: No questions.

T. ARMSTRONG: [inaudible] I do have a question.

WALT NELSON: Okay.

T. ARMSTRONG: Do you have any or do you know whether you've had any ... your city has had any conversations with Charlack over this area [inaudible]?

WALT NELSON: No, sir, I don't. When I saw the map tonight, that's the first time I saw that Charlack and Bel-Ridge was interested in parts of the same area.

ARMSTRONG: Okay. No questions. I'm finished.

FORD: You say you're a Trustee?

WALT NELSON: Correct.

FORD: Did you all discuss this at all [inaudible]?

WALT NELSON: We did some ... some months ago that we wanted to fill out this because I know it's another six years before we can apply for any additional area, and I could not tell you, and I don't remember ... Conrad, do you ... how many or how much conversation there was with the attorney regarding how much land or that sort of thing?

[inaudible]

WALT NELSON: Yeah, the Chairman.

FORD: Let me follow up with that. The Map Plan is to put down on a map area that you may want to annex.

WALT NELSON: Correct.

FORD: Is there ... has there been any discussion that you actively want to annex or has it just been a general "Let's get this down just in case"

WALT NELSON: No, in regard ... I can speak as Police Commissioner ... we were very interested in the Rock Road and going over to the other side of the Rock Road. We even contacted St. Louis County and ... via our attorney and we received a negative response from the attorney's office there that they were not interested in giving us control of the Rock Road.

FORD: So that's been the ... so far, that's been the only active ...

WALT NELSON: From the police point of view. Now, whether the Chairman has had communication, I couldn't address that.

FORD: Okay. No other questions.

VICE-CHAIR SPEARS: Thank you, sir.

WALT NELSON: Um-huh.

WALT NELSON: One question for you. Will we get an opportunity at a later point to discuss this with you?

VICE-CHAIR SPEARS: [inaudible]

WALT NELSON: Well, yes, when our Chairman is available and our Village attorney so they could go into detail as far as ...

VICE-CHAIR SPEARS: Oh, yes.

WALT NELSON: They will. Okay.

VICE-CHAIR SPEARS: [inaudible] Executive Director [inaudible].

GLEN TOPE: Hi, I'm Glen Tope. I'm the Village Manager from Bel-Ridge, and we have no plans to attempt an annexation, but just wanted to submit the paperwork to keep ... in order to keep our options open, but if you have any questions, I'd be glad to try to answer them.

[inaudible]

BREDENKOETTER: I missed the question, sorry. Would you like to repeat what you just said for us.

GLEN TOPE: I said we have no plans to attempt an annexation, but due to the rules that the maps must be submitted, we just submitted the maps to keep our options open. So I just showed up in case there were any questions.

BREDENKOETTER: I have no questions.

SCHUMAN: Even if you have no specific plans right now, what are you considering options that you wish to keep open and has there been interest in annexation expressed by other city officials or, you know, residents in the areas which you are drawing the lines around?

GLEN TOPE: There has been some discussion but, at the current time, the Board is pretty much consumed with other development issues and that we haven't had much time to devote to this so, you know, we realize that, I believe, it's every five years that you have to submit the plan, and that's the reason that we submitted it just so that our options would remain open, but that would be extremely unlikely we'd attempt anything within the next year or probably even within the five years.

VICE-CHAIR SPEARS: The Chair would like to comment for the audience. Just for information. These Map Plans are part of what we call the Five-Year Cycle. It gives the municipality in the next five years if they decide they really want to do any annexation of an area, they can submit a proposal at some later date. If they do not submit a Map Plan, they would not be able to do it.

T. ARMSTRONG: I'd like to ask Counsel as to the southern area that Bel-Ridge has on this Map Plan ... does that meet the ... would that meet the test with the contiguous nature of the property line between the city and the area to be annexed?

D. HAMILTON: I'm having a little bit of a hard time seeing the ...

FORD: Could you point out your area [inaudible]

D. HAMILTON: Yeah, I think ... yeah, that probably in and of itself would not be an area that they could annex at one time. They would have to break it up into ... probably several, at least three ... in order to meet the 15 percent contiguity requirement. So as it's depicted on that map, no, it would not.

T. ARMSTRONG: That's all the questions I have.

VICE-CHAIR SPEARS: Commissioner Ford?

FORD: Nothing.

THIBEAULT: No questions.

VICE-CHAIR SPEARS: Thank you sir. Bellerive Acres.

MORICE: Ladies and gentlemen, my name is Don Morice. I'm a Trustee of Bellerive Acres, and this is Ann Knapp, our Mayor. A slight history: Over the years we had thought of it would be a good mix to annex part of Carsonville, mainly along Hanley Road down to Highway 70. We thought it would be a fit with our community. We meet on the fourth Monday of the month and the fourth Monday before the deadline our attorney made us realize that we had to get this submitted to you by the first of July so we turned it in and the map actually is broader than what we would like to consider. And mainly, the boundaries we would like to consider is Hanley Road down to Highway 70 and then east to the existing property lines of the different communities down near Florissant Road. A couple of reasons we feel this would be a good fit is because the property in question does back up to our ... touches the existing boundary of Bellerive Acres. We have a nature sanctuary along the perimeter of our town, and this property in Carsonville backs up to that. There are no major thoroughfares that separate the ground that we're interested in. We feel it's a pretty good fit. As was stated by Bel-Nor, we do employ Bel-Nor Police Department for police service. They've given us excellent service over the years. We have talked to the Chief of Police; he sees no problem in covering this additional area. We also have had a good relationship with the University of St. Louis [*as stated by speaker*] over the years, and I don't know if you know, but roughly three-quarters of the University is inside the boundary of Bellerive Acres. They have also said that they are looking at purchasing some of the existing homes that we are looking at and would be making that into ... we have heard at this time, they are considering faculty housing and married student housing, which would work in good with our conditions. So we feel with the relationship we have with the University, we would be able to work out any problems. We haven't really talked with any of the residents in that area because this came up fairly quick. Our Board itself over the years we have discussed this and looked at it and thought it was something that in the future could possibly make a good ... good fit with our community. If you see justified to grant us this, then we would do a further study, in-depth study, and come to a final conclusion on whether we do want to annex that. So ... Ann, do you have anything?

KNAPP: No, I think that's it. We have the same fire department.

MORICE: Yes, the same fire department covers Bellerive Acres and this area, that's right.

KNAPP: Same school district.

MORICE: So, if there's any questions, we'd be happy to answer them.

VICE-CHAIR SPEARS: Start of my far right.

THIBEAULT: It appears that Bel-Ridge and Cool Valley are also interested in this area?

MORICE: That's what I saw on the map.

KNAPP: That's what we saw on the map. Yes.

THIBEAULT: Why do you think that Bellerive Acres would be preferred?

MORICE: Well, the area that we're talking about ... even though we show the whole Carsonville area, what we're really interested in is the part of what I call Carsonville that goes to Hanley Road and down to Highway 70, and we feel because those are major thoroughfares, it's a good separation of communities in there.

KNAPP: [inaudible] naturally boundary.

FORD: I don't have anything right now.

AMSTRONG: No questions.

VICE-CHAIR SPEARS: The Chair has no questions.

SCHUMAN: You mentioned Bel-Ridge be interested possibly in the same area, would you be willing to talk to Bel-Ridge to perhaps coordinate your Map Plan proposals before the end of [inaudible].

MORICE: Sure.

KNAPP: Oh, yeah.

MORICE: Yes. Yeah, I think if you look at the Hanley Road area, to us that seems like a good separation. It pretty much cuts that whole area ...

KNAPP: It's pretty natural.

MORICE: ... in half and it's a major thoroughfare, and it looks, to us at least, it seems like that would be a good boundary.

KNAPP: It would be a good separating point, the continuity of it.

BREDENKOETTER: I don't have any questions at this time. Thanks.

T. ARMSTRONG: I do. Let me ask a question. Have there been attempts to annex this area in the past by any of the cities around it?

MORICE: Not that I know of. I know Bellerive has not. I don't know about any of the others, but I'm not ... right now, I don't know of any.

T. ARMSTRONG: Maybe when the County makes its presentation, they'll fill us in on that. Be interested in the history.

KNAPP: Right.

T. ARMSTRONG: Thank you.

MORICE: Okay.

KNAPP: Thank you.

VICE-CHAIR SPEARS: Thank you. Charlack.

BEEKMAN: Ladies and gentlemen, thank you. My name is Jim Beekman, the mayor in the City of Charlack, and I thank you for allowing us the opportunity to express our interest. We were involved with the annexation of the property that's in question in the previous five-year cycle. We decided at the last minute to withdraw, and the basis of that decision was based on not having the knowledge or the professional research that we needed to go forward with process. We didn't know what the long-term and short-term effects would be because we didn't have the professional advice that we needed. The possibility to annex is here again. In order for us to continue on with this process and make the professional decisions that we need, we've retained Mark Kurtz *[sounds like]* from Kurtz, LLC, Development Strategies, which is a firm that assists communities in planning and continued development. We are in the process of creating a comprehensive plan for our city that will include the unincorporated area of St. Louis that we requested. We are, once again, committed to expanding the tax base to finance an overall higher level of city services with the combined areas covered by the existing city and the proposed annexation. In a recent Mayors of Small Cities Meeting, I briefly talked with Chairman Patricia Snider from the Village of Bel-Ridge, and she again stated that they were unsure of what their plans were, but I talked with her and any communication that we have, being that we both put in for the same area, we have come to an agreement that we will discuss and work out any deals that we have. I also have the intention of talking with Chairman Kevin Buchek from the Village of Bel-Nor regarding their portion that they chose to annex. I anticipate that these discussions will be professional and without incident. Each one of us including the members of the St. Louis County Boundary Commission and the St. Louis County Planning Department, I believe have all the same interests in mind and that's working toward the same goal of making St. Louis County productive and viable. And that's all I have to present.

VICE-CHAIR SPEARS: Thank you. Questions from the Commissioners? Christine?

BREDENKOETTER: I don't have any questions for you.

SCHUMAN: No questions.

VICE-CHAIR SPEARS: No questions. Commissioner Armstrong?

T. ARMSTRONG: While I appreciate your willingness to talk to the other cities ... I think that's an important step ... it's also important to talk to the residents in the area that you're interested in and be sure that you have their support before you bring a concrete proposal to us. What is the advantage to Charlack of including the two cemeteries?

BEEKMAN: That's actually not on our plan. Our plan stops at Hanley Road.

ARMSTRONG: It does?

BEEKMAN: Yes, sir.

ARMSTRONG: Oh, just that piece, it's that part of it?

BEEKMAN: Yes.

ARMSTRONG: So you don't see an advantage there?

BEEKMAN: I don't see an advantage. I won't get their vote.

ARMSTRONG: [inaudible] sales tax revenue.

BEEKMAN: No, no. It's not sales tax driven.

[laughter]

ARMSTRONG: All right. That's all I have.

BEEKMAN: Okay.

VICE-CHAIR SPEARS: Commissioner Ford?

FORD: No questions.

THIBEAULT: No questions. Thank you.

BEEKMAN: Thank you very much.

VICE-CHAIR SPEARS: Next would be Cool Valley. Do we have anyone here from Cool Valley?

FORD: Executive Director, Cool Valley was notified?

DOUGHERTY: Yes.

VICE-CHAIR SPEARS: We'll move right along to the City of Normandy.

I want to remind anyone in the audience that anyone who wishes to speak in the Public Comment section, fill out the Public Comment card and hand it up to the Executive

Director. Once we begin the Public Comment, we will not accept any other speaker card [inaudible]. Thank you.

BURY: Okay. Thank you. I'm Brent Bury. I'm the City Administrator of the City of Normandy. This is our Mayor, Jim Murphy. A little history on the property. I do have extra maps if anyone would like to look at it. Basically, we're talking about one parcel; it's located at 5303 Bermuda Road. Last time the Commission met, the City did have this on there, but it was decided not to go forward with it. So it was not included. This time, our City Council discussed it, and we passed a resolution to go ahead and put it on the ... put a Map Plan in again. Again, this is one single parcel that basically is surrounded 360 degrees by the City of Normandy. It's less than 10 acres and it's ... right now I believe it's called Abby Care Center. It's a skilled nursing center. It's located off of ... on Bermuda Road, just north of 70. And I did hand in answers to the questions. I'll go through and I'll summarize some of the answers and items that we put in here for you.

Currently, again, it is one parcel surrounded 360 degrees by the City of Normandy as you can see by the map, the colored map that we submitted. Right now there's two streets that border the property; one is Bermuda Road. That is maintained by St. Louis County. The other street is called Bishop J. A. Johnson Lane; that is the City of Normandy Street. So currently we provide snow removal maintenance, street maintenance on that side street, and so ... we do not, at this point we do not obviously, even though it is geographically, it's laid out like that, we do not provide police protection.

Obviously, because it is one parcel, we have not discussed any phasing because it's only the one parcel, and we haven't set a timetable for when we'd want to do it. We just wanted to have the Map Plan in so that we have the option of doing it at some point. In the past we have tried to communicate with the property owner about doing it to no avail. We haven't gotten communications back so ... I think it's important to the city to implement this component of the plan because it allows us ... currently, we're providing a service, but we're providing it at no cost, and by having this included in the City of Normandy, it allows us to collect property taxes for that, which I think is important. It also gives us jurisdictional authority over the property. For example, some of the ... one of the items ... we may need that for zoning-type issues or police-type issues. So ...

The other reasons we believe it's important ... gives them a voice. I mean because we're all the way around them and we operate in such close proximity to this one parcel, it gives them a voice in any decision making, any types of roadway improvements on Bishop Johnson Lane, any types of reconstruction, access management issues ... it allows them to have a voice in that.

Obviously, our reasoning for why we're the best city to serve the needs of the property is because they don't touch anyone else on any other side so there's no Unincorporated County that touches it and no other city that touches it so Advantages to them, we will continued to provide those services at a high quality, and also we can provide assistance with building improvements and/or expansions, access improvement

projects, and we can also tap into funding sources that the city has to help them with those projects.

As I said before, we have tried to discuss this issue with them, but at this point, there has been no interest or no communication from the property owner on an annexation, but our intent is that, uh, if we move forward, it's approved and it's included, we're going to obviously try to communicate with them again. We want to do this amicably; we don't want ... we don't want a ... we don't want a fight. I mean, we want to go ahead and work with them on it and make ... implement the annexation as easily as possible for them.

And I will try to answer any questions that you might have.

MURPHY: I can give you a little background on this. Five years ago we presented the same thing and the Boundary Commission at that time asked us if we could settle this amicably and we tried, and we'd sent letters, we've phone calls and no response so we never got no where with that so that's why we're back again to annex this.

VICE-CHAIR SPEARS: Questions from the commissioners?

THIBEAULT: If I were to understand it, if you were to annex this area, this facility would be faced with a tax increase?

MURPHY: I don't know if that's exactly true or not. I don't know.

BURY: I don't know.

MURPHY: I don't know that either. To tell you the truth, I don't know exactly how much ... if it was any.

THIBEAULT: And you are providing services?

MURPHY: Yeah.

BURY: Yes. Yes.

MURPHY: We are probably the first responders when it goes out. Our Police Department, even though we don't service that, we're normally the first ones there when necessary.

THIBEAULT: Is this a private individual or a corporation or ...?

BURY: It's a corporation.

MURPHY: I assume it's a corporation.

BURY: It is a corporation. It's not listed on the tax role as an individual.

MURPHY: It's changed hands a couple of times since the last ...

THIBEAULT: When was the last time you tried to get in touch with ...?

MURPHY: Oh, I would say within the last year and a half.

THIBEAULT: So maybe it's worth another shot.

MURPHY: Well, it's true, but I mean, you know, but they don't seem to respond to us at all, and that's why, you know, we come to the Boundary Commission for this.

THIBEAULT: Thank you.

BURY: You're welcome.

VICE-CHAIR SPEARS: Mr. Ford.

FORD: How many residents are in the skilled nursing facility?

MURPHY: I think they have beds for 170. Don't quote me. I'm not positive, but I think there's 170 beds available. What's the occupancy, I do not know. They had an addition put on some years back. See, this all fell before under the ten-acre rule; that's why ... that's why we could never annex them before because they fell under the old ten-acre rule, and the ten-acre rule ... well, they have less than ten-acres now.

FORD: Curiosity, what's the population of Charlack?

MURPHY: Of Normandy?

FORD: I'm sorry, of Normandy?

BURY: It's roughly 5,200.

FORD: Okay. No other questions at this time.

T. ARMSTRONG: No questions.

VICE-CHAIR SPEARS: The Chair has no questions.

SCHUMAN: No questions.

BREDENKOETTER: I have a couple of questions for you. I'm trying to get my head around where ... I know where the nursing home is, what about the church? Is that part of your ...?

MURPHY: No, ma'am. That's in Normandy. Yes, it is.

BREDENKOETTER: [inaudible] What about the old derelict house that sits on top of the hill next to the ...

MURPHY: That's part of the nursing home.

BREDENKOETTER: That's part of the nursing home.

BURY: It's all the same parcel.

MURPHY: It's all the same parcel.

BREDENKOETTER: And so the fire department ... in a nursing home a lot of time ambulances are called and the first responders to that are what? The Normandy Fire Protection District?

MURPHY: Correct.

BURY: Right.

MURPHY: Correct.

BREDENKOETTER: And often time the first responders are what the Normandy Police Department ...

MURPHY: Correct.

BREDENKOETTER: ... or the County?

MURPHY: Normandy Police Department.

BREDENKOETTER: Okay. All right.

BURY: County has the jurisdiction over it; however, because of the proximity, we respond, you know, because, obviously, response time at any particular time would be quicker because we're right there all the time.

BREDENKOETTER: All right. Thank you.

VICE-CHAIR SPEARS: Mr. Ford.

FORD: Yeah. The Normandy Fire District, isn't that part of the jurisdiction though?

BURY: Correct. Right.

MURPHY: Yeah.

FORD: Okay.

BURY: Any other questions?

VICE-CHAIR SPEARS: Thank you.

BURY: Okay. Thank you.

MURPHY: Thank you.

VICE-CHAIR SPEARS: St. Louis County.

[inaudible]

POWERS: ... patterns? ... I think I'll limit my comments tonight to the two larger pockets, I'll call them pockets. Very briefly, the last request for Normandy concerning the nursing home site, I don't think a whole lot more has to be said about that. It is a small single parcel. We have not been in contact with the nursing home so, but I think that's pretty easy to analyze.

In terms of the two other areas ... well, first let me say, we put down before the meeting at your place, the latest edition of *The County Direct*, which is our newsletter to unincorporated areas and in that you'll notice that we have published a schedule of the Boundary Commission meetings to inform our residents who might want to register their opinion when the meeting times are. So if you're receiving any more telephone calls or any traffic, it may be because of that.

Regarding the two areas, I do want to talk about Carsonville and the Wheaton-Linhurst area. They are identifiable unincorporated communities. We've called them pockets here tonight, but both areas have populations of more than 500 so they fall into this odd category where they're not really pockets in the statutory sense because they have populations that exceed the 500 number, but they're not large enough to be unincorporated zones. At the same time, they're larger than most of the municipalities here tonight trying to annex them or at least considering annexing them.

More specifically, the Carsonville area has a population of just over 1,500 and the Wheaton-Linhurst area to the south along the Rock Road has a population of close to 2,200 residents. So the Carsonville area on the north has a greater population than Cool Valley and ... Bellerive ... excuse me, I stumbled there ... but it does not have a greater population than Bel-Ridge. Bel-Ridge's population is just over 3,000 now so that's about twice what the population of the Carsonville area is.

With regard to Wheaton-Lindhurst to the south, the population, as I mentioned, was about 2,200. That exceeds the population of Charlack at 1,400, and Bel-Nor at 1,500. But again, Bel-Ridge is at 3,000 so it would exceed the population of that pocket.

Both of these areas are in the First County Council District of the County. They're both in the Central ... well, the Police Precinct, the Second Police Precinct served by that Precinct of the County Police.

In terms of County activities in these areas. First, in Carsonville, when the Metrolink station came in in the early 90s, we anticipated that and did a land-use plan up in the community, and we are mostly anticipating the impact of the Metrolink station and the park and ride lot and some commercial uses that might develop along the southern fringe of that area along Geiger Road at the time. That plan was done, but I think more recent events, which I think we all know about, concern proposals on the part of UMSL which lies just over to the east to do a research park there. We know that ... that Cool Valley gets a little bit ... it comes south of 70 and gets into this area a little bit. The Express Scripts building, which is underway right now ... that building actually overlaps the boundary between Cool Valley and this unincorporated area. We have done ... expended some Home Improvement funds, which are federal funds, improving homes in the area, but mostly, the emphasis has been on the redevelopment of the area just south of the highway, and the County has been very involved with that in collaboration with UMSL.

In regard to previous annexation attempts in the Carsonville area, there have been three. Bel-Ridge tried in 1993 and in 2000. Both attempts went to the ballot and failed. The other attempt was by Cool Valley in 1994; that also failed at the ballot.

Moving south to the Wheaton-Linhurst area, except for the cemetery, of course, this is more of a residential area. We have been involved in the last two years with various programs with residents in that area. We have conducted town hall meetings in that area, worked with the community association, done housing surveys, built ... targeted some of our H.O.M.E Improvement funds, about \$53,000 dollars worth to various homes in the area through our block grant program. Our lead abatement program has renovated ... abated lead in various structures in that area. And we've also used H.O.M.E. funds to build new homes on six infill lots in that area. So we have had activity and contacts with the residents in that area. We've assisted them with their lighting district, and we've been active.

With regard to prior annexation attempts, as the Charlack representative indicated, they did include that on their previous Map Plan but never pursued it. They, at one point, sent a letter, a survey of sorts out to residents of the area but never really pursued it and didn't have any competition, so to speak, for that area. So that really ... that proposal really never went too far.

I'd be happy to answer any questions. But I think really what it boils down to is what are the wishes of the residents in those areas and, you know, what jurisdiction is best able to serve those areas and bring resources to bear.

VICE-CHAIR SPEARS: Start at my far right.

THIBEAULT: I would assume that given the scope of the Linhurst and Wheaton area that if these were to be incorporated into any of these municipalities that would be a significant hit to the County's revenues?

POWERS: We haven't estimated those, but I would suspect they wouldn't be a significant to the County's revenues.

THIBEAULT: Thank you.

VICE-CHAIR SPEARS: Mr. Ford.

FORD: Yes. In these areas has there been any complaints of lack of service [inaudible]?

POWERS: None recent that I can tell you. I certainly am not aware of any complaints that we don't patrol the road enough, and I think we probably patrol it to an appropriate level, although I'm not going to tell you we patrol Natural Bridge Road more than, you know, than one of the cities does.

FORD: You commented the Metrolink station [inaudible] has the plan be adopted?

POWERS: The plan that we did in 1993 really didn't anticipate a lot of the activity we see now in terms of office park development or research park development. We ... but we are involved in the discussions now. We're obviously involved in bringing Express Scripts to the site along with UMSL. We do support the development of office-type uses and research type uses down that quadrant of the highways. We have committed as a county to rebuilding Geiger Road. In other words, a connection east to west through there and re-establishing that ... not in the same location as the old Geiger Road was, but that would be on the County Arterial System built with County funds and, you know, that's something we're committed to doing at this time. So we're very much invested in this unincorporated area.

FORD: [inaudible] What kind of services does St. Louis County provide for [inaudible]?

POWERS: Well, the full range of services. The full range of services that you've heard over and over again, I suppose. But they are largely residential pockets so those services that would apply to those areas.

FORD: Contract services, yeah.

[inaudible]

POWERS: Maybe I didn't understand the question. Services we provide ...

FORD: What kind of contract services do you provide for the cities in these areas that are wanting to annex this?

POWERS: Well, no police services. They all have their own police department except for ... what was it ... Bellerive that contracts with one of the other cities.

FORD: But you contract with those municipalities for inspections ...?

POWERS: For other code inspection-type things, yes.

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

VICE-CHAIR SPEARS: Mr. Armstrong.

T. ARMSTRONG: Mr. Powers, you referred to the revenue impact with respect to Wheaton-Linhurst indicating that it was not ... would not be too significant to the County. Is that true for Carsonville as well?

POWERS: Potentially, yeah, that would be of much greater significance.

T. ARMSTRONG: It would be greater?

POWERS: It would be greater because of the office development that's occurring there, and that's going to continue, I anticipate, but I really haven't calculated the numbers.

T. ARMSTRONG: I understand you haven't calculated it. Is there ... is there to your knowledge any undercurrent unrest with, in either one of these two areas with County's service and handling of ...

[End of side A]

... administration of those two areas?

POWERS: Not to my knowledge, no.

T. ARMSTRONG: What services does the County provide with respect to the two cemeteries?

POWERS: Well, there's not too many services you can provide to a cemetery, right?

T. ARMSTRONG: I understand that, but I want to ... I also want to know what it is you do provide. Is it simply police cruising or ...?

POWERS: Yes, there would be police patrol, other police services if there were any incidents. We obviously have road maintenance responsibilities throughout the unincorporated areas here, but I would say ... make the point that St. Charles Rock Road is a state highway, so the state's going to maintain that.

T. ARMSTRONG: You're not responsible for any roads within the cemetery, are you?

POWERS: No, those are private.

T. ARMSTRONG: Okay. No further questions.

VICE-CHAIR SPEARS: Thank you. The Chair passes. Mary?

SCHUMAN: I'm not too familiar with either of these two areas today in terms of their residential organizations or anything like that. Does Carsonville, you know, 30–35 years ago, they seemed ... I think they had a fairly active, you know, community organization. Do they have ... you know, is it a close-knit area or is there anything going on like that these days?

POWERS: Yeah, well, when we worked with residents in the area in 1993, the big issue was the Metrolink extension, but we didn't really find evidence of a strong neighborhood organizations at that time. But if you go back earlier, you can probably recall too, yeah, there were ... we can see in our previous reports in our library and all that there was community activity.

SCHUMAN: But nothing particular today?

POWERS: Not so much today.

BREDENKOETTER: I'm trying to get my head around this. So Carsonville goes down Natural Bridge, turns, goes toward the Metrolink Station, it's that wedge up to the Metrolink Station. And based on what you've told us today, you see what? Carsonville disappearing and taking... in it's place being an office park? You said the impact today to the County is not significant, but you project the impact to the County at some point in the future as being significant. Is there some plan to turn that in to an office park in association with Express Scripts?

POWERS: Yes, that's very much the concept. UMSL being to the east has expressed interest in developing an office and research park in that direction. Now, I'm not talking about all of Carsonville, but for a certain distance south of Highway 70, I think you're going to see interest that way, and the fact that we have North Park up in the north part of Highway 70, it just adds to that interest because collectively we have probably close to 2,000 acres here off the east end of Lambert Airport of readily re-developable ground.

BREDENKOETTER: And the other thing you said that you don't hear much from the people of Carsonville in asking or questioning County services. You said there are approximately 1,500 people. Can you equate that to a number of homes? And then the next question is... is that a high rental area or is that owner-occupied?

POWERS: Well, there are about 400 single family homes in the area; nine duplex units, two parcels with multiple family units on it, and one industrial site. So it equates to about 400 single family homes.

BREDENKOETTER: Okay, 'cause I travel that way frequently. I frequently see "For Rent" signs so I just wondered if it was a high rental or ... because people who own

their own homes have a tendency to be more vocal than those who rent. They've more invested in the community.

POWERS: Yeah. I don't know offhand what the percentage of rental is, but we can do a quick estimate of that. That's something we do frequently.

BREDENKOETTER: Okay. I'd like to know that.

POWERS: Sure.

BREDENKOETTER: Thank you.

VICE-CHAIR SPEARS: No questions. Thank you.

POWERS: Thank you.

VICE-CHAIR SPEARS: Public Comments. We have three speaker comment cards. Michael Nolting.

NOLTING: Do I come up there?

VICE-CHAIR SPEARS: Yes, please.

NOLTING: To the one lady on the council was asking about the homeowners in Carsonville, I am one of those homeowners. I live on Cranberry. Most of the houses on my street, the people who own the houses live there. Okay. I just have to say I've talked to the Boundary Commission now, this is like my third time, and as the one gentleman said, once by Cool Valley, twice by Bel-Ridge. I've lived in Carsonville for 13 years. I have not met one person in Carsonville that wants to be annexed. Not one in 13 years. Every time this annexation thing is brought up and it's brought to the ballot, people have organized in that area. I don't know if you remember in 2000, there were homemade signs sitting in front of houses and some of them up on North Hanley protesting this. People ... in 13 years I haven't talked to one person in Carsonville that wants to be annexed, and we aren't interested in annexation.

We are very happy with the performance of St. Louis County. St. Louis County has done an incredible amount of work on my street in the last 13 years, that I can say. And everybody on my street is very happy with the performance we've gotten from them.

Our fire department services comes out of Normandy and that is reflected in our property tax, in our real estate tax at the end of the year, we pay it to Normandy for that. We don't see any point in paying property tax and real estate tax to Bel-Ridge or Cool Valley or anybody else and still have to send our tax money to Normandy for services there and still have to pay taxes to St. Louis County.

I don't know how to stress this to you enough ... that nobody that I know of in Bel-Ridge in 13 ... excuse me ... in Carsonville in 13 years is interested in annexation, and nothing has infuriated people more than anytime some municipality wants to layout a Map Plan,

we don't have a "no" vote in that. The only thing we can do is go to the polls and hope we win. And the last time they tried us to clear the pocketed area simply for the purpose that they didn't want Carsonville to have their own vote.

All I'm going to ask is this ... I'd rather not see this brought to the proposal ... I don't want to see us do this again, but if it has to go to a vote, please give us our separate vote. Don't pool it; let it be fair. I heard people mention "What do the people in that area want?" I'm telling you what the people in the Carsonville area want, and they do not want to be annexed by anybody. Three times ... I've lived here 13 years ... three times, and we vote it down. It's not a margin. The last election with Bel-Ridge, I think the number of "no" votes was something like eight or nine times the number of people who wanted to annex. As a matter of fact, I think the number of people who voted for annexation was 18. Now if that doesn't say something loud, I don't know what does. But how many times do we have to vote "no" on this? This is a waste of our time, and we're asking that if you're going to do it, at least give us our own separate vote. Don't declare us a pocketed area 'cause there was a lot of work last time to try to get us declared a pocketed area. Please allow it to be two separate votes so that Carsonville can make their own decision. It's our lives; it's our homes. You're taking about what's going to happen for us. We're not talking about the revenue for these different cities who want to incorporate us. We're talking about people's homes. I moved to that area because it was unincorporated. That was the whole reason that I moved there was because it was unincorporated. Carsonville deserves ... these people deserve to have their own say in whether they are going to be annexed. Thank you.

VICE-CHAIR SPEARS: Thank you. Monica Williams.

WILLIAMS: Hi! My name is Mona Williams and I totally agree with what he said. I live in Carsonville. I've been a resident February of 2007, 20 years. We will come out strong when it comes to annexation. We will vote "no." I tell you how strong we will pull together as far as Carsonville ... we actually pick up the elderly residents and take them to the polls and we actually take them back home, and we will continue doing so ... as far as annexation, I'm voting against it. Everyone else in Carsonville will vote against it, and as far as fair ... if you put it fair as far as us having our own ... you know, breaking it down where we can vote as Carsonville "yes" or "no" and then the other ones coming against us voting how they can do it, we will all stand together in unity. Carsonville is a area that ... a lot of that area as far as over where I live at ... and I live off of Marlin Drive ... a lot of that area on Geiger has actually been purchased, I'm assuming and Lauderdale the same. I have not looked at the Master Plan that they have, and I have not been able to get over to actually see a Master Plan, but I am told that they have that we can look at as far as what's going to happen in the area in the years to come, but the only reason that I assume that everyone is interested in Carsonville is because apparently within however many years that area will be commercial, whatever they're going to put in there, and like I said as far as unity, we all organize, we all work together. He's right. They have signs. As far as how many people sticking signs in their yards saying "Vote No" against it, and we will all work together as far as working against the annexation. So, if you have any questions, I can tell you

strictly from my cul-de-sac's as far as Geiger, the rest of the people that are left there and as far as the rest of the people on Marlin, Link, Jenny, Cranberry, all of us, we are going to come out strong. We've come out strong in the past, and we will come out strong again to vote "no" against annexation.

VICE-CHAIR SPEARS: Thank you. Mayor Beekman.

BEEKMAN: Thank you once again. I would just like to clarify what the representative from St. Louis County stated that we did withdraw from our previous annexation; it did not fizzle, it did not falter. We withdrew intentionally due to the lack of professional research that we felt we needed to have to go forward. Some of the things that were talked about with unrest with the residents, we had during the process in the previous five-year cycle, we had five or six public hearings with our residents as well as the residents in that area. There is some unrest there. I think the positive that's in that area is the St. Louis County Police Department; I think that they do a fine job over there. The biggest issue I think that's over there is code enforcement. I don't think there will be an argument from St. Louis County on that; but my main reason for coming here is to clarify to the Board that we withdrew before it had a chance to fizzle or falter. So, thank you very much.

VICE-CHAIR SPEARS: Thank you. This concludes our agenda items. I would like to ask for a quick recap by our legal counsel on any comments he might have for tonight.

D. HAMILTON: I think Mr. Spears very adequately summarized what the purpose of this Map Plan phase is, which is just to permit citizens to have some pre-warning or advance warning of what the annexation proposals are. The Map Plan process is purely informational and nothing comes out of this process that is binding on either the cities or the County or the Boundary Commission or any of the citizens who are affected by any of the Map Plan proposals. If a city intends to proceed with annexation of a particular property or a group of properties, they will have to submit a detailed Map Plan or a detailed Plan of Intent rather, which will then be subject to another public hearing and everybody who spoke tonight will have an opportunity to come back and address the specific Plan of Intent, if and when, it's submitted.

VICE-CHAIR SPEARS: This concludes our meeting. Thanks everyone for coming out tonight.