

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING
CREVE COEUR, MARYLAND HEIGHTS, OLIVETTE, ST. ANN
& ST. LOUIS COUNTY**

November 9, 2006

COMMISSION ATTENDANCE:

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

OTHERS PRESENT:

Michelle Dougherty, Executive Director
Beth Hoefler, Legal Counsel

CALL TO ORDER

1ST VICE CHAIR SPEARS: Good evening. Welcome to St. Louis County Boundary Commission Public Hearing on the Five-Year Map Plan. Presentation to be given this evening by the following cities: Creve Coeur, Maryland Heights, Olivette, St. Ann, and St. Louis County. Each municipality will be given 15 minutes to present their presentation followed by questions by each Commissioner. Public comments ... for those wanting to speak tonight relative to each Map Plan presented, we have speaker cards back on the table to be filled out to speak on the public comments. If you're speaking for an organization, we will give you five minutes. If you're speaking as an individual, it will be three minutes.

Tonight in formal public hearing provide an opportunity for municipalities in St. Louis County to explain submitted Map Plans. Public comments should be directed towards the Map Plan discussed tonight. The Commission staff is available to answer question before and after the meeting. The Boundary Commission is an independent government body that review boundary changes proposal in St. Louis County, the Commission authority derived from State Statute and St. Louis County Ordinance. Eleven serve on the Commission with two staff, an Executive Director and a Legal Counsel. The Boundary Commission meets monthly. Public hearings are scheduled to consider Map

Plans and boundary changes. We work in two phases ... it's what we call the Five-Year Map Plan that is required by State Statute that each municipality that is seeking to change boundaries must submit a Map Plan in order to submit a proposal later on for internal boundary changes.

The Commissioners are appointed throughout St. Louis County from across [inaudible] municipalities based on population size and a Joint Committee of St. Louis County and the St. Louis Municipal League. To introduce the Commissioners that's here tonight, I will start on my far left. I have Attorney/Legal Counsel.

HOEFER: I'm Elizabeth Hoefer. I guess I'm the Assistant Attorney for the Boundary Commission.

THIBEAULT: I'm Ed Thibeault. I'm a resident of Wildwood, and I represent communities of over 30,000 people.

1ST VICE CHAIR SPEARS: And I'm Johnnie Spears from unincorporated St. Louis County. I'm appointed by the Joint Committee of St. Louis County and the Municipal League.

FORD: I'm Bob Ford, appointed by the St. Louis County Executive representing unincorporated St. Louis County.

SCHUMAN: My name is Mary Schuman. I'm a resident of University City. I was appointed by a Joint Committee representing the St. Louis County Municipal League and St. Louis County.

SCHUSTER: I'm John Schuster. I live in Glendale. I was appointed by the County Executive, and I represent the incorporated St. Louis County.

BREDENKOETTER: My name is Christine Bredenkoetter. I happen to be a resident of the City of Florissant, and I represent large cities.

DOUGHERTY: I'm Michelle Dougherty. I'm the Executive Director, and hand your speaker comment cards to me.

1ST VICE CHAIR SPEARS: For clarification on the Map Plans presented tonight, as a requirement of the State Statute, the municipalities in St. Louis County submits a Five-Year Map Plan. These Map Plans could cover a wide area that's not necessarily the original area that will be submitted in a proposal later on. If they do not submit this Map Plan that they presented tonight, they would not be able to submit a proposal within this next five years. So once we get through the Map Plan based on State Statute, we get into the proposals, we will be having an additional public hearing like we're having tonight. So getting into the presentation, the first municipality would be Creve Coeur.

PERKINS: Good evening, members of the Boundary Commission. My name is Mark Perkins. I'm the City Administrator for the city of Creve Coeur. Mike

Hurlbert is the city's Acting Director of Planning and has joined me here tonight. Please to be here. We have provided a map of our Map Plan here. It is the one on the furthest right. It encompasses a population of approximately 13,000. It covers from the old ,,,

[background conservation]

Sure ... and we'll be around later for any residents of the area that would like come up and look at particular areas of the Map Plan. In fact, on the back side of the board, we also have the individual subdivisions laid out so residents can understand if they are included within this area. It does include Old Farm subdivision up to the water company easement and continues east across 270 following the water line easement up to and including Lindbergh Boulevard. We cross Lindbergh and go over for a short section over to Warson Road and including actually a very small number of homes along Warson Road, which is similar to what we have south of Olive, but I'll go on through that a little bit more.

I want to provide a little bit of general information. Of course, Creve Coeur was incorporated in 1949. We have a city administrator form of government, 17,000 residents currently, 11 square miles. Our city property tax rate is 9 cents per \$100 dollars of assessed valuation. We do have a slightly different commercial tax rate of 9.4 cents per \$100 dollars of assessed valuation. We have a city utility tax rate of 7 percent. Some of the unique services that Creve Coeur provides include things like rear-yard trash pickup, curbside recycling, yard waste pickup, curbside leaf vacuuming, limb service, chipping. All that's provided to residents at no fee or any fee at all. We do have a five-year capital improvement plan, pretty extensive beautification program, which I think many of you have probably seen along Olive Boulevard including the 270 interchange, about 100 acres of parks, and a municipal ice arena and golf course.

The City's criteria for including the subject area in the Map Plan was that we think there's kind of a natural service area that we have that feeds down to Olive Boulevard, and we think there's a natural break with some of the easements, utility easements and it's kind of a natural area where the subdivisions are. We've tried not to separate subdivisions or divide them up. I do think that the Old Farm situation there ... I do think that the size of that subdivision is just so significant that we have stopped at the ... at that water utility easement so with that exception I don't believe we've segregated or otherwise cut off other subdivisions. Again, most of these areas use Olive as their arterial and a lot of daily services, many of which are already in the city of Creve Coeur. In Creve Coeur I think we certainly have a track record of providing a quality-level service.

The only way to really be able to look at this plan is certainly on a phased approach, and we're not looking at this as a single phase of annexation. It's simply too large. We are currently analyzing our ability to provide services to these areas while, of course, maintaining the existing high quality services we have for our residents so that would obviously be extremely important.

I mention a small strip that goes right down Warson Road, that is currently unincorporated between Olivette and Creve Coeur. South of Olive along Warson, we already have a single strip of homes. I really don't have all the historical information as to why that's the case, I just know that it is, so our suggestion was just for continuity that we would continue to ... we would take that strip all the way up until ... into the industrial area.

I want to talk about that industrial area just a little bit. I'll call it a commercial/light industrial area that is bounded by Page, Warson, and Lindbergh and to the south are the railroad tracks. South of the railroad tracks is the existing office and light industrial area of Creve Coeur. It's already in the city of Creve Coeur. We've had that in the city for some period of time, provide services to it, street paving, other municipal services and we feel that it's a logical extension to continue to take that commercial area up into the area that I just described so we think it's a natural service area for us from a traffic flow, from an enforcement standpoint with our police protection, street maintenance and other services. So that's one area that's a little farther north than the rest, and we think it does have a natural progression for Creve Coeur.

We realize that there are some conflicts, a couple of conflicts. One is the area I just described and the other is a strip along Warson that we would plan to discuss with the city of Olivette.

We ... with regard to a timetable for making a proposal, we do not have a timetable at this time. We are going to need to continue to do further analysis with regard to the economics of this annexation.

Question has been asked on the letter that we received regarding what kind of resident comments and feedback have we received to date. We've received about 20 calls and inquiries over the last couple of months, generally supportive. We have not received any or a significant indication of opposition to my knowledge at all with regard to that. I'd be happy to answer any questions at this time.

1ST VICE CHAIR SPEARS: Thank you. Start on my far left. Christine.

BREDENKOETTER: At the moment, I have none.

SCHUSTER: No questions.

SCHUMAN: You said you've had no calls about opposition; have you had any expressions of interest over the last few years from any residents or subdivisions?

PERKINS: Yes, I would say we have. I would not say that it's been substantial. We haven't had subdivisions approach us in any formal way asking that we consider them for annexation so, you know, that would be something I think that we would certainly need to better understand because, you know, we would certainly want to see that there was an indication of interest before we would pursue that.

SCHUMAN: And what did you say ... I think at the beginning you indicated the population figure for the area that you have in your Map Plan, do you know that or do you know what ...?

PERKINS: It's approximately 13,000, I believe.

SCHUMAN: And the current City of Creve Coeur has how many?

PERKINS: About 17,000.

SCHUMAN: Seventeen thousand, okay. Thank you.

PERKINS: Our daytime population is about 40,000 to 45,000.

SCHUMAN: Thank you, Mr. Perkins.

1ST VICE CHAIR SPEARS: Commissioner Ford?

FORD: I want to discuss that long little sliver along Warson Road. Is that a street that you proposed your Map Plan to or is it a property line or what? It goes past Warson Road, correct?

PERKINS: That's correct, yeah. Warson Road is a county road. There are sections of Warson though actually that are in ... that are maintained by Creve Coeur, and I believe south of Olive is maintained by the city of Creve Coeur, north of Olive is maintained by St. Louis County. Now, but in terms of the area within the boundaries, yes, it does go one lot or approximately one lot. As a matter of fact, I think there maybe a lot that is partially in Creve Coeur and partially unincorporated so it does extend east by approximately one lot and so we're simply saying make that continuous all the way up to ...

FORD: Does that go up to the Olivette boundary?

PERKINS: Well, Olivette, to my understanding, we're in no ... currently ...

FORD: Is that unincorporated?

PERKINS: It's unincorporated.

FORD: It just says Olivette. It's unincorporated though.

PERKINS: Okay.

FORD: We try to look at natural boundaries. Why wouldn't Warson Road be a natural boundary?

PERKINS: I think it would. Our thought process on that was we already have that narrow strip south of Olive and at the corner, there's now a Reliance Bank

there that was previously another commercial building. That is actually in Creve Coeur so it may make some sense to consider that area for Olivette certainly.

FORD: Is that area residential or commercial, that little strip going down Warson Road?

PERKINS: It's ... it's ... it is a mixture. There is some commercial, but I believe it's mostly residential. There is a Hebrew ... Hebrew Academy up there, the Epstein Hebrew Academy, I believe, some other uses, a nursery.

FORD: That top part up by Overland, does that go to the ... is that still unincorporated beyond your Map Plan?

PERKINS: Yes. Beyond our Map Plan, I believe that is the city of Overland, is that right? I may be wrong there.

FORD: Thank you. Does that follow a street or ...? I can't really tell by your map here.

PERKINS: Our Map Plan follows the streets. It follows ...

FORD: That does follow the street.

PERKINS: I believe that's Ashby, Page.

HURLBERT: Overland is on the east side of Ashby Road. [inaudible].

FORD: Thank you.

PERKINS: Page is on the north of our boundary and Ashby to the east.

FORD: Okay, so your Map Plan follows Ashby Road up, correct?

PERKINS: Un-huh.

FORD: Okay. What about that little arrow spot that comes in that you're leaving more or less a pocket in your Map Plan, in the center, over to the left.

PERKINS: I'll let Mike Hurlbert address that.

HURLBERT: Good evening. I'm Michael Hurlbert, Acting Director of Planning. That subdivision actually feeds off of Schuetz Road, it does not feed off of Olive and as Mr. Perkins stated the subdivisions where the line was kind of drawn so that the subdivisions that feed off of Olive would be incorporated and the subdivisions that fed off of either Page or streets that fed to Page would be excluded and that was for that reason. If that were to be included, services would have to go through unincorporated areas to get to that subdivision.

FORD: Unless you drew your Map Plan differently.

HURLBERT: All the way up.

FORD: All the way up? Show me on the map. If you had included that, where would you add to draw on your Map Plan?

HURLBERT: [no microphone] Follow Schuetz Road.

FORD: Okay. Okay. No other questions at this time, Mr. Chairman.

1ST VICE CHAIR SPEARS: Thank you. The Chair has no questions.

THIBEAULT: Given the fact that this area comprises ... Thank you. Can you hear me now? Given the fact that this proposed area comprises 13,000 people, you are almost doubling the size of the city of Creve Coeur. Have you gotten far enough into your planning to determine what the phases would be that you've alluded to ... that you say refer to as a phased plan?

PERKINS: Right. It would be a phased plan, and no, we are not far enough because we see some advantages of different areas and we will need to look at that more closely to determine if those areas that would be most advantageous to the city would be east of 270 or west of 270 and specifically what those would be so we're really not prepared yet to do that.

THIBEAULT: One of the things as you think forward to filing your Plan of Intent, obviously, you've got a lot of citizens who have a vested interest in this area, and I'm sure they have a great deal of interest in the sense that Creve Coeur has a tax that they don't currently have, and I would think that you would want to mount a pretty aggressive communications plan so that when you do come forward with your plan that you would have some indication as to the degree of support that the residents in this proposed area would have for this proposal.

PERKINS: I think that's a point well taken certainly, and, you know, our tax structure in Creve Coeur is very low, and one of the things we'll have to balance in this analysis will be whether or not our tax structure that we have with 9 cents/\$100 dollars and utility tax, which is not low but it's not high, it's probably in the middle at 7 percent, and our other revenues whether they can support the high service levels that we have so that will be kind of ... that will be part of that analysis as well.

THIBEAULT: Now, you have a property tax which I would assume in this unincorporated area, they do not have a property tax.

PERKINS: That's correct.

THIBEAULT: And given the breadth of this proposed area, I would think that you would have to add to your city's infrastructure in order to manage the scope of that

area so ... quite possible I would think that you would have to be looking at additional sources of revenue as you move forward.

PERKINS: That's certainly a possibility.

THIBEAULT: Yeah. Thank you.

PERKINS: Thank you.

BREDENKOETTER: So it's my understanding, you have used Warson Road, which is a major ... somewhat major thoroughfare through there as your boundary on the east. You took those areas that were accessible from Olive Street Road to annex and left those areas to the ... left them unincorporated to the adjoining area because they were accessible so you did not have to go from incorporated Creve Coeur to unincorporated in order to service them, is that correct?

PERKINS: Well, we will go from incorporated Creve Coeur to unincorporated Creve Coeur so what we do want to have would be a natural flow for our services, public safety, snow removal, et cetera.

BREDENKOETTER: But that's why those slivers are there because they're accessible not from Olive Street Road, they're accessible from Schuetz or Page, correct?

PERKINS: That's correct. More circuitous for both the residents and our service providers.

BREDENKOETTER: Right. Okay. Thank you.

FORD: Is Creve Coeur serviced by a city fire department or a district?

PERKINS: Districts. Multiple districts, actually.

FORD: Which districts?

PERKINS: Creve Coeur Fire Protection District. We have a small ... we have an area for the Monarch Fire District, and I believe we have a small area that's serviced by the Pattonville District I believe as well and Overland. Yeah, so we actually have four. Creve Coeur has the majority of the city; Monarch has the next largest portion.

FORD: And your police department is city or ...?

PERKINS: City police department. Yes.

FORD: And how large is your police department?

PERKINS: We have 51 sworn officers, an entire staff of about 65. Certainly, depending on the scope of the annexation, you know, we would be certainly talking about additional police officers. We have, I think, one of the finest, if not the finest, police department in the region and outstanding response times and services within that department.

FORD: No other questions.

1ST VICE CHAIR SPEARS: Thank you, sir.

PERKINS: Thank you.

1ST VICE CHAIR SPEARS: Presentation by the municipality of Maryland Heights.

BAIR: Mr. Chairman and members of the Commission, my name is Mitch Bair, city planner with the city of Maryland Heights. The area that we are proposing under this Map Plan is essentially the balance of the area that we proposed in 2001. It's bounded on the west side by Bennington Place, to the south by Fee Fee Road, and to the east by Ross Drive. The City has proposed this area, it's encompassed by approximately 52 acres, 33 single family residences, Parkway School and the Shriner's Moolah Temple. The City is proposing to incorporate this area because we currently provide services in the area at the southwestern quadrant of Page and 270 is within the city limits. That's the Boulder Springs Apartment Complex and there's a couple other single family parcels that are also within the boundaries of the city, and so for us to deliver services to the other incorporated area of Maryland Heights we have to essentially pass over this area so we identified this as we did in 2001 as an area we have to basically go over to provide services to this other area. We're not proposing any effects on the right-of-way of Bennington, Fee Fee or Ross; those are county roads, even if those were brought into the boundaries of the city, they would still be maintained and controlled by St. Louis County so it would essentially have no effect to bring those right-of-ways into this petition.

One additional note on why this reason was also brought in. We currently have a petition before the city's Planning and Zoning Commission, and I'll walk over here and try to be loud so everybody can hear me. [no microphone] This area the proposal for an elderly retirement [inaudible] but it is two parcels. One parcel in unincorporated St. Louis County. One parcel is within the City of Maryland Heights. We have begun discussions, very preliminary discussions with the St. Louis County as to how we would manage this process and how we would deal with this. The developed portion of the property would be within the city, but as I said, part of the proposal is within unincorporated St. Louis County so this is one of the issues that we're having to deal with that we're having development in this area that we not only have to pass through once again to deliver services to but then is bisected essentially by the city limits with half being in the city and half being in unincorporated area.

The city of Maryland Heights has 27,534 residents. We have a community center. We have free residential trash pickup/recycling. We provide access to other recreational

services, shared recreational agreements with Creve Coeur and Bridgeton that residents of this area could enter into so those are some of the services that we offer. We do not have a property tax in the city so there would be no effect there. The utility tax rate is 5-1/2 percent; however, we offer a rebate to seniors on that. So those are some of our issues and the reason why this area was proposed. We have not made contact with the residents on this proposal. We had had discussions on the proposal in 2001 to a mixed reception of those residents, which was why it was essentially excluded when we filed our Plan of Intent and our proposal for the other area which was north of Page if you will recall.

I don't have anything further. If you have any questions, I'd be happy to answer them at this time.

1ST VICE CHAIR SPEARS: Commissioner.

THIBEAULT: I guess one question. Cutoff here is Bennington Place?

BAIR: Yes, sir.

THIBEAULT: Why did you choose that as a cutoff as opposed to ...?

BAIR: It was a natural service area. Anything to the other side of that is where the Page Avenue Extension was proposed and basically west of there we've declared as we did when we came forward with our Plan of Intent a year and a half, two years ago, that that's just a natural boundary now. The only way the city would entertain any type of proposal or Map Plan for that area is if we were approached by a majority of residents in any of those subdivisions. That hasn't happened as of today's date. It just functions as a very nice ... I won't say natural boundary, but a geographical boundary for the city and that's why that line was drawn. It's a county road, just to maintain that. The same way that we stopped the line at Fee Fee to the south.

THIBEAULT: Are you able to service this area without any additions to your staff and so forth?

BAIR: Yes, sir, because once again, we have to go past this area to provide services to the Boulder Springs Apartments, which is a multi-family development and traditionally ... obviously, they will require ... that multi-family development requires more services than the few single family residents that are over there. But no, we would anticipate this would have no affect on our service.

THIBEAULT: No further questions.

1ST VICE CHAIR SPEARS: Of the 33 single-family residences, have you been in contact or communication with any of those residents?

THIBEAULT: We have had no calls on this petition, and we have not proactively went [sic] out to solicit input because the way we've approached this is a very passive manner that the residents contact us and say we want to be in, that's the

way we would approach it, so ... we will make an effort, an outreach to talk to the people to see if they, you know, want to have us actually file a proposal and a Plan of Intent on this area, but as of now, we've had no contact.

1ST VICE CHAIR SPEARS: Thank you. Commissioner Ford:

FORD: Your proposed boundary is up to the right-of-way or up to the edge of the road or what? Explain that.

BAIR: Of Page? The northern boundary ...

FORD: Fee Fee, Bennington, wherever.

BAIR: Well, it's to the edge of the right-of-way of Bennington to the edge of the right-of-way of Fee Fee or the northern right-of-way of Fee Fee, the eastern right-of-way of Bennington and the western right-of-way of Ross Road, and the northern boundary is the Page Avenue right-of-way which is within the city limits.

FORD: Right.

BAIR: Once again, the reason why the right-of-way lines were drawn was because we didn't want to ... those were natural boundaries or county arterial roads. They're county-owned and maintained so even if the balance of that was brought in, it would have no effect. It would still be St. Louis County's maintenance responsibility so there was just no justification as to jumping the road and including it within the proposal or the plan, I'm sorry.

FORD: No other questions.

SCHUMAN: I have no questions.

SCHUSTER: No questions.

BREDENKOETTER: I do have a couple of questions. I believe ... does Maryland Heights have its own police department or do you contract with ...?

BAIR: No, we have our own police department. We have over 150 employees. We have 120 sworn officers.

BREDENKOETTER: There was a question brought up the other night ... actually, it was about a fire department about not taking a road or taking a road and servicing that since one group wasn't going to take it, it was going to end up being like a no-man's land. Who do you call if there's an accident? Do you know how this would work since you're going to leave the roads for St. Louis County, I would presume what ... County police would patrol that or does Maryland Heights take care of ...

BAIR: Essentially, an emergency issue would be handled on whoever can get there the fastest. I think the responsibility as far as traffic enforcement would fall

on St. Louis County. Usually the way the arrangement works is since it's right there on kind of that no-man's land, they both do deal with that. We did ... we had this same issue when we had the other area north of Page, that essentially was kind of a no-man's land, nobody knew who was responsible there, but we responded to quite a few calls in that unincorporated area.

BREDENKOETTER: Okay. All right. Thank you. Just curious.

BAIR: Sure.

FORD: I have one other question.

BAIR: Okay.

FORD: In your annexation proposal before, you wanted to include the new highway 364 because ... because pockets were going to be in St. Louis County, pocket was going to be in Maryland Heights, and you thought it was going to be too confusing for the city. Under that theory, how come you didn't take in the roadway?

BAIR: Well, I can't speak on behalf of the city administrator, but I believe that was the reason. That was on the edge here whereas if by bringing the balance of that into the city, that was ... that's more of a highway situation with high-level calls. We don't have that many calls in this area so it was just a consistency issue on Page since we had a portion in, in portion out, a portion in and a portion out. I think down here it was county maintained and the recommendation from the Director of Public Works was that it has no effect. I mean it would have no effect on who provides the services even if that's the boundaries, a County-maintained and operated road, that they would still have ... the County is still ... essentially would be the first responder if something happened on that section.

FORD: Even if it was within your City limits?

BAIR: In that area, yes. And that's my recollection on how that discussion went.

FORD: It just seems like your ... the city claimed one thing before and now you're kind of jumping ... waffling so to speak.

BAIR: It was a little different, but ...

FORD: Okay.

BAIR: Yeah.

FORD: No other questions, Mr. Chairman.

1ST VICE CHAIR SPEARS: Thank you, sir. Next presentation will be by the municipality of Olivette.

McDOWELL: Mr. Chairman and members of the Commission, good evening. My name is Mike McDowell. I'm the city manager for the city of Olivette, and my colleague, Carlos Trejo, our Planning Director, is handing out a copy of our three-parcel proposal for your consideration. I would like to point out to you that the Map Plan in front of you for 2006 is exactly the same Map Plan that was submitted in 2001. In the intervening five years, the city has not implemented any of the 2001 Map Plans; however, it does cover exactly the same territory as was submitted five years ago.

My job is easy because my friend, Mr. Perkins, has already described two of the areas to you that the city is proposing for annexation over the next five years. There is an overlap for two of the areas, and those specifically are the areas on the western side of our city, the small strip along Warson Road, the industrial area to the northwest. The third area is an unincorporated pocket that is surrounded on three sides currently by the city of Overland and on the southern side by the city of Olivette that is typically known in St. Louis County as the Elmwood Park area of St. Louis County. I should also point out to you that that annexation area immediately north of the city has been served for many, many years by the city of Olivette under a contract with St. Louis County for fire protection so we already provide services to that area on a contract basis.

Olivette is a city of 7,500. It is a charter city that was incorporated in 1930. It operates under a pure city council/council manager plan of government. We provide a full range of services to our residents including police, fire, public works, a very well-developed park system and parks and recreation program, planning, and a variety of other services. We operate a community center immediately east of Warson Road that has been around for many, many years, and Olivette is a diverse community of folks that are very, very interested in their local government and are very active participants in the governing process.

A couple of pieces of information that I should give you about the particular areas under consideration. First, the unincorporated strip that goes north of Olive Boulevard up to essentially Baur Boulevard. That area contains a total of 18 acres including the Warson Road right-of-way. It includes 11 housing units and has a population of 38. This data was provided by the St. Louis County Planning Department.

The industrial area ... we don't have the exact amount of acreage. Again, it is exactly the same area as was proposed by our neighbors in Creve Coeur for annexation. We would hope that that area would not have any population. If it does, probably someone needs to check into that because it is an entirely industrial area of light warehousing and some very light manufacturing so that should essentially have no population or a very small population.

The Elmwood Park area, the area immediately north of our city, has a population of 681. There are 238 housing units, and it has a assessed valuation of \$1.2 million dollars. I should point out that a substantial number of those housing units in the Elmwood Park area are units of the St. Louis County Housing Authority. They operate several public housing units in that area. That is one of the reasons why St. Louis County has

contracted with our community for many, many years to provide fire protection and emergency medical services in that area.

I failed to mention our emergency medical operation. We require all of our fire fighters that are hired now to be licensed paramedics. So we do provide that range of services to our citizens.

To very quickly address the questions that were posed by the Executive Director, our city's criteria for including the three areas in question are those are the only unincorporated areas adjacent to our city. We are completely landlocked on all communities, and we touch several communities on all sides except for the areas that we have proposed. One thing that should be pointed out to you, however, clearly is that if ... I believe what is designated on the map as Area One, the unincorporated strip along Warson Road ... if the city of Olivette does not annex that area, Area Two is impossible for annexation because there is no way it would be contiguous to our city. So Area Two ... the future annexation of Area Two by our community is totally dependent on the annexation of Area One. Those are tied together literally as twins. Number Two is dependant on One.

Has phasing in which a municipality would proceed been considered? The phasing would essentially be this: it would go ... the plan of the city would One, Two, and Three. We would propose ... and there is no timetable, I should mention, but we would annex the Warson Road strip first; the industrial area, second; and Elmwood Park, third within the upcoming five-year period.

Why is it important for your city to implement the various components of the Map Plan? Quite frankly, it would be our intent to round off our boundaries and ensure that our boundaries follow major roads. We have a major concern with the unincorporated strip especially along Warson. If you look at an aerial photograph with the city boundary, you will note that there are ... as was indicated earlier, the boundary line goes one lot deep literally into what perhaps could be Olivette. There is one house depth along Warson Road all the way from Olive north ... there is one business in that area, by the way, a nursery, and we feel, obviously, we have areas to the north of that around our community center that we serve every day with police and fire and all other range of services. We pass by those homes that front on Warson Road every day. As some of you may know, I've had Mr. Perkins job at one point in my life, and I've tried to figure out that strip and why it exists the way it does and no one has ever been able to give me an explanation. I thought it was somebody that just had a crayon and they had a nervous hand and perhaps it got in the wrong place, but nevertheless, it has existed that way for many, many years.

Why is your city the best to serve this area? As I indicated, we provide a full range of services. We do our best to ensure that our citizens get the greatest value possible for their tax dollars, and in addition, especially for law enforcement services and fire services, we provide services in that area every day because we patrol past the homes in these unincorporated areas. We ... from time to time ... are directly adjacent to the industrial area and use that area basically for a variety of different purposes with our

police and fire services as well as public works, and thirdly, as I mentioned Elmwood Park, our police and fire personnel are in that area constantly responding to calls. Our police accompany the fire department every time they answer a call in the Elmwood Park area even though it is unincorporated because that is a standard protocol for our operation.

What advantage do you offer the residents of the area? I would say two basic advantages. One, a very high level of economical and effective services, and secondly, a concerned local government in which citizens have an opportunity to have a direct input and a direct impact on the decision-making process.

What arguments would you make in support of the proposal? I think I just gave those arguments. It is effective services delivered in an economical and effective way with the opportunity to be an active part in the civic life of a very active community.

Final question. Has there been any expressed interest by residents of the areas in your Map Plan? And the answer to that question is not to our knowledge. We have not had any direct indication regarding the Olivette Map Plan for or against at this point.

Be glad to address any questions you have, Mr. Chairman.

1ST VICE CHAIR SPEARS: Start on my far right. Christine.

BREDENKOETTER: Well, first of all, on Warson where your yellow Magic Marker stops and then it picks up with the dark color, that is now controlled by who? Creve Coeur?

McDOWELL: I'm not ... there's an extra copy ...

BREDENKOETTER: This is Creve Coeur, correct?

McDOWELL: That is correct.

BREDENKOETTER: Okay, so, you know, one of the things we do look at is natural boundaries, and I would hate to be the person who was in an accident right on the, you know, the cusp there of who's going to do what. And then the other thing ...

McDOWELL: Are you talking ... excuse me, are you talking about on Warson Road itself or ...?

BREDENKOETTER: On Warson Road.

McDOWELL: Well, one of the things that you should be aware of is that routinely Warson Road is patrolled by three and in some cases four law enforcement agencies.

BREDENKOETTER: I think that would be a good place to buy a house.

McDOWELL: Specifically, Olivette, Creve Coeur, Overland ... because Overland north of Baur Boulevard is the actual agency and they're typically either on Ashby or Warson Road depending on what part of the road you're on ... and finally, St. Louis County because they patrol that area for two reasons. Clearly, it's unincorporated and secondly, at the intersection of Baur and Warson Road, there is a St. Louis County Police Substation.

BREDENKOETTER: Well, that is my first concern. And then my second concern is you're jumping what looks like a major thoroughfare to go over to annex ...

McDOWELL: Area Two?

BREDENKOETTER: Area Two.

McDOWELL: And I'm assuming that would be Warson.

BREDENKOETTER: Of course, that's an overlap with Creve Coeur.

McDOWELL: That is correct.

BREDENKOETTER: Have you had any conversations with Creve Coeur to try to work out your overlaps?

McDOWELL: We have had a preliminary discussion with no specific results at this point.

BREDENKOETTER: Because, you know, once you jump that line, so to speak, then we go up to Page and I presume beyond Page the area with Maddox and Locust and all these ... that is apparently unincorporated St. Louis County?

McDOWELL: The area north of Page and West of Ashby is unincorporated.

BREDENKOETTER: Correct. So that's your stepping stone to that unincorporated area.

McDOWELL: We ... I think the long-range plan even in subsequent Map Plans quite frankly for the city of Olivette would be to not go north of Page Avenue.

BREDENKOETTER: Okay. That's in. All right. That jump then does not in my opinion make logical sense, but that

McDOWELL: I understand.

BREDENKOETTER: Okay. Thank you.

SCHUSTER: No questions.

1ST VICE CHAIR SPEARS: Mary?

SCHUMAN: I know ... I had to think what I was thinking about. I learned the other night that Elmwood Park is one of about three areas in St. Louis County that actually is not inside either a fire district or a municipal fire station ...

McDOWELL: That is correct.

SCHUMAN: ... which is why, I guess, you ... the city contracts with the County to provide fire services there.

McDOWELL: Apparently the County made the decision several years ago that that was the most cost effective way to ensure that that particular area had fire protection.

SCHUMAN: Okay. So that ... assuming that ... I mean I assume that that works out well all the time, but that could be jeopardized if there was some disagreement over the contractual arrangements.

McDOWELL: Well, I think that certainly were we to submit a proposal within the subsequent five years for a proposal we would clearly ... that contract would clearly come to an end and that would simply be part of the overall fire jurisdiction of the city of Olivette just like the rest of the city.

SCHUMAN: Okay, that's where I was going.

McDOWELL: I mean, I think that would be a basic fair assumption.

SCHUMAN: That's where I was going with that. Okay.

FORD: On the Creve Coeur plan, that little sliver going up Warson Road forks off at Baur Road and goes on up Baur Road. You're going straight up Warson Road, but you didn't highlight the little sliver between Baur Road and Warson Road. Is that included in your Map Plan?

McDOWELL: Yes, sir.

FORD: Is that Ashby? Ashby, I'm sorry.

McDOWELL: Yes, sir, we would include that.

FORD: Even though it's not highlighted on the Map Plan?

McDOWELL: That is correct. As a matter of fact, geographically, it would have to be included.

FORD: Okay. If you were able to successfully annex Area One, would Area Two give you 15 percent contiguous to Olivette to enable to annex it?

McDOWELL: It would be very, very close.

FORD: Okay. No other questions.

1ST VICE CHAIR SPEARS: The Chair has no questions.

THIBEAULT: No questions at this time.

1ST VICE CHAIR SPEARS: Thank you.

McDOWELL : Thank you, Mr. Chairman. I appreciate it.

1ST VICE CHAIR SPEARS: The next presentation will be presented by the City of St. Ann.

CONLEY: Thank you, Mr. Chairman. My name is Matt Conley. I'm the assistant to the mayor for the city of St. Ann. Mayor Cafazza sends her regards. She has a conflicting engagement tonight. She thought she would be here. With me tonight is Alderman Tim James who is our president of our Board of Aldermen. I've been asked to give a presentation regarding our Map Plan submittal.

Just to give a quick overview of the city of St. Ann. We're a fourth-class city. We were incorporated in 1948. We have 13,607 residents. We have 461 licensed businesses. Our 2006 budget is \$7.5 million dollars. We have 90 fulltime employees which are divided into the following departments: administration, police, corrections, parks and recreation, and public works. Our police department consists of 39 commissioned police officers and approximately 15 to 20 additional support staff. Additionally, we have our own municipal jail that can house up to 48 municipal inmates. We also house prisoners for a number of surrounding municipalities. We have, in addition to our employees, our outstanding city employees, we have wonderful city facilities. We have a community center, indoor/outdoor aquatic center. We have a nine-hole golf course. Elected representation in the city is through five wards with two aldermen per ward. The mayor is elected for a four-year term. We're one of, I believe, three cities in St. Louis County that has an elected police chief. In additional [sic] we have the same type of planning and zoning commission that most cities in St. Louis County have. That means we have residents who live in the city who serve on the planning and zoning commission.

Tonight, the area that is the subject of our Map Plan is ... I think the maps have been distributed, is an area that is to the south of our city. It is bordered by the city of Saint Ann to the north, the City of Maryland Heights to the west, the city of Overland to the east, and unincorporated St. Louis County to the south. Keeping with the Boundary Commission's desire that we keep the boundaries ... follow geographical and ... lines, all of our boundaries run consistent with major streets. We have Lindbergh Boulevard to the west, we have Ashby Road to the east, and Page to the south.

In answer to the questions that were submitted or sent to us by the Boundary Commission, why was this area selected ... kind of went through that. It's geographical boundaries. It fit the geographical compactness for our service delivery and that kind of leads to the next question as far as phasing. Unlike many of the cities that you've seen

tonight, we have just this one area. It's very simple. We don't believe that should the residents of the area wish to have city annex them, we don't believe that there would be any type of phasing that would be necessary. Do we have a timetable? No, we do not. We view the Map Plan submittal as an important to keep a dialog open with the residents of the area who have taken the time to contact the city of St. Ann and indicate their desire to someday be part of the city. We've had approximately a dozen phone calls from residents of the area. Additionally, we have had contacts with several businesses that are in the area and all of them have indicated that they would support an indication with the exception of one who was somewhat non-committal but was more asking facts, factual questions.

Let's see. I think I pretty much covered all the questions that the Boundary Commission Executive Director had on the memo. I'll be happy to answer any questions that you might have.

1ST VICE CHAIR SPEARS: Okay. Let's start on my far left.

THIBEAULT: I apologize. You probably gave these numbers, but what is the population of the potential annexation area?

CONLEY: I have an estimate of the population. It's about, I would say, about 3,500. I do know it's 1,331 parcels of property. The area in question is entirely served by the West Overland Fire Protection District as a good portion of the city of St. Ann is. We have excellent working relationship with the West Overland Fire Protection District.

THIBEAULT: What is the population of St. Ann?

CONLEY: The 2000 population was 13,607.

THIBEAULT: And you assume that you could incorporate this in one fell swoop?

CONLEY: Yes, we do. From a service standpoint specifically, our police department, the Chief has indicated that he would have no problem in servicing that area. In fact, we do quite a bit of servicing of calls down in the southern portion of the city with the Fire District so the area is not new to our police department.

THIBEAULT: So he could service that whole area with the same resources?

CONLEY: No, he said that the ... the Chief has indicated that would likely add additional patrol beat to the south and he would probably require additional officers at that time.

I would just like to just point out one thing. With our tax structure, we do have a real property tax; it's 15 cents per \$100 dollars assessed valuation. We also have ... our utility tax is also 4 percent; that's a percent lower than St. Louis County.

THIBEAULT: No further questions.

1ST VICE CHAIR SPEARS: No questions from the Chair. Commissioner Ford?

FORD: No questions at this time.

1ST VICE CHAIR SPEARS: Mary?

SCHUMAN: Has the city of St. Ann every attempted to annex any portion of this area in the past?

CONLEY: No.

SCHUMAN: No?

CONLEY: Not to my knowledge.

SCHUMAN: That's all.

CONLEY: I do know that a lot of the area to the north was annexed, joined the city through the annexation process, I believe it was in the early '80s.

SCHUSTER: No questions.

1ST VICE CHAIR SPEARS: Christine?

BREDENKOETTER: My only question is there's ... there's a large parcel of land. It looks like half of it is in the city and half of it is out of the city. What is on that parcel?

CONLEY: I believe it's McDonnell Park.

BREDENKOETTER: Okay. All right. All right.

CONLEY: Which is a county-maintained park.

1ST VICE CHAIR SPEARS: Thank you, sir.

BREDENKOETTER: Thank you.

CONLEY: Thank you.

1ST VICE CHAIR SPEARS: Our next presentation will be presented by St. Louis County.

POWERS: Hello, again. I'm Glenn Powers, Director of Planning for St. Louis County. I think we'll pretty much follow the same outline as we did last night. Just begin by saying as you all know and because I've told you over and over again and described it that St. Louis County is the local government service provider for over 300,000 unincorporated residents in St. Louis County. We are ... if we were considered

a city, we'd be the third largest in the state of Missouri so we have a full range of services that we provide to unincorporated areas and all, I believe, are very high quality. We do provide service contracts to municipalities, less so for this mid-county area that we're talking about tonight. Maryland Heights and Olivette, for instance, don't contract for police services at all from St. Louis County. Creve Coeur and Olivette do utilize the computer-assisted report entry system, but the entire Creve Coeur north area and the areas further east, which have a substantial population, are served by the County's Second Precinct, and their substation, as was mentioned earlier, is on 1333 Ashby Road. That's right at the intersection with Baur, so that's really right in the heart of the area between Areas One and Two of the Olivette proposal on Warson Road, midway between Olive and Page.

As with many other cities, we also provide code enforcement services to some degree in all the cities that have spoken here tonight, and I won't go through that. You're familiar by now with the matrix of contracts that we have, but the major services are commonly mechanical, electrical and plumbing inspections and that would be the case with most of the cities here tonight.

In terms of the Map Plan, I'll start with Creve Coeur, and I'm reviewing some of the information, but ... it's statistics, but if we hear it all together it will be easier to compare. The Map Plan area that Creve Coeur is considering has a population that we estimate to be 14,694. That's over 3,300 dwelling units so that's substantial. Most cities in St. Louis County don't have that kind of population. In terms of acreage or area, the Creve Coeur Map Plan Proposal represents 2,100 acres. Now we have close ties with many of the subdivisions in this area. We had a town hall meeting in this very building earlier this year. Most recent meeting that I attended concerned a development proposal on the north side of Olive Boulevard in Creve Coeur. That involved two single-family parcels that are currently unincorporated, and we got to meet with a lot of residents on that and clarify what that was exactly. And that is a proposal, very small in scale, that could be handled as a boundary adjustment and we're involved with the city of Creve Coeur right now with that. We've been involved and corresponded and worked with the subdivision trustees in such subdivisions as Old Farm Estates, Willowbrook, Graeser Acres. Old Farm Estates is the large subdivision, 558 homes, on the west end that is being split by the Creve Coeur proposal so that's important to note.

In terms of past annexation attempts, there have been a number by Creve Coeur, but not in the recent past, and they've varied in size. It's a very large proposals down to small ones, but nothing more recently than 1990. The only thing we've talked about more recently is the small boundary adjustment that I just mentioned.

Maryland Heights' is a very small area, not much to talk about there. It's the Robinhill subdivision. There are 34 single-family homes there, 93 people by our estimates, sandwiched between two schools. It was mentioned that there was a development proposal for a nursing home that crossed the boundaries between Maryland Heights and St. Louis County, and we are aware of that. In fact, we have already had a zoning hearing and taken action on the portion of that proposal that's in unincorporated County. That's not the part of the parcel that has the building on it, but it involves the parking

area and the detention so that's well on it's way and that's very low traffic impact proposal.

As far as this area goes, again very small, there have been no previous attempts to annex it. What's interesting is the multiple family complex in the southwest quadrant of Page and 270, which is the only parcel in that southwest quadrant that is in Maryland Heights. And there's a more interesting story about how that came to be, but in terms of zoning controversies and things, but suffice it to say that it was petitioned for annexation by the future developer into Maryland Heights after the County rejected the zoning, not exactly the same as what ultimately developed. It was more a mixed use development, and as a result the access to that development is through unincorporated areas.

In terms of Olivette, three areas as was mentioned. Area One, the long strip, we agree with the numbers that were given because we're the source. Population 38, 11 single-family homes. It is odd. We've all gotten together on that and tried to figure out before how that all came about and what sense it makes and for now we've given up on that.

Area Two is the industrial/commercial areas south of Page. The acreage of that we estimate to be 208 acres and as far as we know, there are no residents living in there although under industrial zoning you could technically have a watchman's residence, but so far as we know, there are none in there.

Elmwood Park, Area Three, 681 is the population, 235 dwelling units, 128 of those are multiple family. And if you're familiar with Elmwood Park and have watched it over the years, you've noticed that with the multiple-family development in particular has been completely rebuilt under the direction of the St. Louis County Housing Authority, and we've used a lot of block grant funds to contribute that redevelopment so I'm very familiar with that certainly, but the quality of that housing as compared to what was there, we're very proud of. And I've also put a lot of block grant money into that park, the Martin Luther King Park that is there, if you noticed that, that's a very nice park. So we've invested a lot in that to make that a nice residential area for the people who live there.

Again with Olivette, there has been attempts in the past to annex the commercial/industrial area, but none recently, and when I say "recently," in the last cycle. We really have to go back to the '80s.

With regard to St. Ann, the estimated population of this area is 4,288, 2,179 dwelling units, about 940 of those are multiple-family, and the area is estimated to be 720 acres. And this is an area we're very involved in right now. We are currently engaged in doing a community area plan in that area, what we call the West Overland area, which is the entire unincorporated area east of Lindbergh Boulevard, south of St. Ann and north of Creve Coeur. It actually includes the Area Two commercial/industrial area. And we picked that as our ... we do about one community area study a year. Our last one was down in Lemay, but this is an area we picked because of some development issues and redevelopment issues that we're seeing there. And it was just last week when Lori and I were at another Boundary Commission meeting, some of our other people from the

Department of Planning were hosting a community meeting in the West Overland area and 150 people showed up to see some of our data collection.

A quick comparison of taxes very quickly. Creve Coeur, Olivette, and St. Ann are all point [sic] sales cities. Maryland Heights, because of the time it incorporated, is a pool city. Each of the cities has a higher sales tax. Olivette's though ... actually St. Ann's is one of the highest sales taxes in the County. In terms of utility taxes, everyone is comparable to St. Louis County's 5 percent rate except Olivette, which is double, that's 10 percent on the utility taxes. On property taxes, Maryland Heights doesn't have a property tax. Creve Coeur and St. Ann have relatively small sales taxes and Olivette's has a pretty substantial local sales tax and, of course, when I say that, I have say that ... property tax, did I say sales tax? Property tax, okay, I'm past sales tax. So, yeah, relatively speaking, that's very high.

So again, those are some of the statistics, I would just conclude by saying what I always say is St. Louis County Government is ready and willing to continue to serve these unincorporated areas as long as the residents of these areas want us to do so. Be happy to answer any questions.

1ST VICE CHAIR SPEARS: Thank you, Mr. Powers. Start on my far right. Christine.

BREDENKOETTER: Well actually, I have several of them. Many times, as you know, in the public hearings we ask cities to look at their plans and talk to people about overlapping. I'd like to turn that question around to the County. There are some things that I've seen tonight that make very logical sense to me to even boundaries, quick boundaries, we know where things are, and you often talk about efficiency in delivery of services by St. Louis County.

POWERS: Right.

BREDENKOETTER: Well, I would like to know does the County ever work with any of these municipalities to, you know, improve efficiency of services by the County? For example, and I'm going to pick on somebody, but St. Ann's easy to pick on, you know, but this area that they would like to annex, if the people are willing, really does square this off. You know, we have a municipality here, we have St. Ann here, a municipality here, and unincorporated St. Louis County here, now that seems to me like it would be very logical and even something that the County would be interested in doing because it increases your efficiencies and thus lowers the tax base even to those of us who perhaps live in cities now, so what's your stance on something like that, about working with some of these cities for logical boundaries instead of crossing in and out.

POWERS: Oh, I think some of the proposals are logical. Obviously, there are pockets out there that would make more sense in cities, but I don't think ... it would be too simple to say "Well, if we just straighten these lines on a map, then we're automatically going to have more efficiency of services." From St. Louis County's standpoint, we look at the whole of St. Louis County, the amount of revenue we take in,

what we spend on unincorporated areas, and that impacts what we can offer contract services to cities for, and a lot of that is based on efficiency of scale.

BREDENKOETTER: But, at the same time, if this particular area took up one person out of ... let's say the police department, and you no longer needed that person in that area, you could redeploy that person to perhaps someplace that requires increased police services, and since I am from north, something that comes to mind that the County controls is Castlepoint. You know, I mean, I read daily in the newspaper about Castlepoint and problems in that area. So I'm looking at, you know, yes, you look at the County as a whole, but I'm also looking at the fact that okay, you do this, you get some of these little pockets out, that helps you and it helps everybody else.

POWERS: There are circumstances where I suppose that would be true, but again, what I would say to you is that if the residents in those areas wish to continue to be served by St. Louis County ...

BREDENKOETTER: I understand that.

POWERS: ... we're going to want to do that. We ... we are not about to sell anybody down the river that wants to be in unincorporated St. Louis County.

BREDENKOETTER: Well, I don't expect you ...

POWERS: And we think we have a very high quality of services comparable to any municipality.

BREDENKOETTER: And I don't disagree with you, but what I'm saying to you is that if St. Louis County is functioning ... if you want to continue to function as a municipality, then I think that you need to assume the same type of onus that we put on cities when they come to us and want to annex. I think we have to look also for St. Louis County of your logic and what makes sense if you're going to be a municipality 'cause, you know, this doesn't make sense that your municipality goes like this where we're requiring them to square off, then if you're going to be a municipality, maybe we need to start to look at you squaring off. I mean, it's just something looking at this one tonight. Maryland Heights. Here again, this is a logical squaring off or continuation of services.

POWERS: Well, I could easily turn that around. If I was really a city, I guess I could annex and then perhaps we could turn it around that way ...

BREDENKOETTER: Well, maybe you could. I mean, there are cities who have decommissioned themselves, i.e., the old Peerless Park is now unincorporated St. Louis County ...

POWERS: Yes, it is.

BREDENKOETTER: Is that not correct?

POWERS: That's correct.

BREDENKOETTER: So there is always that opportunity to “de-citify” yourself, I guess is the word.

POWERS: That is an opportunity in law. That’s a very rare occurrence through.

BREDENKOETTER: But still and all ...

POWERS: Yeah, but it is possible.

BREDENKOETTER: Okay, but these ... all of a sudden this dawned on me we’re asking cities to do things that I think we need to ask the County to start talking to cities about ... you know, to mesh these two together for efficiencies in services, and maybe I’m just a little more cognizant of this ‘cause I just got my County tax bills so ... that could be part of the reason I’m asking that. Thank you.

POWERS: Okay.

1ST VICE CHAIR SPEARS: Commissioner Schuster.

SCHUSTER: No questions.

1ST VICE CHAIR SPEARS: Commissioner Ford.

FORD: Yes. You may need to ask the area police officers. Have they received any complaints about lack of service or difficulty of getting to them or have they reported back to the St. Louis County regarding problems with service or anything?

[background comments]

POWERS: The indication I’m getting is no, as we do at all these meetings have a number of County police officers ready to answer any questions.

FORD: Has St. Louis County received question or calls expressing that they do not want to be annexed by anybody?

[background comments]

POWERS: We do get some, yes.

FORD: Officer, you’re saying?

[background comments]

Okay. All right. Thank you.

1ST VICE CHAIR SPEARS: No questions from the Chairman.

THIBEAULT: No questions.

1ST VICE CHAIR SPEARS: Thank you, Mr. Powers.

POWERS: Thank you.

1ST VICE CHAIR SPEARS: Now public hearing comments. Last chance for turning in your speaker cards. We're going to take about a three-minutes break if you'll bear with us, please.

[break]

The way we're going to work this tonight, I will call one name as the speaker, he will be speaking, and I guess we'll say in the batter's box the next speaker, I will call your name and you be ready. Our first speaker will be Robert Freund.

FREUND: I am an owner of a dinosaur in St. Louis County, a manufacturing business on Midwest Industrial Boulevard that employs 80 people. Every sale has become a struggle for us in this economy and making a profit is harder than it ever has before. I'm also a veteran of many unsuccessful annexation attempts by all the cities here including St. Ann. Everyone has tried to annex us. There are no people. There are no services to be given, there's only a tax base. We have been ... St. Louis County ... we have been very happy with the new St. Louis County Police Substation that's near our office. I don't know what benefits we would get by now calling Creve Coeur, Olivette, or any other others that are quite a distance away from us, and none of my employees live in the areas that want to annex us so if they want to provide service for them, they're going to have to go out to St. Charles where most of our employees are coming from now.

Whenever St. Louis County workers come to our place, the licensing people, they tell us about how the tax base in the unincorporated is shrinking, how businesses are going out of business, especially in our business which is kind of a printing business, and consequently, to add another layer of taxes ... I called one of the cities that I know and they said, "Why wouldn't you want to be a part of our city? You still pay taxes to St. Louis County, but you'll pay some to us too." It's only a tax grab as far as we're concerned. We don't receive any benefits and all we do is foot more costs. I don't mean to be parochial. We pay our taxes and we pay a fair share, but that's the way most of us look at it in that area.

As far as better police service, our only experience with police before St. Louis County came along was when Olivette fostered the Saints Skating Rink, and we had constant vandalism at our place for which we got no service whatsoever, and finally Olivette closed it down, thank goodness.

That's really all I have to say. It's a ... I hope that you don't just throw us into these cities to round off a boundary or to make it something more convenient. We're a hard-working business in St. Louis County and have been supporting it for quite some time. Thank you for listening to me.

1ST VICE CHAIR SPEARS: Thank you, sir. Our next speaker will be Larry Waldon, and following him will be James Cain. Mr. Waldon.

WALDON: I just had a couple of questions in regards to St. Ann annexing us and was wondering what they actually had to offer us and ...

1ST VICE CHAIR SPEARS: These are just Map Plans, and right now if they decide to go with an annexation to change their boundaries, they will submit additional proposal to this Commission and then would have all the requirements, economic facts and stuff to follow, and we will hold additional public hearings to answer all questions. Right now we don't have an answer for all the questions.

FORD: To answer that question, you'd have to ask St. Ann.

WALDON: Okay, that's what I was doing, but, yeah, as far as going to this Commission, would they get back to the residents of that area?

1ST VICE CHAIR SPEARS: Yes, each resident will be notified when an official proposal is submitted for annexation or boundary change.

FORD: And another public hearing would be held.

WALDON: Okay, thank you.

1ST VICE CHAIR SPEARS: And those proposals won't start until April the 15th, 2007 ... the first time they can submit one. Thank you.

CAIN: Mr. Chairman, my name is James Cain. I live at 12534 Pepperwood Drive in the Robinwood West subdivision, the lower illustration over here of the City of Maryland Heights. The lower one-third of that photo is our subdivision. It actually illustrates roughly one-third of the subdivision. There is almost 900 registered voters in three precincts in the Robinwood West subdivision. Actually, Robinwood West subdivision is actually the Robinwood West Community Improvement District, the District of which I work as part of the operation ... I'm the Election, Bylaws, and Rules Committee Chairman for the RWCID. That's a political subdivision under the statutes of the State of Missouri as an independent property taxing district as a CID, community improvement district.

If the maps as presented by Creve Coeur and Maryland Heights are correct, the Creve Coeur map in particular, it will be seven parcels of our property out of the CID district removed from the district. The cuts of those properties actually would cut the community improvement district roughly somewhere about a third of the property out. The original information we were provided was that the line would be the utility, the Ameren UE power line would be the boundary. The boundary does come down the power line, but then it jogs to the north and comes down the water company right-of-way. That cuts off seven parcels of property out of the community improvement district. Those properties are the subdivision two parks which are under the trustees. Also under the community

improvement district and the district boundaries and the subdivision boundaries are identical, we would have the community center cut out and moved into the proposed future Creve Coeur area where the rest of us would be in an unincorporated area. Also, the community pool, the paved parking lot areas, the playground areas and other facilities, plus the fact that we actually lease the Ameren UE right-of-way line through there which we were told originally would be the actual boundary. By it jogging north and going to the water line, that has caused the problem.

I could easily, you know, bring that map up a little closer. If we looked at the St. Louis County map, you can see distinctly the park areas identified in there where the water line actually does go between the residential properties and all of the other properties, parks, playgrounds, pool, et cetera.

It was mentioned by Glenn Powers about the way the property just to the right-hand side corner was handled. A lot of our questions is this entire property going to be handled the same way on the northern edge? Is this to be commercialized? What is [sic] the plans of the future? We would like to know what the intents is [sic] in Maryland Heights incorporation or future annexation of that area. The other part being again the boundary as shown on the maps that Creve Coeur is projecting does bust the boundaries which we believe to be illegal of a Community Improvement District which is under the statutes of the State. So we'd like to have those two answers. I definitely would also be confused on the aspect that we have a real estate property tax ourselves. It's actually 77.27 cents per \$100 dollars assessed evaluation. The question would be how does that interface with the property taxes of the local cities who wish to come up and take pieces of us and, of course, the remainder of our subdivision which gets left in that unincorporated strip through there, how do we all function, what's fair and what's right. I'd appreciate those kinds of answers, what the plans of both cities are and how they attempt to handle the situation of our existing property taxes to maintain these facilities which appear to be significantly higher than either city for some reason which we don't understand. Appreciate it very much. Any questions, I'd be glad to answer.

1ST VICE CHAIR SPEARS: Thank you. And during the proposal cycle, all those questions will be included in the proposal.

CAIN: We will definitely send an email transmission to you identifying what has actually been done in the oversight of jumping over to the water line rather than continuing to follow the power line as we've always been told. And the point where it jumps is at Ross Road. It jumps north going down the water line and that's what's causing the big problem. Appreciate it very much. Thank you.

1ST VICE CHAIR SPEARS: Thank you, sir.

BREDENKOETTER: Can you send us some type of map so we can see this graphically.

CAIN: It's right here on the St. Louis County Map ...

BREDENKOETTER: Well, I meant something smaller where just ...

CAIN: Sure.

BREDENKOETTER: Okay.

CAIN: Yeah, we can do that. No problem. Thank you.

1ST VICE CHAIR SPEARS: Kathleen Schw ... okay, pronounce that for me.

SCHWEITZER: All right. It's Kathy Schweitzer.

1ST VICE CHAIR SPEARS: And David Wade will follow.

SCHWEITZER: My name is Kathy Schweitzer, and I'm the president of Old Farm Estates Subdivision. We are a community of 558 houses, and we are indeed the subdivision that is being proposed to be sliced in half by Creve Coeur's annexation map yet again. This is exactly the same map that Creve Coeur created the last time they created one of these and proposed to cut our subdivision in half at that time. Our response at that time and again is, take us all or don't take us at all.

The residents of Old Farm Estates have been served quite adequately we feel by our municipality, St. Louis County, and are not necessarily in any hurry to join Creve Coeur's municipality. We feel that the police protection and the street services as well as the other municipal services provided by St. Louis County are by far and away the best that that we could probably get.

We are a subdivision ... and I think I can possibly explain the rationale behind the jump in the proposed boundary relative to Robinwood West. The St. Louis County ... well, actually, it's St. Louis City water right-of-way on the west side of Bookbinder, which is a north/south street that bisects our subdivision, St. Louis City water right-of-way on the west side, St. Louis County water easement on the east side of Bookbinder and those are the areas through which the Great Rivers Greenway is proposing to place a trail through our common grounds of our subdivision. I would suggest that that's the likely possibility for the northward direction of the Creve Coeur map.

Old Farm Estates is indeed completely contained within unincorporated St. Louis County and to my knowledge, the residents of the subdivision are not necessarily in favor of being annexed by Creve Coeur. It has been proposed previously by Chesterfield at one time that they annex us, and Maryland Heights at another time that they annex us, and Creve Coeur previously as well thinking about annexing us. So we sit in unincorporated St. Louis County, are happy to be there, and, in fact, are in all likelihood going to request of St. Louis County that we remain permanently unincorporated. If you have any questions, I'd be happy to answer them.

1ST VICE CHAIR SPEARS: Thank you.

SCHWEITZER: Thank you.

WADE: My name is Dave Wade. I have a business up here in [walked away from microphone] maps 1 and 3 of the Olivette map. Our address is 10707 Midwest Industrial. From what I've been able to get from your website, which I must compliment is quite good, I did respond to some of those in saying how do you go about contesting the annexation so I have put in negative comments on Olivette and Creve Coeur to you folks. And it's Midwest Industrial not Midwest Indian as on the Creve Coeur map. This is not a logical boundary for Olivette. Olivette is over here. [walked away from microphone] Olivette is primarily here. We're over here. [inaudible] It's not a logical boundary for Olivette. It's two corners hitting on the tippy parts of the corner. We have excellent services. I can hit my driver and hit the police station, the County police station. It's 500 yards from my building. We're serviced by West Overland Fire Department Protection System, which is what Creve Coeur would use if they annexed us so we'd get no benefit from an annexation by either party. We're industrial. They use the word "light industrial/commercial." There's not too many commercial people in that area, a few of them up on Page is about it. And I would contest the word "light" industrial. We're industrial and we're warehousing. There's warehouses in that area that are over 150,000 square feet. I don't think that's "light." And I don't think the bedroom communities know how to handle us. The County's done an excellent job, and I appeal to the Commission, the Boundary Commission, for the very simple fact that we can't vote. We own property, but we can't vote on this so you're going to have to reject it first and do us a favor. The County's doing an excellent job. And the other thing is if there's something we can do, let us know. If you want facts, figures, petitions, we'll be glad to do that. Thank you.

1ST VICE CHAIR SPEARS: Thank you, sir. Tom Knapp.

T KNAPP: My name is Tom Knapp. I've been a resident of the West Overland area for all my life, and I'm getting old enough now that it's been quite awhile. On addressing a couple of issues, first, most of the people who live in the area are very happy with St. Louis County and the services we receive from them. There've been some recent glitches in that, but hopefully we can iron those out. Spot zoning might be one of those issues we're talking about. I can answer a lot of the questions that have been asked here about, for instance, why that little narrow strip down Warson Road? Well, that was kind of gerrymandered by Creve Coeur when the people who lived there, who I knew at the time, told Creve Coeur that they weren't going to vote for it so they just excluded them so they wouldn't mess up their annexation.

Same thing happens in the area contested by Creve Coeur and Olivette. Both of those cities are coming into this strictly to enhance their revenue, and they have no real interest in anything else, and we all know it, just nobody bothered to say so yet.

Now, of these proposals, the only one that makes any sense, if we're to decide that we want to be part of a city, the only one that makes any sense is St. Ann, and even it has its limitations. For instance, Saint Ann should have gone to the border and also contested this little industrial area because it only makes sense that the industrial area support the residential area immediately surrounding it or immediately around it so St.

Ann should probably annex their's ... amend their's to include the industrial area. And Creve Coeur and Olivette should back off. Just an opinion.

We have no idea why everybody keeps wanting to annex us. We've been tried four times by Overland, once by Saint Ann. When Maryland Heights incorporated, we asked them if they would like to include us in their plans and then again right after they incorporated and they told us that Lindbergh was a natural border which we couldn't understand because they were on both sides of 270, but, you know, what the heck. I guess that's a smaller natural border or something. Maryland Heights could have asked for this area and they didn't for some reason. Natural borders. And if you are considering this area, if you look at the borders, for instance, that Creve Coeur has proposed, that makes a Texas congressional district look like a contiguous area instead of a gerrymander. Sorry. Can't help it.

But I would say that we have been happy with St. Louis County and that with St. Louis County suddenly decided that they're going to have a comprehensive plan where we've been ignored a lot in those kinds of things in the past. We once asked our county councilmen if we could get more services and we were told that, "Well, if you want more services, join a municipality." We were not very happy with that, but we did not join a municipality when the opportunities came along. Now they've decided they're going to come up with a plan for our area for which we are grateful, and if we can just keep the County Council from approving a spot zoning that they are planning there, that might make that a lot easier.

The people in the area have been happy with St. Louis County police. They respond quickly. Their substations were at the old St. Jude School and now at the old Quik Trip site there at Warson/Ashby/Baur confluence, and our response times have been very good. West Overland Fire District, outstanding fire district, we get excellent service from them. St. Louis County Highways have been very good also. I'm sorry, I need more than three minutes. And I think that if we get proposals from everybody and St. Louis County does their job as far as their redevelopment plan or their development plan that we would be happy to entertain whatever proposals are proposed. Thank you.

1ST VICE CHAIR SPEARS: Jerry Hogenmiller. Jerry Hogenmiller. Linda Barrett.

Barrett: Bear with me. I've never done this before. I'm trying to get active in my community. I just wanted to let you know that I live in the area that St. Ann is proposing to annex. We are ... we've lived in the area ... I've moved into the area ten years ago, and my parents have lived there 31 years. Our property value has increased considerably in the last ten years, and most of the people that aren't familiar with this area are very surprised when they come into our subdivision and the surrounding subdivision there. We have been very satisfied with the operations and services from St. Louis County and so much that we've got the neighborhood policing officers that have been trying to get community people involved in their areas, in their neighborhoods, and I've been involved with the St. Louis Citizens Police Academy and that's gave [sic] me an opportunity to participate in giving services to different areas including North County and the North Precinct of St. Louis County to help citizens be more informed on what

the County does and the Police Department and all the services that are available. If it wasn't for the neighborhood policing officers coming in the neighborhood and meeting the people in the areas and letting 'em know what's out there available to us, I would have never known that so I've enjoyed being a part of that, and I do want to say probably a lot of these municipalities that have no negative responses, it's probably because people don't know that they've submitted any plans whatsoever. So if it wasn't for me being active and communicating, I wouldn't have learned of this; so that's why you get a lot of no responses on whether or not people are interested or not interested. Thank you.

1ST VICE CHAIR SPEARS: Thank you. Jan Knapp.

J KNAPP: Hi. My name's Jan Knapp, and quite frankly, if it was the City of Overland that was petitioning for this area, I would be the first one to say, "Hell no, we won't go." But recent events with St. Louis County, it's got me open-minded. We just went to a thing with the Zoning Commission. For years we have fought spot zoning. That is why we don't want Overland. So what happens. Now St. Louis County wants to spot zone us. Well, that opens my mind a little bit, because the property values in the area that they're talking about have gone down when the rest of us have gone up. They've got roads that can't take the traffic that they're on now. They won't listen to their own Planning Department. The Planning Department says, "No, we don't think it's a good idea," but the guy on the County Council, excuse me, he's buddy with the lawyer from the other guy saying "Maybe we ought to make an exception in this case." Now, I'm used to that from the City of Overland, I am not used to that from St. Louis County and it really makes me angry. It makes me angry that they sit there and they let slums develop, that the only way we can get something done is to raise holy hell, to get the news media out there. I like my St. Louis County. I have fought for years ... I would be one of the first one's up here to join her and say we'd like to stay St. Louis County indefinitely, but I can't trust you now. One night they sat there and the lawyer sat there and told the St. Louis County, "Well, evidently, these people don't care about their area. If they did, they wouldn't be unincorporated. They'd have a voice." Well, he's right, I don't have a voice. And just having a voice sounds pretty good right now. Like I said, normally I wouldn't even be thinking about this, but right now St. Ann's looking pretty good, and I want the County to show me something that I can believe in because I want to stay in the County. Thank you.

FORD: What area do you live in?

J KNAPP: Excuse me?

FORD: What area do you live in?

JKNAPP: I'm in the area that St. Ann wants to annex. I'm in Warson Meadows Subdivision.

FORD: Thank you.

BREDENKOETTER: One more question. Who is the County Councilman for your area?

J KNAPP: Kathleen Burkett. She suggested that no, it would not go through, but there were two Republicans on the committee with her. You do the math.

1ST VICE CHAIR SPEARS: Thank you. Brad K-a-f-k-a.

KAFKA: Hi, I'm Brad Kafka. I live within walking distance of this school. My kids went to this school. We voted here very recently. Now from what I can tell from these maps, no one actually wants the street that we live on and that's really fine because I don't think we really want to be part of any municipality. St. Louis County has provided this area really with very good service for a long time. We've been here since 1984, but what I'm concerned about and the reason I'm taking the trouble to speak is part of it looks like our subdivision and part of the neighboring subdivisions, and part of the area that's really contributed to this school and where our kids grew up and where children [inaudible] would be divided into little pieces, and that just doesn't seem to make sense. Part of the reason we've had good service and why it's worked here is because it's all been part of one unincorporated county. Now to me that's the best way to go, and I'd like to see it stay that way, but if there's really going to be a serious plan to try to change things, then it can't be just this little piecework here and a little piece there, I mean, take a look at it, no one can really look at this and think that it's anything other than an opportunity to make a little bit more money here and provide a little less service there, and so what I would ask you to do ... and remember that everyone who's part of ... who's affected by this gets a vote. If you're outside of the annexation area, you don't vote, so you may end up with less service because it's really not practical for the County to provide the same level of service and have no vote in this process. So what I ask you to do is really look at this as a whole piece. I think ... and I think what you've heard tonight you'll hear again and again, St. Louis County has been fine for most ... more than fine, it's really provided good service for people here and the worst thing, I think, that can happen is to have it broken up into little areas where that service can't continue. Thank you.

1ST VICE CHAIR SPEARS: Thank you. This concludes our public hearing for tonight. I want to thank everyone for coming out. Have a nice evening.