

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

**TRANSCRIPT OF
BC0801 PLAN OF INTENT PUBLIC HEARING
FLORISSANT PADDOCK ESTATES SUBDIVISION ANNEXATION AREA**

September 23, 2008

COMMISSION ATTENDANCE:

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

OTHERS PRESENT:

Michelle Dougherty, Executive Director
David Hamilton, Legal Counsel

CALL TO ORDER

1st VICE CHAIR FORD: I want to welcome you to this Public Hearing for the annexation proposal BC0801. Again, to reiterate what Christine said, the public will be able to voice your concerns during the public comment portion of the meeting. You need to present a public comment form to our Executive Director, Michelle Dougherty, who is standing in the back of the room prior to the end of the St. Louis County presentation to the Commission. If you are speaking as an individual, you'll be allowed three minutes. If you are speaking on behalf of a group, you'll be allowed five minutes.

Give a little history about the Boundary Commission, the Boundary Commission was established by state legislation in 1999. The goal of the legislation was to provide a thoughtful mechanism to ensure that boundary changes are guided by sound public policy and planning principles and that the process maximize citizens' self-determination. The Boundary Commission members are appointed as follows: Four members are appointed by the Municipal League consisting of two large city

appointments, one medium city appointment, and one small city appointment. Four members are appointed by the County Executive, three from unincorporated and one from a city; and three members are appointed from a joint appointment with the Municipal League and County Executive approval. At this time I want everyone ... or the Commission to introduce themselves and explain where their appointment came from. From my right, Frank.

KENNEY: Frank Kenney, mayors of large cities over 10,000.

OLLENDORFF: Frank Ollendorff, large cities.

SCHUMAN: Mary Schuman, the joint committee from the Municipal League and the County.

WOJTKOWSKI: Don Wojtkowski. I'm a North County resident in unincorporated St. Louis County, and I was appointed by the County Executive.

KLOEPEL: Greg Kloepfel, and I'm a West County resident, and I was appointed by the County Executive.

BREDENKOETTER: I'm Christine Bredenkoetter. I'm a large cities representative, and I was appointed by the Municipal League.

FORD: My name is Bob Ford, and I'm an unincorporated resident appointed by the County Executive.

SPEARS: Johnnie Spears, North County resident. I was appointed by the St. Louis County Municipal League in St. Louis County.

SCHUSTER: John Schuster from the City of Glendale. I was appointed by the County Executive, Charlie Dooley.

FORD: Great. The Commission after reviewing the proposal and the input from Florissant and St. Louis County and the citizens of the affected area, the Boundary Commission can reject the proposal or schedule it for an election. We have nine months from the time of the proposal, which I believe was the date July 18, 2008. Per the Agenda, Florissant will be given 15 minutes for their presentation followed by questions by the Commission. Then St. Louis County will have 15 minutes for their presentation followed by questions, and then the public comment will follow. Again to remind you, you cannot speak unless you've turned in a public comment form. And you need to give those to Michelle prior to the end of St. Louis County's presentation. The Commission will also take written public comment either by letter or email for 30 days from this public hearing which will go into the record.

At this time, Florissant, you're on the clock.

LOWERY: Good evening, Mr. Chairman. I really appreciate the opportunity to be here this evening, and I wanted to welcome to the City of Florissant. You're actually in the City of Florissant now, and I also wanted to congratulate Christine for reclusing herself. I think that was the right thing to do since her husband is on our city council. The first thing I want to do is to make it very, very clear that this is not a tax grab. As a matter of fact, we do not have any real estate tax or property tax in the City of Florissant. I think that's a major, major point for the Commission to take into consideration. I think the other thing to take into consideration is that we're looking for progress not only in the City of Florissant but of all North County; and as a result of that, we did have some annexations before that were by permission of the voters that they had 75 percent, and that was presented to the Commission. At that time there seemed to be somewhat of a donnybrook that we had relating to St. Louis County. I don't want that to happen again so we have taken [ourselves] the position that we only want to go the democratic way and have an election. So the only thing the City of Florissant is asking for you to do tonight is to grant what everyone likes to have in America and that's a democratic election paid for by the City of Florissant. I also wanted to make mention of one thing before I introduce my City Attorney. I would like to make mention of New Halls Ferry and Parker Road. We annexed that area behind there, and it was with the approval of this Commission. We promised the people of the City of Florissant we would redevelop Parker/New Halls Ferry and Parker Spur and New Halls Ferry. We have tried many, many times and we have failed. This time we have been very, very successful in that we do have a plan that is going to be passed along to the Planning and Zoning Commission of the City of Florissant for the renewal of that entire area. Anyone that wishes to see this, can look at it, and we're very, very proud that we're moving forward. We intend to do the same with the property across the street if we annexed ... if we should annex that far down later. Thank you very much. I'd like to introduce our City Attorney, Mr. John Hessel.

HESSEL: Thank you, Mayor. Good evening. I see some familiar faces, and I apologize for having my back to the audience. There's just no other way to stand there, and I apologize for that inconvenience. Lou, if you could put up the map please. As the Mayor indicated, my name is John Hessel. I serve as the City Attorney for the City of Florissant, and we're here this evening to talk about an annexation proposal for an area referred to as Paddock Estates. When we submitted our Master Annexation Plan some time ago, that was part of Area 29, so if you refer back to the Master Plan, you will see that. And again, I apologize for the small size of the map. We actually had a PowerPoint presentation, but unfortunately, the room just didn't lend itself at all to the PowerPoint presentation. Lou, if you could refer back to the other side of the map, please. I want to identify the area for those that are not particularly familiar with it. We are proposing to annex the area that identified in blue. You will see that part of it, of course, is surrounded by the Florissant Golf Course, and as you'll see, most if it is residential. If I go from west to east or from left to right, there are a couple of parcels that are identified. They are two commercial parcels right along New Halls Ferry and then there's a daycare immediately to the east of that and there's also two other parcels on New Halls Ferry that are part of the St. Ferdinand Subdivision, which is a residential subdivision there, although they're not part of the Paddock Estates, and then one other parcel right

there that was actually part of the golf course, referred to as the Tyler Estate subdivision. The golf course was previously known as the Tyler Estate Subdivision. There's one parcel that was not included when in fact we took title by agreement with St. Louis County to the golf course property. Other than that all of the property is referred to as the Paddock Estates Subdivision. We did not include the Marietta Estate Subdivision, which was part of our Area 29 initially [inaudible] because the residents ... some of the residents of Paddock Estates were the ones that came to City Hall and asked us to pursue this annexation. We did not, at that point in time, have any interest expressed by the residents of the Marietta Subdivision. There has been some interest since that point in time, but obviously we were already proceeding with this and that's a separate issue for a separate day. So we're just pursuing what I'm going to generally characterize as the Paddock Estates Subdivision Proposal. It consists of residential properties along Estates Drive, Woodcrest Drive, Fairdo [sounds like] Drive, Fairway Drive, excuse me, Club Grounds South and Club Grounds North. All of those properties really have some affiliation, if you will, to the golf course property. That's the most natural connection, if you will. As I indicated, all of the properties, with the exception of a couple of them, are zoned R-3 within St. Louis County, and the R-3 within St. Louis County is very similar, if not identical to the R-3 within the City of Florissant. The other properties, the commercial properties are zoned C-8, and the City of Florissant has a B-5, which again is patterned after the St. Louis County C-8, so there really is no zoning difference at all once we get into a transition assuming that the annexation is approved. As I indicated, we're making this proposal for the Paddock Estates Subdivision because the residents in that ... some of the residents in the area came to Mayor Lowery and the administration and expressed an interest for local government, police protection, which is right there, obviously the golf course facilities, street service, all the natural amenities, services that are provided by the City, and I do not mean by any stretch that to be a criticism of St. Louis County. I have dear friends at St. Louis County. They do a good job. This is just ... as far as we're concerned, it's just allowing people to have a choice as to whether or not they want to be in St. Louis County or the City of Florissant. We believe it to be a win-win situation for the residents. The City of Florissant believes that the annexation proposal makes a lot of sense for a variety of reasons. As I said, the obvious is the golf course and involvement with the golf course, but the other residential properties to the northwest, if you will, are very similar. They look very similar if you are driving down the street you would not see any dissimilarity between those properties at all. The park services in addition to the golf course property, you have Koch, excuse me, you have the James J. Eagan Center, which is within a few miles in addition to the other nearby parks, St. Ferdinand Park, Bangert Park, Dunegant Park, and Koch Park. Of course, we have police officers. We have 88 sworn police officers, 21 civilian support personnel, who would be there for the residents as I indicated. There was discussion about being able to provide street maintenance, street improvements, snow removal, ADA accessible curb cuts, street lighting, things of that nature. There's certainly interest in the senior services that the City of Florissant offers through its FLIRT bus through the various trips and dances and parties that the seniors have within the City of Florissant. As I said, there's a great similarity between the homes currently within Paddock Estates as well as in the adjoining neighborhoods, and the City of Florissant has something that we're very proud of, it's called our Home Assurance Program, and under that Home

Assurance Program, if you are a home owner and if you submit an appraisal of that property and you continue to live in your home for five years, then the City of Florissant guarantees to the property owner that they will be able to sell their home for no less than what the appraisal price is. Obviously, in today's economy, that is a big deal, but it is the City of Florissant backing up what we stand for, which is the maintenance of property values so all the residents would be eligible to be part of the Home Assurance Program.

According to the latest census, you'll see in our proposal, there 588 people within the area that we are proposing to annex. As the Mayor suggested, the City of Florissant has no real estate tax nor do we have any personal property tax so a typical real estate tax bill that one receives in their home ... I know we all see a lot of bills are on there ... but those are from the school districts, the fire protection district, St. Louis County and other jurisdictions. There is no real estate tax that is being imposed by the City of Florissant. The City of Florissant does have a slightly higher sales tax than St. Louis County because of our capital improvement tax as well as the park improvement sales tax. So there is a difference when it comes to sales tax as you've probably heard me say here before that really doesn't, I suggest, affect an annexation because unless someone's going to change their spending habits because they live in Florissant rather than St. Louis County or vice versa, there is no impact whatsoever. That is just strictly what exists as far as the sales tax ... taxes are concerned. As I indicated since the area is primarily residential, it's very compatible. The City of Florissant is a pool tax city so there is no impact whatsoever to the citizens as far as they are concerned from a taxing standpoint. The monies will go into the pool. They'll be disbursed out. We have anticipated that the revenues received from this area are approximately \$209,764 dollars; that's an estimate that the Director of Finance made, and we believe that those revenues that we would receive as the result of their inclusion, the residents inclusion within the City of Florissant would be adequate to take care of the expenditures that we've similarly identified, and again, I want to emphasize that that's not in any way an increase to any of the residents. That's really merely a transfer of the funds over to the City of Florissant rather than St. Louis County, and obviously, the transfer of the responsibilities as we've identified for expenditures. You'll see when we identified the expenditures, there is no great math or science to this. There was reallocation of cost based upon population, the same way we've presented it to you in the past. In addition to that, we've identified that we are committed to providing additional services or additional amenities to citizens meaning street repairs, sidewalks, ADA accessibility, and new street lights, and those are specifically identified in the three-year program on your ... on the Plan of Intent that we've submitted to you. You can reference all of that information on page 5 of the Plan. I don't think there's any need for me to elaborate.

As I said at the outset, we believe that the residents as well as the City of Florissant would benefit by this Annexation Proposal. In no way is it intended to be a criticism of St. Louis County at all. It is merely a reaction to requests that we've received from some of the citizens within that area, and it's not just been recently ... over the years residents from the Paddock Estates have expressed an interest in becoming residents of the City

of Florissant and as the Mayor said, we'd ask you to favorably consider that so that we can submit this to the voters and allow the voters to have a choice.

I thank you. We have ... obviously, the Mayor is here. We have department heads here. We have members of the City Council here in the audience as well. We believe with everyone who is present that we can answer any questions that you might have. Thank you very much.

LOWERY: If I could as the Mayor of the City of Florissant, I want to make it very, very clear that I'm very proud to report to this Commission and to the people here that the City of Florissant is in a very stable financial condition. It's probably in the best condition that it's been in 20 or 30 years, and on the 29th of this month I'll be presenting a new budget for the City of Florissant which will take effect December, the first, predicated on what the City Council determines is necessary for the operation of the City, but I want to tell you that we have covered everything in this budget and that we still have a healthy, very, very healthy reserve. That is contrary to most governments to and including our United States Government right at the present time so we're contrary to most governments. And I also would say that we have looked at the streets. We are going to give street lighting so we have an investment that we're going to put into the Paddock Estates area should you approve this and should it be approved by the voters. We're going to make a major investment in lighting. We're going to make a major investment in streets. I hate to say this, but the streets are not in good condition. The streets still need some ... they'll need some work and are going to need some upfront money from the City of Florissant, and we're prepared to do that. And we're prepared to go in there and put the street lights in, and we're prepared to give it full police protection. We're prepared to give it all of the services that are necessary for a good functioning city and for them to become a part of it. I think it's necessary that we continue on as a community here in North County to make sure that we stabilize North County, and I think the way to do that is to become part of the City of Florissant. I have no qualms about the St. Louis County Police Department. They are good people. I had two of my own sons who were members of that department; one of them was shot as a police officer in St. Louis County, but I submit to you that they do not have ample forces here in North County, in this North Precinct, and I've even ... I can bring testament to the fact that I have pledged and pleaded with the County Council as well as County Executive to put more police, County police in the North Precinct. I sent them a letter over a week ago, and I have not received a response. I sent it to the Chief of Police for more police in North County so it's not that we're trying to take anyone out of their job, we're trying to keep them in their job. The only thing that's wrong with the County Police is they need more police, and they need them in the North Precinct. Thank you.

FORD: Mr. Kenney, do you have any questions?

KENNEY: The \$209,000 dollars that gets shifted from the County, essentially from the County tax rolls to yours, what is that?

HESSEL: It's really the pool revenues, Frank. It's really not a shifting necessarily. Just by the transfer of the jurisdiction ...

KENNEY: [talking at same time as above speaker] utility tax?

HESSEL: The utility tax we do.

KENNEY: That's primarily what ...

LOWERY: St. Louis County has 5 percent. Pardon me. St. Louis County has a 5 percent utility tax.

KENNEY: What's yours?

LOWERY: Ours is 5 so that utility tax will transfer over.

KENNEY: Will you have to hire any new police in order to cover ...?

LOWERY: [talking at same time as above speaker] Well, we just hired an additional three police officers, and the Council is always talking about adding more. I think that we will talk about it. I think this is a real ... this is almost surrounded by the City of Florissant, this area so it could become a part of a natural beat that we already have in place and the other cars that patrol the city. However, we will discuss additional police officers.

KENNEY: Nothing further. Thank you.

FORD: Mr. Ollendorff, do you have any questions?

OLLENDORFF: No, thank you.

FORD: Commissioner Schuman, do you have any questions?

SCHUMAN: Yes, I'm having trouble with the map because the map that we were given includes something called Marietta Condominium or it's the west end of Marietta Subdivision includes ... the map in our proposal anyway, I think it includes like [inaudible] Day Care Center and the dental ...

_____: There's three parcels. Those are the parcels.

SCHUMAN: I didn't see it on that map in there, I guess.

HESSEL: Well, ... and I apologize for that again. We had a PowerPoint that was probably better ... but there are two parcels that you can barely see that encroach down a little bit, what I'm going to characterize as to the south, so they would be on the southwest portion. Those were the two commercial properties that I mentioned to you, and they would be characterized if I could I guess along Marietta, and then there's a

daycare along Marietta so those are the three parcels and they sort of jut down a little bit.

SCHUMAN: On both sides of Marietta at New Halls Ferry?

_____: Correct.

SCHUMAN: Okay. Okay.

HESSEL: Sorry, you're right. It doesn't show, you're right. It doesn't show very well on there at all.

LOWERY: For the record, Miss Schuman, we did have a PowerPoint presentation and as you can see obviously we can't show it here so we regret that very much.

SCHUMAN: No, I just wanted to make sure I was looking at the same thing you were all talking about. Okay. That's all for right now.

FORD: Commissioner Wojtkowski, do you have any questions.

WOJTKOWSKI: No questions.

FORD: Commissioner Kloeppel?

KLOEPPEL: Ah yes. Mayor, you said you're prepared to give this proposed annexation area a full police protection, correct?

LOWERY: No problem about that, whatsoever, sir.

KLOEPPEL: All right. So since your last ... your recent annexations, have any additional police officers been hired ...

LOWERY: Yes.

KLOEPPEL: ... by the City of Florissant?

LOWERY: Yes.

KLOEPPEL: How many?

LOWERY: Five.

KLOEPPEL: And you just stated that you're discussing of hiring three additional police officers?

LOWERY: We already did hire.

KLOEPPEL: Okay. That's all I have.

FORD: Commissioner Bredenkoetter?

BREDENKOETTER: Nope. Nothing.

FORD: Commissioner Johnnie ... Spears?

SPEARS: No questions.

FORD: Commissioner Schuster?

SCHUSTER: No questions at this time.

FORD: My questions. Did you have some informational public meetings in this area regarding the annexation?

_____: We did.

LOWERY: Yes, sir. We actually had two meetings of the people in the area, and the people that did come out were all positive except maybe one or two and they said they were undecided.

FORD: How many were present at these meetings?

LOWERY: Ah, I think at the first one we had somewhere ... maybe 40, 35 or 40, and at the second meeting about 20.

FORD: And there's 588 residents ...

LOWERY: Yes, sir, there is.

FORD: ... in the proposed annexation area?

LOWERY: Yes, sir. This is a pretty good number especially if you call for a ward meeting in your own ward in your own city. I think that Frank could attest to that. If you can get out 40 people out of 550, that's getting out a lot.

FORD: How did you notify the people of the public meetings?

LOWERY: We sent a notice. We sent a letter.

FORD: To their homes? Or the residents?

LOWERY: Yes, sir.

FORD: Okay. I have no other questions.

LOWERY: Thank you, sir.

KENNEY: Mr. Chairman. I have one other. Are your ... is your trash picked up ... is it included in your tax bills?

LOWERY: No, sir. It's not. Right at the present time ...

KENNEY: [talking at same time] Do you bill it directly or is everybody required to have their own?

LOWERY: As of now, they are required to have their own trash hauler. However, we have sent out a request for a proposal for one trash hauler in the City of Florissant. We have received that back and we have broken it down as far as the five bidders that we received back. We sent out, I think, eleven; we got 5 back, and we're going to give seniors about 50 percent off, and it's going to be about \$13.15 per month.

KENNEY: But it's basically a direct bill?

_____: Um-huh.

LOWERY: Yes, sir.

KENNEY: It's not included in the tax

LOWERY: No, sir. It's a direct bill from the company.

FORD: Any other questions from the Commission?

SPEARS: I have one, Mr. Chairman.

FORD: Go ahead, Mr. Spears.

SPEARS: This Commission normally tried to recommend that the opposing cities talk with their neighbors. Have you discussed this proposal with any of the surrounding cities?

LOWERY: The only ...

SPEARS: Blackjack or

LOWERY: The only discussion I had with Blackjack that they are opposed [inaudible] if they want it. And I did have that discussion with the Mayor on several occasions. And some ... we had a friendly conversation about it. It wasn't antagonistic, but they said that they were interested in it, but they never applied for it. And again, and I have the highest respect and esteem for the Mayor and the members of their council, but they have no services.

BREDENKOETTER: I just want to ask one. Mayor Lowery, you did attempt to annex this area one time previously in the last cycle, is that correct?

LOWERY: Yes. Probably yes. Yes, it was in the last cycle, Miss Bredenkoetter, but it was with Marietta Subdivision.

BREDENKOETTER: All right ... just want to because some of the people on the ...

LOWERY: Yeah, it was coupled with Marietta and Marietta seemed to be the ones that were opposed.

BREDENKOETTER: And at that time, you did have a petition, but we asked you instead to submit it to a vote of the people, is that correct?

LOWERY: You did, Miss. Yes, ma'am.

BREDENKOETTER: Just a little history for the people sitting up here.

LOWERY: Thank you.

BREDENKOETTER: I know what it was like to be the new guy on the block, you know. A lot of history.

FORD: Any other questions?

LOWERY: I want to tell you I'm working day and night contrary to anybody's thoughts.

FORD: Any other questions? Thank you, Florissant.

LOWERY: Thank you, Mr. Ford, and I thank you, Christine, and I thank everyone here on the Commission.

FORD: St. Louis County, you're now on the clock.

POWERS: Thank you. I'm Glenn Powers, as you know, Director of Planning for St. Louis County and have been before you before. Lori Fiegel is handling out our PowerPoint presentation so you can follow along with my comments, and I will submit that to your offices in electronic form tomorrow.

BREDENKOETTER: [inaudible] we ask also for Florissant to submit their PowerPoint presentation to Michelle so it can be ... that would be nice. Thank you.

POWERS: A lot of this presentation you'll recognize and I'll go quickly through that, mercifully, but starting off on the first page after the title page, the point of this slide is that St. Louis County is a big place with a large population. One-third of the County is unincorporated, and County Government is the municipal service provider for that area.

And I'll tell you I think we do a pretty good job for the 300,000 plus residents of unincorporated areas. Moving on, again, we're a large service provider. We have the largest health department in the state, and I can report that it's also only the fully accredited health department in the state as the result of some recent activities. The second largest highway department besides MODOT, and police, I think you know well by now it's an outstanding force not only providing the standard municipal services for unincorporated areas but more the regional-type support services that municipalities rely on including our Emergency Operations for some of the things that befall us from time to time, most recently weather and the like.

In terms of range of services, all the things for the unincorporated area that any municipality would provide, you see the list here, and some things, some more regional services that your typical municipality won't provide such as social services. Facilities in North County, you see we have a range of facilities in North County ... the point here is that in terms of our direct services, we're not headquartered in Clayton. We have a North County Government Center at 21 Village Square. Our Highway Department works out of a garage in North County that services North County roads. Similarly with the First Police Precinct, 110 commissioned officers. And, you know, we have a large amount of park property in North County, over a 1,000 acres, over 1,100 acres in 12 parks.

In terms of Paddock Estates Subdivision itself, you can see the numbers here: 274 housing units, all single family, 94 percent owner-occupied. That's ... that's a high rate. That's higher than the County average ... and that's a good thing. Average year built in 1964 so they're a little bit older, but you'll find all these homes in the subdivision overall in very good condition. And there is a subdivision trustee association.

I made the point earlier that we're a large government. I think there are advantages in that in terms efficiency in providing services, but also we've restructured and reprogrammed in a number of areas to deal with providing services on neighborhood level, and the next couple of slides are about our neighborhood preservation strategy where we team together with other departments and we target neighborhoods where we feel we can help or who have approached us for help in strengthening their neighborhoods, and Paddock Estates essentially is one of those subdivisions that we have partnered with in the last couple of years. And you see a list of activities that we've done with Paddock Estates' trustees beginning in 2005 through more recently. We've met with the trustees, held surveys, identified issues, and responded. But in terms of the survey itself, here are some of the things that we find neighbors think about their own subdivision. Generally, a very high opinion ... residents have a very high opinion of their subdivision. They consider it quiet and peaceful. They like their homes. They consider them high quality and the location convenient overall. But down below you see the top three issues that we identified: street repair that was referenced in the City's presentation. Safety and security. That's always going to be a top three issue no matter what subdivision you go into, even the best ones anywhere else in the County. And then property maintenance and enforcement issues. And we have responded. We did, outside of our normal repair cycle where we prioritize streets countywide, [gone] into

Paddock Estates Subdivision and done a fairly major street slab replacement program. Those focus mainly on the very worst slabs which generally were at the intersections. And then the following pages or slides, as they were intended to be, give you some statistics on safety and security and following that ... well, some property maintenance issues. But what you see here is that actually since '05, we've had a decline in Paddock Estates Subdivision in calls for service, and that the crime rate per thousand actually is quite good, so this information sort of supports our contention that that's a safe area and citizens' perception's that's a safe area and actually, you know, that crime rate is quite favorable to the surrounding area. It's not ... you know, I'm not saying that we don't have issues. We do countywide. This year crime is up, not violent crime, but property-related crimes, and County is working very hard to counter this trend. I think it's the economy in general, but, you know, County itself has hired 25 additional police officers who are in the police academy system right now and will be deployed to the North County area so I think everyone in North County will find that to be good news. A lot of what I appreciate about the Police Department is their neighborhood policing policies and their neighborhood watch programs, etc., I think they are very effective in and the County police have been popular and just about all unincorporated areas feel very good about our police, and some of the ... the Police Precinct Captain is here tonight. I'm sure he would be willing to respond to any questions as well as some of the other officers.

With regard to property maintenance, another issue that was identified in our conversations with Paddock Estates, you can see some of our activities, some quantification of our activities. And, again, I think we're seeing progress there and overall, we have a subdivision that's in good shape, but we're very committed to keeping it that way and working with the residents in the future should they decide to remain in unincorporated County. And, again, overall, very good numbers in terms of the condition of the subdivision, but we're not going to sit pat on any of these information, we're going to continue to work hard and proactively to keep conditions good.

And finally, the last page for your reference here is quick history of annexation attempts of the Paddock Estates Subdivision. Goes back to 1990, the first proposal which was disapproved by the Boundary Commission at the time; 1994, a part of the area that was defeated in an election; '98, residents of a larger area that included Paddock Estates attempted to become an unincorporated zone, which I think most of you are all familiar with that. That actually met the petition thresholds but never really occurred. And the most recent attempt which was in '04, which was a petitioned annexation; 75 percent of the home owners submitted signatures on a petition. There were questions about that. I think the Boundary Commission did the right thing in opting to see that that go to a ballot vote and it failed. So that puts us where we are today. I would only say that if the residents of Paddock want to be in Florissant, we support their right to vote on this matter; but, at the same time, we're very proud of the services we provide. I think we provide very good services, the County, and we would be more than happy to continue to provide those services. So I'd be happy to answer any questions.

1st VICE CHAIR FORD: Mr. Schuster, do you have any questions?

SCHUSTER: No questions at this time.

1st VICE CHAIR FORD: Mr. Spears.

SPEARS: No questions, Mr. Chairman.

1st VICE CHAIR FORD: Commissioner Bredenکوetter.

BREDENKOETTER: I do have a couple. It says that there is a four-member subdivision trustee association. A lot of times in associations they will either recommend or whatever to their people. Do you know if there was any recommendation by the Subdivision Trustees as to annexation or no annexation.

POWERS: I don't, no.

BREDENKOETTER: Okay. And then out of the 25 officers that the County presently has, what's the distribution of those going to be across the County, do you know? How many districts do you have? Like we're the First District so ...

POWERS: My information is almost entirely to the North County area.

BREDENKOETTER: So those 25 new officers ... so that will increase the source ... could we have the police officers answer for us? I mean I know you did hire 25 more. I read the newspapers so I just wanted ... curious.

STULCE: Good evening. As the ... as stated, we have 110 commissioned officers assigned to the North County Precinct. In addition to those 110, I have 5 detectives assigned to the Precinct who specifically detail burglary and fraud investigations. Of the 25 officers, those are going supplement not just the North County Precinct but the other precincts involved. We have unlimited resources, access to other officers whether it be Division of Criminal Investigation to assist us in our investigations, Division of Special Operations, who assist us in Community Action concerns, and a Tactical Operations Unit as well as well as the Canine Officers. Speaking about the ... our enforcement patterns, we have since last ... early this year initiated with the Division of Special Operations a special enforcement program and we've been in contact and have three prosecutors assigned from the Prosecuting Attorney's Office, from Mr. McCulloch. We have made 250 arrests and seized 45 guns this year. The commitment to this, to the North County Precinct specifically has been 15 to 20 officers four days a week during four-hour periods ...

BREDENKOETTER: Over and above the ones that are normally here?

STULCE: In addition to the officers that are normally assigned to the ...

BREDENKOETTER: How many precincts are there in St. Louis County?

STULCE: Seven precincts.

BREDENKOETTER: Okay. So if you took 25 officers, then approximately each precinct, if you just wanted to do the numbers, would get about 3 officers and then you have the spares, so to speak, to direct to those precincts ...

STULCE: The Wildwood Precinct and the Fenton Precinct are contract cities so they have a set number.

BREDENKOETTER: Oh, okay. I'm just curious.

STULCE: The other precincts would share those officers.

BREDENKOETTER: Because I didn't think all 25 would be sent north. Just ...

1st VICE CHAIR FORD: Identify yourself for the record.

STULCE: Captain Lawrence Stulce, Commander, North County Precinct.

1st VICE CHAIR FORD: Thank you. Any other questions?

BREDENKOETTER: Un-uh.

1st VICE CHAIR FORD: Commissioner Kloeppe.

KLOEPEL: Yes. In Florissant's presentation, Mayor Lowery alluded to the streets are in bad need of repair, and then in your ... in the County's presentation, Glenn, you said that street repair was underway, but that you focus on the worst slabs, mainly at intersections. What about the rest of the streets?

POWERS: Well, street repairs are not underway. Street repairs were completed about two years ago, 30 slabs. We replaced the very worst slabs. And that was after meeting with residents and identifying what the biggest problems are. Could you do more? Yes, you could always ... you could replace the streets entirely, but I think we did a good job of prioritizing within that neighborhood what the biggest repair needs were, and we responded to them. Normally, what happens is county street repairs are prioritized countywide. And undoubtedly, there are some streets somewhere in the county as bad as they were in Paddock that were worse somewhere else, but under this program where we focus on that subdivision and the needs of those residents specifically, that's what we ... that's what we ended up doing in the end. But, no, I'm not going to tell you that we completely tore out and replaced every ... every street.

KLOEPEL: No, I wasn't asking that. My concern was when you said you were focusing on slabs mainly at intersections, but ... you've helped me there, but ... so in your opinion or in the County's opinion, how are the streets in that subdivision?

POWERS: The streets are in good repair in that area as you could in any subdivision, but ...

END SIDE A OF TAPE

POWERS: ... point to ... ah ...

WOJTKOWSKI: ... property condition surveys and perhaps it's not something for the public hearing here, but I believe this Commission would probably be interested in the criteria and how you weight that criteria in doing property condition surveys throughout St. Louis County, how you determine that something is in the 95th percentile or the 97th percentile.

POWERS: Well, we actually ... we do just that. Now we ... we use a combination of things. Assessment records put a condition rating on every house, but when we are focusing on a certain area, we'll actually walk the streets and rate the houses. Sure, go ahead.

FIEGEL: That slide that has the percentile information is fairly new. Our Neighborhood Preservation Office, which has the property maintenance inspectors, has done as scientific as you can get in this area, has done a random sample of 35,000 homes in each of our sub-areas of unincorporated county using a, you know, standard criteria and only the most objective inspectors were allowed to work on the project, but they have physically looked at 35,000, did a sample, and then rated all of the neighborhoods, if you will, against the overall sample so they have a countywide rating, a North County rating and a neighborhood rating based on 35,000 physical inspections.

POWERS: And that's a pretty large number, really.

WOJTKOWSKI: So was every residence in Paddock Estates surveyed or was it a random sample?

FIEGEL: Yes, yes, every residence in Paddock Estates has been sampled on a quarterly basis for the last three years. It is part of our program as a focus neighborhood to do quarterly inspections, and so we did that, I think we may be doing them annually now, but every single property has been looked at. The big 35,000, that was done with samples from different ... we call them "cojus" [sounds like] areas. They're a little geographic sub-area, but every house, every year since 2005 has been inspected.

WOJTKOWSKI: Okay. Thank you. One last question getting to the bottom line here. In the opinion of St. Louis County is there any single reason why this Commission should not consider putting this out to a vote of the people?

POWERS: I don't think so.

WOJTKOWSKI: Okay. Thank you.

1st VICE CHAIR FORD: Commissioner Schuman.

SCHUMAN: First of all, let me just say the neighborhood is beautiful, absolutely gorgeous. The only flaws I saw were a few joints where the concrete's kind of

deteriorating so, you know, there's a little work to be done up there, I guess, but it is a gorgeous neighborhood. My question was, and this is more a curiosity thing too, did the neighborhood initiate the meetings with the County or did the County initiate with the neighborhood?

POWERS: Lori. I'm going to call on Lori to explain it, and why don't you give a little bit larger description of the Neighborhood Preservation [inaudible] and how that's structured.

FIEGEL: In 2005 we created a North County and a South County Service Teams where the Planning Department coordinates communication and service activities in neighborhoods on a rolling basis. So we kind of do a very concentrated SWAT team approach, if you will, with all of our service departments, and we have about 15 to 20 neighborhoods that we work with. And we prefer to work with neighborhoods that have associations. Because of the level of interest in this neighborhood, and I started the timeline with 1990, but there were many other attempts in the '80s to focus on this area for annexation, and again into the '90s, and we had interactions with the trustees. We'd never been able to really maintain consistent relations with the trustee association. We made an overture in '05 that we would like to work more closely with the association. I personally was in the kitchen of the president of the trustees' home to get the ball rolling. We did a community meeting as a result of that, and then from there we did a house-by-house neighborhood survey. We've done the different kind of communication activities. We did a newsletter for the neighborhood. We did a community profile. We sent resource packets to the trustees. We held another neighborhood meeting in February of this year, again, trying to work with the trustees, but we have made those overtures first.

SCHUMAN: Thank you. That's all.

1st VICE CHAIR FORD: Commissioner Ollendorff.

OLLENDORFF: No questions, thank you.

1st VICE CHAIR FORD: Mr. Kenney.

KENNEY: You heard mention the \$209,000 dollars that essentially was utilities tax.

POWERS: Yes.

KENNEY: Is that the only ... first of all, is that ... is that your number also? Lori, you're shaking your head no?

FIEGEL: It won't be the same. The City's gain and the County's loss are typically different numbers, but we'll get those calculations.

KENNEY: They said theirs is 5 percent, primarily most of that was utilities tax which is 5 percent and the County's is 5 percent. That should pretty much be a wash.

FIEGEL: There are some different formulas for like road aid [sounds like] cart [sounds like] funds, the bridge taxes so there are a few more other taxes ...

KENNEY: So what other loss in revenue will the County sustain other than the \$209,000 dollar shift of roughly 5 percent utilities taxes?

FIEGEL: Well, it's the utilities tax, sales tax, [inaudible] tax, road and bridge tax, and the carts [sounds like].

HESSEL: It's just not the utilities tax. The \$209,000 encompasses all.

KENNEY: All right.

POWERS: So there might be small differences, but generally, you know, we're not going to disagree with that number at this point. We'll submit ... it's going to be ballpark.

HESSEL: I get my numbers from them anyway.

POWERS: Yes. That's the truth of it.

[general background conversation]

FIEGEL: There's a difference between the City's gain and the County's loss and we will explain that in some simple tables. It's not ... we'll get that to you.

KENNEY: That would be great. All right. Of the ... what percentage of the County's budget is police and law enforcement? Of their regular operating budget?

POWERS: I'm going to have to get you that number, but it's big.

KENNEY: I'm sure the police will know.

POWERS: I would doubt it, really, but there's an answer to that and we'll get that to you.

KENNEY: So basically all I'm getting at is if there really a shift of someplace between \$200,000 and \$300,000 thousand dollars, whatever the number is, basically police enforcement is going to be losing X percentage of those which is two or three patrolmen or whatever the heck it may be, it's going to be shifted over.

POWERS: Well, sure. Yes. It's not proportional.

KENNY: I understand, but at ...

POWERS: There's a little bit of friction, you know, when we lose areas. It's similar to school enrollment really where you can't shut a school down the minute it loses population.

KENNEY: No, but you're going to have X-number of dollars less to operate the police.

POWERS: Sure.

KENNEY: And are you going to cut out a patrolman because you don't have that money or where are you going to get that money or where are you going to get that money? Assume for the moment that it was 40 percent of the \$200,000 thousand, that's \$80,000 thousand dollars. That's two patrolmen. You're going to have to get that money from someplace.

POWERS: That's something we haven't even looked at yet.

KENNEY: Nothing else.

1st VICE CHAIR FORD: That it?

KENNEY: That's it. Just ... I have a few questions for you ... just a reminder, your public comment cards need to be turned in to Michelle because as soon as I get through asking questions, that's the cutoff.

Maybe the Commander can answer this better ... in the neighborhood programs have you been getting any feedback from the residents regarding annexation pro or con or anything?

STULCE: No, we have a neighborhood officer assigned to the precinct in addition to beat officers. That's Officer Gamble [inaudible].

I haven't received any specific knowledge either way about what the ... what is being felt down in the neighborhood. The issues that are brought forth back to me are issues that we work on, quality of life issues that Officer Gamble, our neighborhood policing officer for that area, addresses and works with his supervisor.

1st VICE CHAIR FORD: Okay. On the inspections that you mentioned, Lori, those annual inspections, is that a drive-by inspection or do they actually go into the homes and do physical inspections of the interior of the homes of the programs that you were talking about?

FIEGEL: Well, we have ...

POWERS: It's an exterior inspection. We do have an occupancy code at this point where when there's a change of occupancy of the home, there is an interior inspection. That's a program that went countywide not long ago, but in terms of the

inspections we're talking about, no, they're exterior inspections, but you can usually tell a lot about the inside of the house from the outside of the house.

1st VICE CHAIR FORD: Oh, I agree. I just saw some heads shaking out here when we were talking about inspections. I wanted a clarification that an inspection could take place without the resident actually knowing about it.

POWERS: Oh, absolutely, yes.

1st VICE CHAIR FORD: Yeah, so any other questions from the Commissioners? That will be it, Mr. Powers. Thank you very much.

We'd like to take about a five-minute break here, and we'll get back to the public comment.

BREAK

1st VICE CHAIR FORD: ... just raise your hand and Michelle will just kind of work the room for us here ... so ... and hand you the mike and I'll give the name and then the person that's on deck that's going to be the next speaker. So again, if you're speaking for an individual, you'd have three minutes. If you're speaking on behalf of a group, you have five minutes so please let us know if you're speaking on behalf of a group. The first one will be Jeffrey Spiegel. On deck will be Greg Porter.

SPIEGEL: Good evening, Mr. Chairman, Commissioners. I am speaking as an individual. My name is Jeff Spiegel and I am Superintendent of the Ferguson/Florissant School District. I'd like to welcome you to the District. Our ... the children in Paddock Estates attend school in Ferguson/Florissant School District. They attend Commons Lane Elementary School. Commons Lane Elementary School is in Florissant. They attend Cross Keys Middle School here in Florissant. They attend McClure North High School in Florissant before they graduate and go off to college. I'm speaking as an individual because I live in Paddock Estates, and I'm here with my wife and I live with my wife and two children in Paddock Estates. I love North County, I love where I live, I love this School District. In the District we teach students about freedom, we teach students about equality, and we teach students about the democratic process, and I would urge you to allow me and my neighbors to make this decision. I urge you to put this to a vote of the people and allow us to choose. If you do that, and I certainly hope you will, I will be voting personally to approve the annexation and to become part of the City of Florissant. The City of Florissant has a lot of amenities that I would love to have available to the residents in Paddock Estates, and that's how I'm going to be voting personally. I will ... I've talked with my wife. I've talked with my children. I've talked with my neighbors, and all are very supportive of this annexation, and I urge you to give us an opportunity to make that decision ourselves for us as a community here in North County. Thank you.

1st VICE CHAIR FORD: Thank you. Greg Porter, and on deck, David Otto.

PORTER: Good evening, members of the Boundary Commission. My name is Greg Porter of Number Six Crookham Court, Florissant, Missouri, 63033, which is in unincorporated St. Louis County, and I'm here tonight to speak on behalf of two groups. I'm the President and Secretary of the Paddock Forest Residents Association, Incorporated, which is a trustee for Paddock Forest, and also the Chairman of the North St. Louis County Problem-Solving Committee, which addresses area problems on behalf ... and issues on behalf of residents in unincorporated St. Louis County. For the record, Paddock Forest is located near the intersection of 367 and Parker Road. Although Paddock Forest is not the subject of tonight's public hearing, all five directors of the Paddock Forest Residents Association, Incorporated, are in unanimous support of the annexation proposal by the City of Florissant to annex the Paddock Estates Subdivision, and the majority of the North St. Louis County Problem-Solving Committee also support this proposal as well as a large number of residents in the unincorporated areas who are on the Florissant annexation map plan. We feel that the City of Florissant, as the anchor of North County, is much better equipped to serve the needs of those residents in the proposed annexation because it has and continues to make significant progress in economic development, the redevelopment of aging commercial districts, proactive rather than reactive enforcement ... code enforcement, that is ... with respect to neighborhood preservation in addition to numerous other reasons, all of which are important to the attraction and retention of businesses and residents in North County. And lastly, a self-centered reason to ... for support of this annexation proposal is that in order for Paddock Forest to be ... and other areas to be annexed ... those areas contiguous to Florissant must first be annexed. And again urge you, like Mr. Spiegel said before me, to put this before a vote of these residents in the Paddock Estates Subdivision, and let them have a vote. Thank you.

OTTO: Good evening, my name is Dave Otto. I reside at 15 Club Grounds North in the Paddock Estates Subdivision. My wife and I have lived there for 30 years ... as a matter of fact, since the day we got married in 1978; it's the only home we have lived in. It's been a fantastic subdivision and a fantastic area, not to say there aren't some problems that needed to be corrected, some homes to be improved and some maintenance issues to be done certain areas, but ever since the first annexation attempt by the residents of Paddock Estates and City of Florissant, we've been for the annexations for several reasons: for police protection, for streets, for street lighting and because of that and the other amenities that the City has to offer, we've been saddened every time that votes been down ... been voted down. So I just wanted to speak for us that we would like to be part of the City of Florissant. And I think it would be best for our subdivision. It has one of the higher property values in the immediate area and needs what Florissant has to offer to stay as a shining star in this area. Thank you.

1st VICE CHAIR FORD: William Tucker.

TUCKER: I pass. He pretty much said [inaudible].

1st VICE CHAIR FORD: David Miller. The next speaker will be Ken Colman.

MILLER: My name is Dave Miller, and I want to thank you all for your time, effort, consideration for being here this evening to hear us out. I want to thank the representatives from the County and from Florissant. My wife and I have lived in Paddock Estates for 24 years. Before that we lived in Florissant for 27 years so we know what Florissant is like. She and I both take advantage of non-resident fee'd civic center activities in Florissant; we wish we could go over and have the meals with them and so forth. As regards police protection, road repair, when we see .. road repair is typically one or two days before we have one of these hearings. St. Louis County came out yesterday and dumped some asphalt in some cracks in the streets. Okay. If you don't believe me, you can see the loose gravel [laying] out there as a result of that. The same is true with police protection ... while I'm sure the policemen do a beautiful job, a wonderful job, typically I see one County police car a year go down our street ... and believe me, I'm out in the yard a lot cutting grass. On maintenance, when I go down our street on Paddock Estates and I see eight inches of snow, I drive past Balmoral, which intersects that drive, and it's wet, already salted down. I come home at night, we still have snow. So I thank you very much for your consideration, and I do hope you let us vote for this. Thank you very much.

1st VICE CHAIR FORD: Ken Colman, and our next speaker will be Sharon Bucholtz.

COLMAN: Hi, my name's Ken Colman. We ... my wife, Sandy, and I live at 27 Club Grounds North. We've been a resident there originally since 1983. Both of us have grown up in the North County area and we love it. We do hope to be able to get into the Florissant area and be part of the Florissant group. Okay. Thank you.

1st VICE CHAIR FORD: Sharon Bucholz. I hope I pronounced you correctly.

BUCHOLZ: Oh, you did good. You've got it down. No, I'd like to thank all of you tonight for giving us this opportunity because I've worked with things in Florissant for years, and we've participated in a lot of things in Florissant. Our first home was in Florissant. We've lived in this home since 1970, and we love Paddock Estates. We have wonderful neighbors, and it's always been a nice quiet area, and from the time we moved there, I saw where we had no snow removal and it gradually all improved with the County, and the County Police were always wonderful. I saw them fix our streets years ago; but, unfortunately, in recent years, and I think it probably has to do with all the new subdivisions that have come up and St. Louis County has taken on a lot of probably new areas, and we've become a little forgotten pocket, and I've never ... I mean my husband's played in the County golf tournaments and we've always been very supportive, but I think they're overworked. I think they've got a very, very big job, and our little pocket doesn't quite fit in. And so I'm hoping ... some years ago when this Commission was first formed, one of the things that came up then, and I don't know if it's true anymore, and I would like to ask this question, back then they said that at some point we would be taken in by someone, and I always felt I think we're very foolish not to take the opportunity to be able to choose ... that if you just let things go all of a sudden you find yourself in a situation that hasn't been, it won't be as nice as what we've had in the past, so I think we should take this opportunity, and I hope you will give it to us, to

make our own decision. And I look forward to the fact that I hope we will become a part of Florissant and enjoy all the amenities, and I think they're there for the children, they're there for the elderly, which I'm working on doing, and so I hope you will give us this opportunity. Thank you.

1st VICE CHAIR FORD: To answer your question, when this legislation was passed, that was a misconception that St. Louis County was going to be parceled up, unincorporated St. Louis County was going to be parceled up among municipalities. That is not accurate. That is not ... that is not accurate. There's no plans that I know of that that's going to happen so ... at this time we have no more public hearing ... public comments ... and this public hearing is now adjourned.