

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

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING
BELLEFONTAINE NEIGHBORS, BLACKJACK, FLORISSANT, MOLINE ACRES
& ST. LOUIS COUNTY**

October 12, 2006

COMMISSION ATTENDANCE:

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

OTHERS PRESENT:

Michelle Dougherty, Executive Director
Beth Hoefer, Legal Counsel

CALL TO ORDER

CHAIRMAN M. ARMSTRONG: ... back to their Map Plans. I have a little information. I used to have this memorized, but it's been awhile so I'm going to read it to you. Tonight's information public hearing provides an opportunity for municipalities in St. Louis County to explain submitted Map Plans. Public comment should be directed toward Map Plans discussed tonight. The Commission staff is available to answer questions about the Commission process before and after the hearing.

The Boundary Commission is an independent government body that reviews boundary change proposals in St. Louis County. The Commission's authority derives from state statutes and St. Louis County ordinance. Eleven members serve on the Commission with two staff members, an Executive Director, Michelle Dougherty, and Legal Counsel. The Boundary Commission meets monthly and public hearings are scheduled to consider Map Plans and Boundary Change Proposals.

Generally the Boundary Commission process has two stages, the Maps Plan stage and the Proposal stage. The Map Plans had to be submitted by July 1, 2006. The maps show where a municipality may propose an annexation or where St. Louis County may propose an established unincorporated area during the following five years. Informational public hearings, such as the one tonight, are held for submitting entities to provide information to the Commission and to the public about the basis of the Map Plans and future proposals. The Commission will take public comment at the hearing and in writing until December 31, 2006. Between January and April 1, 2007, the Commission may comment on Map Plans and encourage negotiations between the parties engaged in competing Map Plans. On April 15, 2007, the Map Plan boundaries are set and only submitting entities can revise Map Plans. Map Plan areas cannot be expanded beyond the original boundaries submitted by July 1, 2006.

So the Map Plans we're going to look at tonight are just the proposals that the cities may ultimately make, the largest version of it.

Actual Boundary Change Proposals may be submitted beginning April 15, 2007. Once an annexation or an establishing an incorporated area proposals are submitted, the Commission is required to hold yet another public hearing regarding the proposal. Ultimately the Commission will vote on the proposals and if the Commission approves an annexation proposal, it will go to the voters where, assuming the area has residents, there is a vote both in the unincorporated area and the municipality proposing annexation. The measure must be approved by a majority in both the municipality and in the unincorporated area to be approved. If the Commission approves an established unincorporated area proposal and if a majority of the voters in the area approve the proposal, it will remain unincorporated through December 31, 2011. When the majority of Commissioners deny a proposal, the proposal is not eligible for consideration by the voters. For further information, please consult the Commission staff or visit our website at www.boundarycommission.com.

So again, tonight is not necessarily what the municipalities are making in terms of boundary changes, it's the global possibilities of changes that they have. And with that I will reiterate, if you want to speak tonight, you need to fill out a speaker card before we get to the Public Comment Section and give it to Michelle Dougherty, and we will start with the presentation of Bellefontaine Neighbors.

RUDLOFF: Good evening. My name is Marty Rudloff. I'm the mayor of the city of Bellefontaine Neighbors. The city of Bellefontaine Neighbors desires to have the option of annexing certain unincorporated territory in St. Louis County contiguous to the City as hereafter described when and if the best interests of the City should warrant. The City previously adopted a Map Plan depicting areas of potential annexation as required by law, but staff members of the St. Louis County Boundary Commission noted that certain areas shown thereon had been annexed by the city of Florissant and are not subject to depiction on the City's Map Plan. Therefore, the Board of Aldermen asked that the following be adopted.

The Board of Aldermen, upon due consideration, adopts the amended Map Plan attached hereto as Exhibit A and incorporated herein by this reference as the plan of the city of Bellefontaine Neighbors for annexation of territory located in unincorporated St. Louis County for the current planning cycle as contemplated by Section 72-4000 to 72-433. In summary, the city of Bellefontaine Neighbors is not interested at this time in annexing anything, but we did submit a map because it's required and because it needed a correction. Anybody have any questions?

CHAIRMAN M. ARMSTRONG: Any of the Commissioners have a question? Thank you, Mayor.

RUDLOFF: Thank you.

CHAIRMAN M. ARMSTRONG: Next up will be the city of Black Jack.

McCOURT: Good evening to the members of the Boundary Commission, fellow municipal officials, North County residents and guests. My name is Norman McCourt. I'm mayor of the city of Black Jack. When considering the areas for possible annexation for the next cycle, the city of Black Jack officials tried to define a city of the size that would be financially self-sufficient and able to provide the municipal services required for the comfort and safety of residents. To accomplish this goal, the city of Black Jack used phasing, starting with areas that are contiguous to the current boundaries of the city of Black Jack. It's important to us that the residents in any area that is annexed by the city of Black Jack that on the day of the annexation becomes effective, the new residents will enjoy the same benefits and amenities that are currently enjoyed by the current residents of the city. The city of Black Jack has not determined a timetable for future annexations. We feel that St. Louis County residents residing in the areas that would be considered for annexation are happy with the County government and the services they are receiving and as such are not currently interested in participating in any annexation process. We have not received any inquiries from County residents concerning possible annexations. If we proceed with any annexations process in the future, we feel it should be a partnership between the individuals to be annexed, the current government entity, and the city of Black Jack. We feel it is in the interest of all parties that any annexation is based on sound

government, economic and social principles and not the results of any disagreements between any of the parties. Our philosophy in any annexation is that it is a win-win situation for all parties concerned. We feel that our city is the best city to serve the residents of the area we defined as we are a progressive and growing North County community. We believe we have a proven track record of providing the residents of our city with a financially sound and safe community. The City has a long standing program of minimum housing standards and the utilization of an occupancy permit program. You can review the comparison statistics in 1990 versus the 2000 U.S. Census, determine for yourself the positive effects the programs have had on our city. In addition, since we're almost completely unincorporated St. Louis County, it provides a natural progression for the City to expand to a target city of approximately 50,000 residents. We feel with the population of this size a city could be fully self-sustaining and provide the necessary services and provide for the safety and welfare of the residents for many decades into the future.

In respect to what argument we would use in supporting our proposal, we believe that we have an excellent record as a city. We would recommend that the people to be annexed talk with current residents of the city to get their impression of our city. They can then use the information they receive to help make their decision about what we do and what we have to offer them. In formal presentations we would present the advantages of our city. An example would be the city of Black Jack does not currently have any property or utility tax that goes into a general revenue fund for the city. In fact, we have not imposed either of these two taxes for the past 30 years. I made the distinction concerning a tax for general revenue purposes as the residents of the city overwhelmingly approved a major street repair bond issue two years ago that is currently being retired. These and other city programs would factually be presented as information to potential residents to use in making their decisions on annexation.

The officials from the cities of Bellefontaine Neighbors, Florissant, and Black Jack recently met to discuss our various Map Plans. We agreed that our Map Plans overlap and that certain areas on our plans we would not pursue. At the request of the city of Florissant, the city of Black Jack agreed that we would not be looking at Black Jack Area 8, which is Florissant Area 1, 2, 3, 4 or 5 in the next five-year cycle. It is not contiguous to the current city of Black Jack's border. In respect to Florissant's area 13 and 29, which they were interested in, which is part of Black Jack's Area 2 and 6, the city of Black Jack reserves the right to disagree with any annexation of these areas other than with the city of Black Jack. In addition, we agreed to discuss any annexation proposals made by our city in this five-year cycle with each other prior to any submission to the Boundary Commission. We also agreed that any annexation proposal by our respective cities during this cycle will be by ballot and not by petition.

In summary, the city of Black Jack is interested in the unincorporated St. Louis County area east of New Halls Ferry Road, west of Highway 367, south ... I'm sorry, north of Interstate 270 and then north to the Missouri River. On behalf of the residents and officials of the city of Black Jack, I would thank you for considering our submissions. Any questions?

CHAIRMAN M. ARMSTRONG: Mr. Kenney?

KENNEY: Speechless. No.

CHAIRMAN M. ARMSTRONG: Mr. Wojtkowski?

WOJTKOWSKI: Yes. You indicated a target population of 50,000?

McCOURT: Yes.

WOJTKOWSKI: And your population today is?

McCOURT: 6,792.

WOJTKOWSKI: 6,792.

McCOURT: Yes, and that would be phased in, of course, sir.

WOJTKOWSKI: So, within all of the areas, I guess it's 1 through 9?

McCOURT: It's actually ... it's actually in the areas that I mentioned in the last part of my summation there. It's north of Highway 270 to the Missouri River, east of New Halls Ferry, and then west of Highway 367. That's approximately 50,000 based on the Census.

WOJTKOWSKI: Okay. Very good. I applaud you for meeting with the other mayors and I also very much appreciate a position of pursuing annexations by ballot rather than by petition. I think that's a productive way of handling it. Thank you.

McCOURT: I think that's the only fair way to do it, sir.

CHAIRMAN M. ARMSTRONG: Mr. Ford?

FORD: Yes, what Areas of ... that you're talking about Halls Ferry, Missouri River, 270, is that 2, 3, 4 ...

McCOURT: It's 1, 3, 2, 4 ...

FORD: ... 7, 3, 2, 4 ...

McCOURT: ... 7, 6, and 5.

FORD: And correct me if I'm wrong. You said there is no timetable as of yet.

McCOURT: We currently have not established any because no one has come and asked us. We believe that it's in the best interests of everyone concerned that all parties to any annexation agree to it. That includes the government entity that currently is there.

FORD: And you haven't had any talks with anybody yet?

McCOURT: No, sir.

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

CHAIRMAN M. ARMSTRONG: Mr. Spears?

SPEARS: No questions, Mr. Chairman.

CHAIRMAN M. ARMSTRONG: Miss Schuman?

SCHUMAN: I may have missed this, but has Black Jack attempted annexations within the Map Plan Area in the past?

McCOURT: We were looking at one, but we never got far enough into the process during the last cycle.

SCHUMAN: Okay. Thank you.

CHAIRMAN M. ARMSTRONG: Christine?

BREDENKOETTER: Nothing at the moment.

CHAIRMAN M. ARMSTRONG: I don't have any questions. Thank you, Mayor.

McCOURT: Thank you.

CHAIRMAN M. ARMSTRONG: I'll take this opportunity to remind anybody who came in after we started that if you want to speak during the public comment period, you need to fill out a Speaker Card and hand it to either me or to Michelle Dougherty, our Executive Director, and she can direct you to the Speaker Cards. Next up will be the city of Florissant, please.

LOWERY: Thank you, Mr. Chairman, members of the Commission. My name is Robert G. Lowery, Sr., and I'm the mayor of the city of Florissant. We are here tonight to first of all let you know that we called a meeting of the mayor of Bellefontaine Neighbors and the mayor of Black Jack, which was held at our golf course the other evening, and we had an understanding with them at that particular point as to ... you know, that we did not want to have any disputes with these two cities that are ... certainly, we're allied very, very closely. As suggested by Mayor McCourt, Areas 4, 5, 1, 2, and 3 would probably be of most interest to us in the near future and maybe later on we would be interested in Area 29, which is Paddock Estates, which we have a golf course that surrounds it, and Area 13 as along Highway 67 to Old Halls Ferry Road and south to the golf course. And actually in those two areas our golf ... path actually runs through the subdivisions. I want to make it very clear that in the future, I have made a decision supported by the Council that we will only go by election if you grant us that. It's my position that we do not want to put you through it and I certainly don't want to go through it with a petition so all of it in the future we will respectfully request you to give us certain area and it will be up to the voters in the unincorporated area and the people of the city of Florissant to make their decision on what should be done with the area, but immediately, myself and the president of the City Council is here and all the department heads, but I can assure you that we have no immediate plans to move forward at this particular point. Come next year, it may be another case, but we are interested right at this point in ... and you can see that Areas 4, 5, 1, 2, and 3 are pretty close. One of them is surrounded by the city of Florissant so it makes a natural area for annexation, and so with that I'd like to introduce you to Mr. John Hessel, who also represents the city of Florissant, and I want to thank Mayor McCourt and the Mayor of Bellefontaine Neighbors for meeting with me and my counsel and their counsels, and it was very agreeable and we're all of the same page. Thank you very much.

HESSEL: Good evening. As the mayor said, I'm John Hessel, I'm the city attorney for the city of Florissant. On behalf of the city of Florissant we welcome the opportunity to present our annexation Map Plan under the five-year planning cycle described in the state statute. As you can see from our Map Plan, as we've done in the past, we've organized the map into areas but we are not suggesting that any annexation proposal that we might bring to you would or should be confined to those areas that we have plotted. Candidly, we do this in a way to help ourselves organize and analyze these areas in relationship to an annexation proposal, but clearly, those areas are not set in stone as you probably know from our prior proposals to you. Likewise, the numbering system that we've used is again strictly for organizational purposes and identification. It is not to signify a priority. As the Mayor indicated, there is some ideas to what we have for the future, but we do not have a timetable for any proposal to be submitting to the Boundary Commission. As you can see, the Map Plan is rather broad. The Map Plan extends all the way to the Missouri River on the north, Highway 367 on the east, Highway 270 on the south. To understand how we got there, I think I need to go back to our 2000 Map Plan. As you may recall, our 2000 Map Plan did not include what is now identified as Area 13 and during this process we were questioned as to why we did not include that area. There was some suggestion that we should have included that area as well. Similarly, the 2000 Map Plan did not include the properties north of what we've identified as 3 and 9, which go all the way up to the Missouri River, and we were questioned about that as well. So obviously taking upon those comments, we immediately added what we've identified as Area 6. Once you identify and include Area 6, this obviously leads you to 7 and 8 and you find yourself going all the way up to the Missouri River. Then the question becomes how far east do we go ... and that's literally the process that we went to. We did not want to be criticized for excluding any area. We understand that if it's not included, that it cannot be considered by the Boundary Commission so were we probably over inclusive, yeah, we probably were and we recognize that. It did stem, in part, from the fact that Mayor Lowery was contacted by

residents in Paddock Woods, which is all the way over in the area that we've identified as Area 20. He also was contacted by the owners of Jamestown Mall with some expressions, but again, that's in Area 18, that's a long way down the road. We explained to them that that is a long way down the road. Obviously, those areas are not and could not be in any immediate plans, but after much debate, it was decided that again we would be more inclusive as required by the statute rather than exclusive. So that's how we got to establishing the boundary all the way on the east to Highway 367. As Mayor McCourt alluded to and as Mayor Lowery alluded to, we recognize that the Commission encourages negotiations and discussions when there are competing plans so Mayor Lowery did, in fact, call a meeting that was held on Tuesday. It was a very pleasant, amiable discussion. We understood and respected each other's positions. I think, as Mayor McCourt alluded to, we had some dialogue about what we would do in the event there's competing plans. We even had discussions about whether or not we should modify them. We decided that we would submit our plan as is with the understanding that if we did conflict with Black Jack or in the unlikely event with Bellefontaine Neighbors, that we would discuss it with them. If we couldn't reach an agreement, we'd present the competing positions if you would to you in a respectful manner and let you all decide how you wanted to handle it. As the Mayor said, we are in agreement with Black Jack and other communities that any proposal that we would submit would be done through the balloting or through the election process. That's how we got to where we are in the submission of our plans. And we have department heads as well as the president of the City Council and mayor if there are any questions. Thank you.

LOWERY: One final statement since the ball game is on, we did agree, all three cities agreed that Areas 4, 5, 1, 2, and 3 would be best served by the city of Florissant so I think Mayor McCourt is here to attest to it and the Mayor of Bellefontaine Neighbors ... so the three of us agreed to that so ... I know it's overlapping, but I just wanted to make that statement for the record.

CHAIRMAN M. ARMSTRONG: Thank you, Mayor. Christine, I'll start with you. Do you have any questions?

BREDENKOETTER: Well, I don't have a question. I just have a comment. One of the things that we have told competing cities before is to ... we look at natural boundaries. So when I look at this map, apparently an area in contention is Florissant's 25, 26, and I don't know exactly how that relates to Black Jack. Being familiar with the area to me, you know, you guys might want to talk again about natural boundaries for looking at things. So, that's just a general comment. It's not

LOWERY: Which areas?

BREDENKOETTER: Your area 25, 26 is the area that Mayor McCourt said that he reserved the right to also ...

LOWERY: No, I think Mayor McCourt reserved the right to object ...

BREDENKOETTER: 25, 26 ...

LOWERY: He reserved the rights, the city of Black Jack respectfully to disagree with Area 29 and 13.

BREDENKOETTER: Okay. That's fine. I had my numbers mixed up.

LOWERY: Yeah, 29 and 13.

BREDENKOETTER: Okay. Great. That's fabulous.

LOWERY: Is that correct, Mr. ... Mayor McCourt? And the Mayor of Bellefontaine, Marty? They both agreed that that should be in the city of Florissant if there was an annexation.

BREDENKOETTER: All right.

CHAIRMAN M. ARMSTRONG: Okay?

BREDENKOETTER: All right. Great. Thank you.

CHAIRMAN M. ARMSTRONG: Mary, do you have any questions?

SCHUMAN: No, thank you.

CHAIRMAN M. ARMSTRONG: John, do you have any questions?

SPEARS: No questions. My only comment would be that I'm impressed to see all the municipalities working together. Working together will make it lots easier for this Commission to go forward.

LOWERY: Well, we certainly want to do that, Commissioner. We want to make it very, very easy for you and very easy for you to understand and we certainly don't want to come in with any simplified annexations anymore. I'm not ready to go through that, nor are you so we're going to ask for elections ... if we should get there.

CHAIRMAN M. ARMSTRONG: Thank you, Mayor. Anything else, Johnnie?

SPEARS: No.

LOWERY: So, the County Police don't need to take out their guns yet.

CHAIRMAN M. ARMSTRONG: Don, any questions?

WOJTKOWSKI: Just ...

CHAIRMAN M. ARMSTRONG: Sorry, Don, I skipped Bob. I'll come back to you. Bob.

FORD: That's all right. Go ahead, Don. Go ahead.

CHAIRMAN M. ARMSTRONG: I apologize.

WOJTKOWSKI: Mayor, we've destroyed a lot of brain cells in the past over the petition process ...

LOWERY: Yes, sir.

WOJTKOWSKI: ... so again, I applaud you for taking the position ...

LOWERY: I took the leadership in that and ...

WOJTKOWSKI: ... and putting it in the voters' hands in all cases.

LOWERY: Absolutely.

WOJTKOWSKI: We should be able to live happily ever after now.

LOWERY: I will not ... even if the people in the area should go, and I doubt that that will happen, but even if they should go and seek signatures, I'm going to tell them we're not going to respect it.

WOJTKOWSKI: Very good.

LOWERY: We have to go for an election, and we have to ask you for your permission.

CHAIRMAN M. ARMSTRONG: Anything else, Don?

WOJTKOWSKI: Thank you.

CHAIRMAN M. ARMSTRONG: Bob?

FORD: Nothing, thank you.

WOJTKOWSKI: We got our brain cells back [inaudible]

LOWERY: Well, I haven't, that's the problem.

CHAIRMAN M. ARMSTRONG: Frank, do you have any questions?

KENNEY: No questions.

CHAIRMAN M. ARMSTRONG: I don't have any questions either. Thank you, Mayor.

LOWERY: Thank you and God bless you.

CHAIRMAN M. ARMSTRONG: The next up will be the city of Moline Acres.

YOUNG: I'd like to say "Good evening" to the Boundary Commission and everyone who took time out ... I didn't know it was a ballgame ... to attend the Boundary Commission hearing. We as a city have, from what I understand ... my name is Shonte Young, and I'm the Alderman of Ward 1 of the city of Moline Acres and with me is the ... my fellow Alderman, Michele DeShay, our city clerk, Nina Walker, and Shadress Burks, our court clerk. They have information for anyone who's interested from the areas I speaking of if they wanted to take some information home with you. In terms of annexing, from what I understand, we've only attempted it once and it didn't get very far so this is our ... we're a new organization and this is our first time doing anything of this nature. The criteria that we thought about was did it share a common boundary line, are we able to respond in an emergency within two to four minutes, was the land usage conducive to our larger plan of new businesses, new home development and recreational facilities and would we be able to maintain the areas as well as or better than its current maintenance. Initially, we ... since we are landlocked, we started out trying to take everything around us, and that kind of got a little bit much so what we decided to do was attempt to annex the areas between Halls Ferry and Highway 367 on the east side of Halls Ferry south of 270. Phasing is absolutely what we intend to do. It will begin with the area south of the city and it's labeled called Northfield Gardens. Part of the area is already within our city limits, that particular subdivision so we felt that it was only natural that we just go ahead and try to take on the whole area. The Castlepoint area will be part of our second phase due to the sheer population; it's about 5,000 people in that area and I believe it will take a little more time than the Northfield Gardens, and the third phase, should we make that final determination, would include the Hathaway South Neighborhood, population of about 2,000. If we aren't able to do the Hathaway South, we will reserve the right to wait until the next cycle to complete that portion of it. Our plan is to have the first phase complete upon approval of the Commission and we will do it by ballot. The second and third phase will probably take about another year or two years before we actually do a full annexation. The main importance of our plan is growth. As you can see, we are landlocked. We don't have a way to develop new revenue, and it will keep us from having to merge with another city or even possibly become a part of St. Louis County. We are also attempting to preserve our property values in terms of keeping crime to a minimum. Some of the surrounding areas that we're attempting to annex have a high rate of crime and that crime is spilling into our community, affecting our property values and quality of life. Ultimately, with the annexation we feel that if we do take on those surrounding areas then, of course, our property values would grow because we would redevelop some of the blighted areas in that particular area. We feel that we're the best community to serve these areas mainly because we're already here, we're already established, we're a city that's been around for quite some time. Our Police Department is next to none. We would be able to respond to any emergency from the farthest north to the farthest south anywhere between four to six minutes whereas some of these areas are stating that the police response

is taking a little bit longer than they would like. We have one other new business coming in soon, and hopefully that business, since these surrounding areas will be coming to that business, patronizing it, then they can benefit from the sales tax of it. The immediate availability of the police would greatly reduce crime and provide a greater sense of security among the residents. That's one of the biggest advantages. Our capital improvement sales tax is already in place so we would be able to provide amenities such as street lights and newer sidewalks sooner rather than when funds were available. They will also ... the residents will also have an opportunity to become a part of a community that will not only allow them greater accessibility to their elected officials but allow them to serve on smaller boards that we have in place. It has already been assumed that some of these areas, mainly the Northfield Gardens and the Castlepoint area are already a part of Moline Acres, so our argument would be, "Why not just make it that part anyway since we're affiliated with them all of the time?" The ability for elected officials to be more accessible and therefore more accountable we feel is an argument for annexation of those areas and the possibility of strength in numbers. With revenue from future businesses, new home development on the condemned properties, we'll have power to offer services to communities that we wouldn't be able to do on our own as a small community. Castlepoint, Northfield Gardens, Hathaway, they would never be able to do that on their own as well.

We have had quite a bit of interest, especially in the Castlepoint neighborhood in regards to annexing. We get letters all of the time asking for our police department's help. We get letters asking for us to be able to have that particular portion and, of course, we will do it by ballot. We've received phone calls from businesses on the side of Halls Ferry in the Hathaway South area that have asked us about annexation. They have offered their help with annexation. So if you have any questions, I'd be happy to answer them.

CHAIRMAN M. ARMSTRONG: Frank, do you have any questions?

KENNEY: First of all, I applaud you for not knowing that there was a Cardinal game this evening, have you used that thought process in aligning your map? You indicated the Castlepoint area you have received some inquiries in regard to ...

YOUNG: Many.

KENNEY: ... annexations.

YOUNG: Yes.

KENNEY: What about Northfield Gardens?

YOUNG: Northfield Gardens? We have ... the thing with Northfield Gardens is when we ... as we are in that area, they ... some of them automatically assumed that they were already in Moline Acres and we had to tell them.

KENNEY: [inaudible]

YOUNG: Yes, we have.

KENNEY: No further questions.

CHAIRMAN M. ARMSTRONG: Bob.

FORD: None.

CHAIRMAN M. ARMSTRONG: Don.

WOJTKOWSKI: Boy, you are in a hurry to get out of here. You know, one of the purposes of the Map Plan process as designated by state legislature was essentially to promote a more comprehensive and thorough municipal

planning process associated with annexations and incorporations, et cetera. I understand what you are saying with your Map Plan, but it would have really done ... been much more comprehensive for me if it would reflect areas, the chunks of unincorporated County that are realistic and feasible to annex in a step-by-step process. Certainly, when you get into analyzing an annexation, you have to understand the breadth of your existing infrastructure and what has to happen for you to support the additional area, so it's unrealistic to think that you can go through and, you know, there's limitations like the 15% contiguous rule that won't allow you ... that will limit the size of an annexation, so I would just encourage you if truly you are going to aggressively pursue annexation, that you look at the process and try to identify the financially feasible areas and timelines for doing it. I'm extremely disappointed that you wouldn't have done as Florissant did or as Black Jack did.

YOUNG: Well, again, we've never attempted anything like this before, and given the information that we were given, and I spoke with Miss Dougherty about that a few times, the information we're given, it's not to say that we will or we won't do a large area, but we have to kind of start somewhere so we're looking at counseling in order to see if it is feasible. And that's the biggest issue with us is making sure that it is financially feasible because we are a small community.

WOJTKOWSKI: Well, if it's not, we won't let you do it.

YOUNG: That's where we're working on our proposal now and just to make sure that it is so whenever we submit our proposal, it will be a financially feasible one.

WOJTKOWSKI: Thank you.

CHAIRMAN M. ARMSTRONG: Bob.

FORD: Yeah, how big is Moline Acres?

YOUNG: Currently, the population 2,780.

FORD: 2,780?

YOUNG: Yes.

FORD: And how big is the area that you've discussed of possible annexation?

YOUNG: The Castlepoint area has 5,000. The Northfield Gardens has about 800, and the Hathaway South has about 2,200.

FORD: How big is your police department?

YOUNG: Currently, our police department, since we're only two square blocks, is ... we have 12 full-time officers, 2 part-time officers.

FORD: Okay. I have no other questions.

CHAIRMAN M. ARMSTRONG: Johnnie.

SPEARS: No questions, Mr. Chairman.

CHAIRMAN M. ARMSTRONG: Mary.

SCHUMAN: What is the tax rate, the property tax rate in Moline Acres?

YOUNG: I believe it is ... I'm not sure, I'm sorry.

SCHUMAN: That's okay. I mean that you'll get all this out in detail anyway, but ...

YOUNG: We have the financial officer working on that part. I didn't bring financial information.

SCHUMAN: Well, no, I mean it's really kind of not an urgent question. It can come up at a later date ... it will be needed at a later time, but not now.

YOUNG: Yeah, we saw it.

SCHUMAN: Okay. Thank you.

CHAIRMAN M. ARMSTRONG: Christine.

BREDENKOETTER: You had said that the people in the area ... many people in area had expressed desire for Moline Acres police service. Does Moline Acres police service now give aid and assistance or ...?

YOUNG: We do a lot. As a matter of fact, our police department sits right on the boundary of Castlepoint on the corner of Chambers and Royal, so residents who live behind our police department come to our police department with complaints and thinking that they are in the right place so and that's why they actually have spoken with us about entering into a police contract should the annexation not go through.

BREDENKOETTER: And also does Moline Acres offer ... do you have any type of civic center activities or anything like that? I'm familiar where it is, but I'm not familiar with it's ...

YOUNG: We're not very big. Across the street from our city hall, we have a small community center. We do have a summer youth program at this point. We do senior services. Like I said, we're 2,700 so we do it on a very small level, but we do have a facility within our city that we do have community programs and they're basically run by myself and a couple of other aldermen and then a lot of volunteers.

BREDENKOETTER: Okay. Thank you.

YOUNG: Thank you.

CHAIRMAN M. ARMSTRONG: Thank you, Miss Young. Not to sound like a broken record but if you want to speak at the public comment time, this is your last opportunity to give us a public comment card. St. Louis County. Mr. Powers, you have 15 minutes.

POWERS: That's all it will take, that's all it ever takes.

CHAIRMAN M. ARMSTRONG: All right.

POWERS: Good evening and hello again. I'm Glenn Powers, Director of Planning for St. Louis County. First off, I'd like to state that it's St. Louis County's plan to continue to serve the unincorporated areas of North County as long as the residents that live in those areas want us to. First off, I'd state St. Louis County, the unincorporated areas of St. Louis County in total are large, north to south and west, there are more than 300,000 residents of unincorporated areas. St. Louis County itself, St. Louis County Government is a large service provider. If we were a city, we'd be the third largest in the state. We have the largest public health department, the second largest highways department in the state and the largest internationally accredited law enforcement agency. As you've heard before, we offer a wide range of services, police patrol, street services, code enforcement, planning and zoning, sewer lateral repair program, parks and recreation, mosquito and vector control, a municipal court for

unincorporated areas, economic development and a full range of social services through our Department of Human Services.

We have facilities in North County. We are not remote. We are not just holding out down in Clayton. We operate a North County Government Center at the Village Square Center. That's staffed by 80 people. We have employees that work only in North County. The First Precinct is the North County Precinct. Their headquarters is on Benham Road. We have inspectors, code inspectors there, assigned just to North County, that work out of the North County Center. We have a North County Highway Garage that's staffed by 35 Highway Department employees on Seven Hills Drive. We maintain over 280 centerline miles of roads. We have over 1,100 acres of county parkland just in North County alone.

North County ... unincorporated North County itself is a large area. After South County, it's the second largest contiguous unincorporated area. It's mostly in the Fourth County Council District. We estimate the population of the areas we're talking about tonight to be about 90,000 people. It's a fast growing area. In the last five years there have been over 1,100 homes built in unincorporated areas of North County. Within North County unincorporated areas there are a number of identifiable communities, Spanish Lake, Glasgow Village, Castlepoint, Old Jamestown, and we are very active with the residents in the resident associations in many of these areas. We are on a constant state of contact with over a hundred subdivision associations, and there are other associations such as the Spanish Lake Community Association, which I was visiting with them just yesterday; the Glasgow Village Trustees, there's a Castlepoint Community Association, Old Jamestown Association. We've been active with town hall meetings in North County area too this year. The police have neighborhood watch organizations throughout unincorporated areas.

Just speaking for my department, the Planning Department, we've been busy with planning assistance throughout the years in North County. We have done the old Jamestown area study, the 270/367 corridor study a few years back, Castlepoint community area study, the Spanish Lake neighborhood plan. And in addition, there are many current initiatives that we're involved in North County with residents. Our neighborhood preservation strategy includes a North County Committee that have organized activities with various neighborhoods, Pleasant Hollow, Wedgewood, the Village Three Parks, Seven Hills, Paddock Estates, Plat 7 – Paddock Estates, Marietta, Spanish Lake. We are active in working with residents in all of these areas, and those ones that I just mentioned have been just in the last year alone. I point out in particular Glasgow Village, we're working with their trustees now with the assistance of teams from local universities on some very interesting projects. In Spanish Lake, we are doing a youth needs assessment because we find that that's an issue that needs to be dealt with there, so again, we're very active.

In terms of municipalities that have spoken tonight, we have some contracts with a number of them, not Florissant, but with Black Jack in the case of police services. Bellefontaine Neighbors, Moline Acres, some police services. Bellefontaine Neighbors, we do some code review for them.

In terms of past annexation attempts, there's been a lot of activity in the past. Black Jack in 1990 attempted a large annexation that was turned down at the ballot. That was before the last five-year cycle so that goes back more than 15 years. And Florissant has attempted many annexations over the years, been successful in some and failed at at least 30 since 1980 of varying sizes so, the record has been mixed there.

But in summary, again, I'd like to emphasize that it is a large area. It's one that's important to St. Louis County Government, and we would like to continue to serve it as long as the residents of those areas want us to. I'd be happy to answer any questions.

CHAIRMAN M. ARMSTRONG: Christine.

BREDENKOETTER: The ... you said this is the First District of the County Police Department. How many officers are in the First District?

POWERS: I'm going to enlist assistance tonight.

ST. LOUIS COUNTY POLICE: We have 100 men.

BREDENKOETTER: And so they average per shift would be about what, 33? Give or take 30.

ST. LOUIS COUNTY POLICE: There's probably less than that as we've got officers assigned to schools, resource jobs as well as [inaudible].

BREDENKOETTER: So how many on-street officers are there per shift? Can you give me that idea?

ST. LOUIS COUNTY POLICE: We generally run 12 beats on days and midnight shifts and [inaudible].

BREDENKOETTER: Okay. Can you give me the square miles that the First District covers with those 12 officers?

ST. LOUIS COUNTY POLICE: I'm not sure of the square miles [inaudible].

BREDENKOETTER: Okay.

POWERS: We'll write these things down. I didn't come ... I only came with general comments tonight, but certainly on the specific questions if we don't have ready answers, we'll write them down and get back to you.

BREDENKOETTER: Okay. That's all I have. That's a big issue with me is police protection and availability of police.

CHAIRMAN M. ARMSTRONG: Mary.

SCHUMAN: Given the level of involvement that you've discussed with various associations and neighborhoods in the north part of the County, do you anticipate that the County will submit any proposals for established unincorporated areas?

POWERS: It's really hard to say. I think if we do that it will largely be in reaction to what residents of those areas say. It's not something we would initiate without ... that I can't anticipate we would initiate without substantial resident support; but if that's the desire of the constituents in areas, we would consider that.

SCHUMAN: Thank you. That answers my question.

CHAIRMAN M. ARMSTRONG: Johnnie.

SPEARS: Yeah, one question for information purpose. In your total account for the Precinct, does that include the city of Black Jack.

POWERS: I'm sorry, were we talking about the populations?

SPEARS: No, no. The Police Department, the total count, you gave me a count of 130.

ST. LOUIS COUNTY POLICE: Yes [inaudible]

SPEARS: Does that include the patrol for Black Jack or ...?

ST. LOUIS COUNTY POLICE: Yes, sir.

SPEARS: Okay.

CHAIRMAN M. ARMSTRONG: Anything else, Johnnie?

SPEARS: No.

BREDENKOETTER: As a follow-up to that, how many officers are dedicated to Black Jack? What is the contract with Black Jack?

ST. LOUIS COUNTY POLICE: We have a sergeant assigned over there along with, I believe, eight other officers.

BREDENKOETTER: So that actually ... the 12 that you gave me per shift is really more like 10 per shift for those that you don't have contracts to provide services to.

ST. LOUIS COUNTY POLICE: Right. [inaudible] for the city of Black Jack.

BREDENKOETTER: Okay, but does he leave the city of Black Jack and then go into unincorporated St. Louis County or is he ... he's dedicated to Black Jack.

ST. LOUIS COUNTY POLICE: Right.

BREDENKOETTER: So that 12 goes to 10 for the area per shift approximately.

ST. LOUIS COUNTY POLICE: [inaudible]

BREDENKOETTER: Okay. All right. Thank you.

CHAIRMAN M. ARMSTRONG: Bob.

FORD: Yes, you got it right. Thank you.

CHAIRMAN M. ARMSTRONG: I wrote it down.

FORD: There has been discussion that Castlepoint ... let me direct this to the Captain ... there has been discussion that Castlepoint has had a lot of complaints about ... to Moline Acres about their police protection. Have you, in fact, received any complaints from Castlepoint area residents?

CAPTAIN: We receive inquiries from the [inaudible] individuals who might respond to the Moline Acres Police Department to report an incident. The officers on patrol could receive calls or be approached by individuals reporting [inaudible] because they see them on the street.

FORD: All right. But has anybody ... have you received any formal complaints from residents and "We call the police. No one showed up" or "It took them 20 minutes to get here" or anything of that nature.

CAPTAIN: Just in the past ... recently, no ... in my past assignment where I was in charge [inaudible] we had inquires made that individuals can't further a complaint against an officer because there was no one else to go to.

FORD: Oh, okay. Thank you.

CHAIRMAN M. ARMSTRONG: Don.

WOJTKOWSKI: No questions.

CHAIRMAN M. ARMSTRONG: Frank.

KENNEY: No questions.

CHAIRMAN M. ARMSTRONG: I don't have any questions, Mr. Powers. Thank you.

POWERS: Thank you.

CHAIRMAN M. ARMSTRONG: At this point we'll turn to the public comment period of our public hearing, and the first comment ... what I suggest I'd do I guess to continue the baseball analogy a little bit here, is I'll call one person and then put a person on deck so just to give that second person notice that they'll be going next. First up will be ... Committeeman Brown. Sorry I don't see your name on here. Next up will be Mr. Porter, Greg Porter. Committeeman Brown, you're first. If you will use that microphone so that we can record it, I'd appreciate it. On deck is Greg Porter.

BROWN: Good evening, ladies and gentlemen and friends and constituents and Boundary Commission. I'm St. Ferdinand Township Committeeman Ted Brown, and the St. Ferdinand Township which includes Castlepoint, Hathaway, parts of Spanish Lake, Glasgow Village, Bellefontaine, et cetera. Also I'm here to make some comments in regards to my action plan for the last ten years to incorporate the Castlepoint area. I would like to get to the point of my statement here. First of all, I have a law suit that's pending in regards to the incorporation matters to incorporate all of North County under the name of Castlepoint, Missouri, or St. Ferdinand Township City, population proposed of 200,000 and 60 square miles. All of North St. Louis County that's not a city now. Also to revamp the police and fire protection services as a proposed law enforcement district and fire protection district and a CID and also as a proponent to incorporate everything in North County that is not annexed by Bellefontaine Neighbors and I think Moline Acres and also, I think, Jennings. Those are the ones that want to annex. So basically what I'm saying is if they don't annex Castlepoint and make us a city, okay, to please my constituents, well then, I our action plan is to become our own city because at our town hall meetings all I ever here is the people want their own city. We want local control in Castlepoint. They're not satisfied with the services we get from St. Louis County because the County is not responsive to our needs and, like I say, since 1995 I've cooperated with you guys on the Boundary Commission. Now we'll refresh your memory. The first time I appeared ... was in 1995 to incorporate Castlepoint as one square mile, population 5,000. You all were going through a transition at that time to be, you know, because the Governor had you all close down the old commission and start a new one so I was asked ... be the nice guy now ... to cooperate and bring my proposal back to the new commission. All I ever got was the run around.

In the meantime, let me connote something. Wildwood is a city right now because in 1995 they wouldn't step down. They proceeded with their issues to incorporate. I dropped the ball. If I had a been hard-headed like Wildwood, we would be a city right now. I wouldn't be here. In the meantime, I'm here to appeal to you guys to give us our respect in the Castlepoint area as citizens. You're treating us like we are third class citizens. We have put ... let me give you an example. Two years ago my people and I, we submitted a petition to be a law enforcement district in Castlepoint, a fire protection district. We had more signatures than required by law. For example, our fire protection district, you supposed to have 160 to be a fire district. We had 300 plus signatures be a Castlepoint Fire District, but after all said done, we are still Volunteer Castlepoint Fire Department. I'm still a volunteer fire chief because of that. The County would not count our signatures. It got so bad, folks, I had to write Bill Clay a letter and have my constituents also write separate letters to Councilman Bill Clay to complain to Dooley and the County about counting Castlepoint signatures to put these things on the ballot so they could be voted on by the people. And the problem is this: I'm an ex-county paralegal, okay. I have filed a lot of litigation in the last 40 years, more than a lot of lawyers. Everything we've filed was by the book. As a matter of fact, explain something ... before we filed our petitions, I did extensive legal research. The problems the other towns had, I circumvented that and I had our lawyer review everything and he said he couldn't have done a better job himself if he had to draft it so if we did everything right from A to Z and they wouldn't put it on the ballot, something wrong with that picture. They need to take the politics out of people's rights and let people have a vote, either be something or not and not block it and act like the petition is defective. I have a problem with that. I really do. Finished. I'm hoarse.

CHAIRMAN M. ARMSTRONG: Thank you, Mr. Brown. Mr. Porter, and on deck will be Jerry Eicholz

PORTER: Good evening, Boundary Commission members. My name is Greg Porter, and I'm here to speak on behalf of two groups this evening. I'm the president and secretary of the Paddock Forest Residents Association, Incorporated, which is the Trustee for Paddock Forest, and I'm also chairman of the North St. Louis County Problem-Solving Committee, which was started by a former St. Louis County police captain in the North County Precinct. Paddock Forest is located near the intersection of Highway 367 and Parker Roads. Our subdivision consists of 434 single-family homes as well as 270 condominiums and 229 apartment units for a total of 933 units. I've been a trustee director for 13 years and have been every involved in addressing the problems and issues affecting Paddock Forest as a trustee director as well many of the areas in unincorporated North St. Louis County as Chairman of the Problem-Solving Committee. I have lived in North St. Louis County all of life, and I want to see people stay in North County instead of moving across the river to St. Charles County.

As a result of addressing many problems in unincorporated St. Louis County, early this spring I met with the city of Florissant and asked that my area and several others be placed on the annexation map because of community interest from people in various areas of unincorporated North St. Louis County who have expressed their dissatisfaction with St. Louis County Government. Four of the five directors of the Paddock Forest Residents Association, Incorporated, support the Florissant Map Plan in favor of annexation by Florissant while the fifth is indifferent and just wants to keep things as they are. And the majority of the Problem-Solving Committee feels the same. We feel that Florissant as the anchor of North County is better equipped to serve the needs of the people in the proposed annexation areas because it is making significant progress in economic development, the redevelopment of aging commercial districts, pro-active rather than re-active code enforcement with respect to neighborhood preservation as well as numerous other areas, all of which are important to the attraction and retention of businesses and residents in North County today. Thank you.

CHAIRMAN M. ARMSTRONG: Thank you, sir. Mr. Eicholz.

EICKLES: My name is Jerry Eicholz, and in keeping with the baseball theme, I hope to hit a home run. I support the Florissant plan.

CHAIRMAN M. ARMSTRONG: Let me interrupt you just a minute. Vickie ... I can't pronounce ... I can't read your last name.

[inaudible]

CHAIRMAN M. ARMSTRONG: Yes, ma'am. Sorry, I can't read your handwriting. No, no. He's through? Is that it.

EICKLES: Yes, sir.

CHAIRMAN M. ARMSTRONG: All right.

EICKLES: Hope that was a home run!

CHAIRMAN M. ARMSTRONG: It was. Then on deck will be Fred Carr

LEDERLE: Looks like I got here just in time. My name is Vickie Lederle. I'm from the Foxwood Subdivision, and I just wanted to tell you folks that we are part of the Conservation District. I don't feel that it's working well. They only have one person that's assigned to our area, and I think it's just a little overwhelming. I guess they do the best that they can, but if you don't police it yourself, it really doesn't get done. You have to kind of call them or email 'em, tell you what your problem is and then they'll come out and check it and cite the person or whatever the instance is and then go from there. But you kind of have to self-police it, so I'm not real impressed with the system as it stands. Thank you.

CHAIRMAN M. ARMSTRONG: Mr. Carr, and up next will be Beverly Dow.

CARR: My name is Fred Carr and I live in the Wedgewood Subdivision. Over the years we have been subjected to attempted annexations by the city of Florissant and so far we are still unincorporated and we want to stay that way. I got on my computer and I pulled up this map and I had all kinds of nasty thoughts. How in the world can Florissant ever include some of those areas. Well, I learned here tonight ... I came loaded for bear ... but the bear didn't show up because Florissant, as I understand it, is only interested in this session primarily of the areas west of New Halls Ferry. That's my understanding from what I heard. I could not see the map when they were talking about the numbers, but that's what I concluded. So all those nasty remarks, (ripping paper) I don't have them any more. (laughter) So anyhow, the Mayor and I are adversaries, but we're friends, okay. So let's move on.

CHAIRMAN M. ARMSTRONG: Thank you, Mr. Carr. Beverly Dow and up next will be Charles Blair.

DOW: I'm Beverly Dow. I'm also a trustee of Wedgewood and one of Fred's neighbors. I just wanted to say we are happy as unincorporated. I moved in a year after the first time they tried to be annexed and I believe it was 80 percent vote against annexation. The last time it was tried to be annexed, the Boundary Commission decided to go a different way. Instead of doing the natural boundary, they decided to go straight down New Halls Ferry Road which divided Wedgewood, then have Sunswept and Wedgewood have those on the east side vote and the west side vote, and as soon as the Boundary Commission found out that we are one entity and we are 36 trustees, 10 plats, they backed down. And we all want to stay one entity and we want to stay one subdivision and we do not want to be annexed. Thank you.

CHAIRMAN M. ARMSTRONG: Thank you, ma'am. Mr. Blair, and on deck will be David Covington.

BLAIR: Good afternoon. My name is Charles Blair, and I'm president of the Country Village Hills Subdivision No. 2, and I'm just here to support the Florissant plan. Thank you.

CHAIRMAN M. ARMSTRONG: Thank you, sir. Mr. Covington, and up next will be Ann Dinoff [sounds like]. Oh, I'm sorry. David Covington? All right. Ann Dinoff. Are you Mr. Covington?

[inaudible]

CHAIRMAN M. ARMSTRONG: Oh, Arnie. I apologize. And let me ... Mayor McCourt, do you want to speak again or ...?

[inaudible]

CHAIRMAN M. ARMSTRONG: Okay.

DINOFF: Good evening, members of the Boundary Commission. My name is Arnie Dienoff, and I'm a resident in the city of Bellefontaine Neighbors. First of all, I heard one of the mayors say that there was a meeting on Tuesday, that was held Tuesday, and I was wondering if the proper posting in the Open Meetings Act of Chapter 610 was complied with? And also the second question is, since this is a topic of annexation is very important to many people, where can one get and view the minutes of this meeting if it took place with several jurisdictions? I think there shouldn't be secret meetings held on the side; I think they should be open to the public as Chapter 610, the Open Meetings Law attends to. These are major changes that we're speaking about and the process needs to be open for the public involvement and full participation of all its residents.

In reference to the plan and map submitted by the city of Bellefontaine Neighbors, I'm in favor of the initial annexation of Bellefontaine Estates, Hardy's and the Phillips 66 all the way up to the northern part of 270, which would be east of Lilac Boulevard. It's contiguous to our city boundaries and we're presently in favor ... or presently have the infrastructure and the services, police manpower, to provide the services needed to the newly formed Bellefontaine Estates. Thank you.

CHAIRMAN M. ARMSTRONG: Thank you, sir. And Mayor McCourt.

McCOURT: Okay, just very quickly. When Mayor Lowery was given his presentation he mentioned 13 and 29, that we reserved the right to respectively disagree with that one. In his summation, he said we agreed. We don't. We still reserve that right. Also would like to mention to the gentleman that was just here. I think if he would contact the city of Florissant, they would supply you with the minutes, and you're absolutely misstated in that it was actually posted at the city of Black Jack, I'm sure the city of Florissant posted, we sent an agenda around. So don't assume that city officials actually do things underhanded. We didn't. Thank you.

CHAIRMAN M. ARMSTRONG: Thank you, sir. That concludes the public comment portion of our meeting. I thank you all for attending. I encourage you to attend further public meetings as these proposals go forward and the system works. And, good night.