

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

**TRANSCRIPT OF
BC0802 PLAN OF INTENT PUBLIC HEARING
FLORISSANT “Area 13” ANNEXATION AREA**

February 3, 2009

COMMISSION ATTENDANCE:

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

OTHERS PRESENT:

Michelle Dougherty, Executive Director
David Hamilton, Legal Counsel

CALL TO ORDER

1st VICE CHAIR FORD: Number BC0802-Florissant – “Area 13” Annexation Proposal. I’d like to add a few opening remarks. I’d like to welcome you to this public hearing. 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, planning principles and that the process maximize citizen self-determination. The eleven-member Boundary Commission is appointed as follows: Four members are appointed by the Municipal League consisting of two large cities, one medium city and one small city. Four members were appointed by the County Executive, three from unincorporated and one from a city. Three members are joint appointments between the Municipal League and the County Executive. The Commission welcomes the public comment regarding this proposal at this meeting. You’ll be able to voice your concerns during the public comment portion of the meeting. You do need to present a Public Comment Form to our Executive Director, Michelle, prior to the end of St. Louis County presentation to the Commission. If you are speaking as an individual, you’ll be allowed three minutes. If you’re speaking on behalf

of a group, you'll be allowed five minutes to speak. The Commission will also take public comment either by letter or email for the next 30 days from this public hearing ... will be part of the record.

HAMILTON: Twenty-one days.

1ST VICE CHAIR FORD: Twenty-one days? I stand corrected. Twenty-one days from the public hearing which will be part of the record. At this time I'll introduce ... or have the Commission introduce themselves. Greg, you want ...

KLOEPPPEL: I'm Greg Kloepfel.

BREDENKOETTER: I'm Christine Bredenkoetter.

SPEARS: Johnnie Spears.

FORD: My name is Bob Ford.

SCHUSTER: John Schuster.

SCHUMAN: And Mary Schuman.

FORD: After reviewing the proposal and the input from Florissant, St. Louis County, and citizens in the affected areas, the Boundary Commission per the state statute can either reject a proposal or schedule it for election. We have nine months from the time of the proposal ... that the proposal was presented, which was November 17, so we have a decision deadline of August 17, 2009. 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 the public comment will follow after that. Just a reminder, if you want to speak tonight in the public comment forum, you need to present Michelle with a Public Forum ... Public Comment Card.

We do have some open chairs over here for anybody that's out there that's standing.

City of Florissant, are you prepared to present?

LOWERY: Thank you very much. Mr. Chairman, I'd like to thank the members of the Commission for inviting us to make our proposal to your Commission for the annexation of Area 13. We, first of all, would like to start out by saying we have no personal or real estate tax in the City of Florissant and if this annexation were to take place, there would be no change, no change whatsoever in the taxation. First of all, the City of Florissant, members and people of the audience, City of Florissant's proposing annexation of an area known as Area 13 by this map, and there is one in your book, which is comprised ... reference the master annexation map plan and a small portion of Area 10 primarily Sunland Hills, Plat 1-4, Kiefer, Candlewick, Spring Creek

Condominium Phase 1-17 and the John Evans Estate Subdivisions. Hereinafter in this proposal we'll refer to the proposal of area as Area 13. Area 13 is adjacent to the northeast boundaries of the City of Florissant and the City of Florissant's golf course along Coldwater Creek, which is west of Old Halls Ferry Road, south and including north Highway 67 except for one parcel, which is North County Golf, just north of Highway 67 at Coldwater Creek, and east and north of Coldwater Creek adjacent to the City of Florissant. Please see "I" tab in tab #2, the attachment.

I wanted to let you know that we do have some corrections that we'd like to pass out to the Boundary Commission tonight on information that we received from St. Louis County on some changes. So you will receive that from our Director of Public Works. First of all, on Area 13 it affects not 548 housing units; it affects 348 housing units. And as far as the population is concerned, it's not correct to say 1,287; it's 721.

Again, I'd like to say that we can offer tremendous services to the City ... to these people that are adjacent to the City of Florissant. We really have three things paramount on our mind. It's economic development not only in the City of Florissant but of all of North County. We think it's very, very virtually important that this area become a part of the City of Florissant so we can all act in unison. I think also that we can provide, and I have a great deal of respect and admiration for the County Police, but they're far too spread out in the North County Precinct in the First Precinct. We can deliver better service, emergency service in two minutes, and besides that, any other calls in three to five minutes. So we can provide a better patrol plan, a better ... we have 90 police officers and support staff of about 35 ... so we have a lot of police officers in the City of Florissant considering we only have about 54,000 people in our city so we're very well acquainted.

So without further ado, I'm going to also say that besides economic development and solution to crime, you know, the crime is on rise in America, and we want to do something about it. We're very proactive as far as that's concerned. We're very proactive as far as economic development is concerned. We're proactive in beautification of our city, and we're proactive in all the areas in North County. As you know, when I speak on the radio or television, I don't only speak of Florissant. I speak of North County. I think that we're shortchanged on many occasions, and I look forward to take the leadership role on that, and I have done that before, and I intend to do it in the future that North County receives its just share. After all, we must consider, there's 425,000 people in North County. This is the largest area. It's larger than St. Charles County, and we're larger than all of the City of St. Louis so we must be given just due, but it's very important that they have their government here and very close to them. I think it's very important for all of us in North County to work together for the further implementation of new projects in the City of Florissant.

By the end of 2009, we ought to have close to \$1 billion dollars in redevelopment in the City of Florissant. So we're moving steadily, even in the wake of the economic crisis throughout the United States. Some of the projects have slowed, but we have five that

are already underway, and we hope to have those completed. One was for \$42 million dollars. So we're seeking this. We're seeking it because of our love not only for the City of Florissant but of North County.

I'd now like to now introduce Mr. John Hessel, our city attorney.

HESSEL: Thank you, Mayor. Let me reintroduce myself. As the Mayor said, I'm John Hessel, and I serve as the city attorney for the City of Florissant. As Mayor Lowery indicated, we are proposing to annex an area that was identified on our Master Plan as Area 13, which is right there. We're also proposing to annex the commercial property that is on the north side of North Highway 67 as well. We are, for the benefit of the audience, hopefully, you can see that. It's a little light, but it will show you the general proximity of the area that's in question, which is right in here, and then if you can show the more detailed map, John, that will give you a much better picture of the area that we're talking about. As you can see, the proposed annexation area going, if I can, from left to right or what would be west to east. As I said, we have the one parcel, which is on the north side of North Highway 67. That is the driving range area, and the owner's at least expressed an interest, and Mayor Lowery and the staff has had discussions with him about the annexation. As you continue, what would be on the south side of Highway 67, you'll see the Spring Creek Condominiums and the Candlewick Villas and then the Sunland Hills subdivision, and then there's one commercial property, which is at New Halls Ferry, Old Halls Ferry, excuse me, and Highway 67. That is a First Bank facility. So in essence, you have the boundaries of Coldwater Creek, which would be along here on the south, and then on the west, you have Highway 67, which is essentially with the exception of that property, the boundary which would be on the north, and then Old Halls Ferry to the east. As you know, and as Mayor Lowery mentioned, the proposed annexation area abuts the Florissant golf course, which is the area right here down at the bottom of the map as well as the boundaries of the City of Florissant there on the west side.

As you look at the current zoning of the properties, you will see that Spring Creek Condominiums complex and the Sunland Hills subdivision is currently zoned R-3. The Candlewick Attached Villas are zoned R-6A. You have Non-Urban for the driving range, and then the commercial property is the C-2 right there. If the property is annexed into the City of Florissant, there would be no change in zoning except to note that the Candlewick Attached Villas would be rezoned to Florissant's R-6, which is essentially the same as St. Louis County's R-6A. So there is really no zoning change between the two proposals.

The City of Florissant is pursuing this annexation because some of the residents in the area have expressed an interest and a desire to be annexed. We think it makes sense for a variety of reasons. Obviously, it's a natural extension of Florissant boundaries. As we said, as you proceed down Highway 67, the area ... the homes in Area 13 just north of the golf course look and appear to be very comparable to the homes in nearby Florissant. There's also been an expression of a strong interest in Florissant's municipal

services including the senior services, the Flirt [sounds like] services, access to the parks and recreational facilities, particularly the Florissant golf course and its close proximity. As Mayor Lowery mentioned, we have 89 sworn police officers, 21 civilian support personnel who would provide protection for the residents of the area. In addition the City would provide necessary street repairs and maintenance, curb cuts and street lights in the area, and the sewer lateral program as well.

As I indicated, when you compare the homes in the proposed annexation area to the homes currently in Florissant, you do see the striking similarities. The City of Florissant prides itself on code enforcement to maintain the quality of the homes. In addition the City of Florissant has a home equity assurance program. Under this program the City of Florissant guarantees that property values will not go down. Under this program if a property owner within the City of Florissant obtains an appraisal, submits that appraisal to the Community Development Director, continues to live in the home for five years, the City of Florissant guarantees to the property owners that they will be able to sell their home for no less than the appraised value. Obviously, in today's economy that is a very significant investment and promise being made by the City of Florissant. We've had this program in place for years, and we've continued to live by it. Fortunately, we've not had to pay any money through this program as well.

As Mayor Lowery indicated in our official submittal, we estimated based on information provided to us by St. Louis County that the annexation would involve 1,287 people. We were informed and we have now corrected that we believe the appropriate population figure is 721, and with the handout that Mr. Jearls gave you, you'll see that that will adjust revenues. For example, the cigarette tax, the gasoline tax, the property tax, sales tax, capital improvement sales tax, park improvement sales tax, motor vehicle sales tax, and motor vehicle fee increases are all based upon population. So obviously, when you adjust the population figure from 1,287 down to 721, that adjusts the revenue projections as well, and that's included on there.

On the other hand, you will see that we did not adjust the budget for street repairs, sidewalk, curb cutting, ADA accessible curb cuts nor new street lights. We are continued to promise those expenditures will take place. Obviously, you'll see the other expenditures that were adjusted. It's really just an allocation of the general overhead administrative expenses that you would customarily do for accounting purposes.

As Mayor Lowery mentioned, the City of Florissant has no real estate tax nor does it have any personal property tax. Therefore, there is no implication to the residents from a tax standpoint if the annexation is approved. As we've noted in prior submittals to this Commission, the City of Florissant does have a higher sales tax rate than St. Louis County because of our capital improvement sales tax and park improvement sales tax; however, unless residents are somehow going to change their shopping habits based upon the annexation, that likewise has no impact whatsoever upon the residents who would come into the City of Florissant.

Since the area as we've identified is primarily residential, the tax base will be compatible, mutually beneficial since the City is a pool city for sales tax revenues. We believe that the residents in Area 13 as well as residents in the City of Florissant will be benefited by this annexation. We ask that the Boundary Commission approve this proposal. Mayor Lowery, myself, council members, and members of the staff are here to answer any questions that the Board might have. Thank you very much.

FORD: Thank you, sir. Commissioner Kloeppel, would you like to start the questions?

KLOEPPPEL: Sure, I have a couple questions. Why would this annexation proposal be in the best interests of the area to be annexed with regards to police protection? I know you stated, Mayor Lowery, about the quick response time, so on and forth, but in your Plan of Intent, you stated in there that you had at that point in time 85 police officers, and now you state you have 89 fulltime police officers. Why would it be in the best interest of that annexation area to have Florissant police protection versus St. Louis County Police Protection?

LOWERY: I think that we have police officers, more police officers per square mile than the St. Louis County police do. I think right at the present time if you were simply to take tonight, we probably have 20 units that are available for call, and the St. Louis County has a tremendous large territory in North County and I think that they probably have about 13 or 14 at most. So we have more cars in less area to make it simple.

KLOEPPPEL: Do you plan on, if this proposal goes to the vote of the public and gets approved, adding any additional officers?

LOWERY: It would be considered, but I can tell you right at the present time, we have to because most of the golf course is in the City of Florissant, which was worked out by myself and the late Buzz Westfall, most of the golf course is in the City of Florissant, and as a result, our patrol cars have to patrol through this area in order to go to Old Halls Ferry Road. So there's already a beat number that is assigned to that area.

KLOEPPPEL: I was looking over your crime statistics for the last few years. Do you have any explanation, even with regards to adding the additional four police officers, do you have any explanation why ... why total report of offenses has increased pretty drastically in the last few years?

LOWERY: Let me say this. I think that that's problem throughout the United States. Some years ago we were told, and the County Police can even verify here and Chief Karabas. We were told by criminologists that the age grouping of 13-21 it is, as far as I'm concerned, that there would be a massive increase in that age group that would be coming along, and that when that group came along, there would be total increases in crimes, most especially in violent crimes in the City of Florissant and throughout the United States. But throughout the United States this is occurring, and it's occurring very

much in the unincorporated area of St. Louis County. What we have done with the Florissant Police Department is we've done a reorganization of the Police Department in order to make it more effective to deal with this type of crime. We have units out, especially four units now with two men in each car, two ladies in each car, that are addressing the issue and it is reducing the crime in the City of Florissant very drastically. And we have no tolerance for crime or narcotics in our city.

KLOEPPEL: That's all I have. Thanks.

FORD: Commissioner Bredenkoetter.

BREDENKOETTER: Okay, I have several questions. On the home equity insurance fund, how much money is in there today?

LOWERY: I would say that Mr. McDaniels is not here. I think it's \$75,000 dollars.

BREDENKOETTER: And how much is added every year to the home equity insurance fund?

LOWERY: None was added this particular ... in the last budget.

BREDENKOETTER: You've never had a claim?

LOWERY: No, ma'am.

BREDENKOETTER: And how many people are enrolled in the home equity insurance fund?

LOWERY: I'm not sure, but I would say that there's probably about a hundred.

BREDENKOETTER: Okay. I would like to have documentation to that effect, please, provided to the Commission.

LOWERY: Yes, ma'am. Mr. Jearls.

BREDENKOETTER: And also, I looked through the number, and I have great concerns concerning your budget, and here's is my biggest concern. It shows in your budget figures at the end of last year that you were \$1.7 million dollars expenditures over revenues. And based on the pro forma financial numbers that were provided to the Commission, these numbers don't get better. In fact, if you keep adding these numbers, by the year 2011, you're down to \$606,348 dollars in your reserve funds.

LOWERY: Well, we have a reserve fund right now that's \$8 million dollars so I think we're in great financial condition as compared to St. Louis County as a whole.

BREDENKOETTER: That \$8 million dollars was at the end of 2007 ... at the beginning of 2008 you haven't even ... I mean 2007, you haven't even taken out the 2008 numbers yet.

LOWERY: It's my intention that at the end of this fiscal year that this administration will return to the revenue at least a million and a half dollars.

BREDENKOETTER: Okay. Then also, in the past you have said you have done roadwork, ADA ... ADA work ... what's the other one? New and additional street lighting. Based on some recent episodes within ... you know, with the Boundary Commission and the Supreme Court, I would like to have furnished to the Commission proof of that street repair in some of the previous annexed areas.

LOWERY: Yes, ma'am.

BREDENKOETTER: I would like it for Area 12, Area 10, and for Willow Creek. Those are all very recent annexations that were approved.

LOWERY: Ma'am, do you have anything that you specify any streets that you say ...

BREDENKOETTER: No, I want to know what streets. You say you're going to spend \$43,000 a year in street repair, \$36,400 a year for the next three fiscal years in this area so I went back and I looked at your other proposals where you said you were going to spend money for the next three fiscal years ...

LOWERY: We promised these people that we would pay for the lighting also ...

BREDENKOETTER: Correct.

LOWERY: ... and we're going to take care of the streets.

BREDENKOETTER: Correct.

LOWERY: So they don't have to pay for them.

BREDENKOETTER: So I want to know where, what streets particularly in each one of these. I want them by annexation proposal.

LOWERY: We'll be happy to provide it.

BREDENKOETTER: Okay. I also want to know by address where you've added new or additional street lighting.

LOWERY: That's no problem.

BREDENKOETTER: And I also want to know where sidewalks and ADA accessible curb cuts were done in those three annexations.

LOWERY: We will provide you the information.

BREDENKOETTER: Let's see, what else.

LOWERY: I think you have the information already, but we'll be happy to provide it.

BREDENKOETTER: Okay, I'm still having a little difficulty getting my head around this because as I look at your fund balance, your savings balance, from 2002 through 2007 ... in 2002 you had \$16,468,310 dollars in your fund balances. At the end of 2007 you had \$8,323,928. Now, you are exactly half of your savings and, as I'm sure most of us are aware, we're in a pretty bad recession, depression, whatever you want to call it.

LOWERY: I don't think anybody doubts that.

BREDENKOETTER: How confident do you feel that your budgeted revenues for 2009 are adequate?

LOWERY: I think they're very adequate at this time. I don't think that there's any problem with them whatsoever.

BREDENKOETTER: So we've had two ... what? We've had two months ...

LOWERY: [talking over each other] we start December the first and November the third.

BREDENKOETTER: Okay. I would like to see the revenues that have been collected by the City of Florissant from the beginning of the fiscal year through ... when's the payment made from the state for sales taxes? Isn't that like on the 10th of the month?

LOWERY: Yes, ma'am.

BREDENKOETTER: I would like to see ... after the 10th of February, I would like to see those figures included. I'd like to be able to extrapolate to see if you're on target with your revenues.

LOWERY: Sure. I think you can get them very easily, you know, even from your husband, but I'll be happy to get them for you.

BREDENKOETTER: Well, I would like them for the Boundary Commission, thank you. Not for me, for the Boundary Commission.

LOWERY: I'll pass them out.

BREDENKOETTER: I'd also like to see the same thing with the expenses, please.

LOWERY: Yes, be happy to do it.

BREDENKOETTER: I think that's ... because that is ... because what I see with this area is there isn't going to be an increase, very much increase in the sales tax that's collected ...

LOWERY: [talking over Bredenکوetter] there's not going to be much increase there at all and I think we can still sustain it very easily.

BREDENKOETTER: Right. There's not going to be much collected 'cause these people now shop in the City of Florissant. There's very little commercial ...

LOWERY: Ma'am, what we're trying to accomplish here with annexation is to bring everybody into the fold so we can have strong economic development in the North County area. I think it's very vital and very important, and I think that we have to do that together and not just by ourself [stet] in the City of Florissant and that's not being done as far as I'm concerned by the County government.

BREDENKOETTER: Okay, and I have one more question. Could you please explain to me why you jumped Lindbergh Boulevard to pick up the driving range?

LOWERY: We're very interested in the driving range so that we can go on with additional annexations and present them to you.

BREDENKOETTER: Okay, even though one of the criteria is natural borders for annexations ...

LOWERY: It does not exempt us from doing this.

BREDENKOETTER: I'm just asking. Would you have a problem if that was exempted from ...?

LOWERY: Yes, ma'am, I would.

BREDENKOETTER: Okay.

LOWERY: And the Council would also.

BREDENKOETTER: And can you tell me why you would be ...?

LOWERY: Because I think it makes ... it's a natural boundary for us to move to the next subdivision that has shown a great deal of interest in being annexed into the City of Florissant so that's the long-range plan, and that's a very large subdivision.

BREDENKOETTER: And, for the benefit of the Commission members who aren't familiar with that subdivision, that would be what?

LOWERY: Parc Chateau.

BREDENKOETTER: That's all I have.

LOWERY: Thank you.

FORD: Commissioner Spears?

SPEARS: No questions, Mr. Chairman. Christine [inaudible] for me.

FORD: Commissioner Schuster?

LOWERY: I'd like to add if I could that if this annexation approved, we're 44.9, I think it is, percent contiguous with the annexed area.

SCHUSTER: Okay. I have one question. Both you and Mr. Hessel have referenced the fact that residents have asked to be annexed.

LOWERY: Yes sir.

SCHUSTER: Have they gone to the trouble or whatever of petitioning? I mean do you actually have a list of people who ...

LOWERY: Oh, yeah. Many of those people are present tonight, sir.

SCHUSTER: Okay.

LOWERY: And I wanted to say that we had a meeting at St. Angela Merici, and it was overwhelming there that we could not get enough people in the room so as a result we had to get as many chairs as we possibly could to get them in the room and at that particular point, it was all positive. There were no negatives.

SCHUSTER: Yeah. I understand that.

LOWERY: So we reached out ...

SCHUSTER: I'm not disputing that.

[talking at same time]

SCHUSTER: [inaudible] you have a list.

LOWERY: We do not have a list, but I wanted to assure you that we sent out notifications to each and every household in the area to be annexed, and we asked

them and invited them to a meeting so we could explain what the City of Florissant can offer as opposed to St. Louis County. And it's a great deal, a great deal more.

SCHUSTER: Okay. Thank you. I have no further questions, Mr. Chairman.

FORD: Commissioner Schuman?

SCHUMAN: Christine kind of took the wind out of anybody's sails here. That was unbelievable. The question I would have is kind of ... is a parallel to Mr. Kloeppel's and that is why is this in the best interests of the City of Florissant to annex this area?

LOWERY: It's in the best interest of the City of Florissant. For example, we annexed and we have not developed this as yet, Parker and New Halls Ferry, and that annexation was a simple majority at that time. It was approved by this Commission, and we annexed that area for the purpose of taking over Parker and New Halls Ferry and Parker Spur and New Halls Ferry and doing redevelopment. It is deplorable at that location. We have plans that have been submitted now for the revitalization of that area and it's vital that we do that both in the interest of the City of Florissant and those people that have been annexed. And we see deterioration throughout North County that we want to address. We want to make sure that we are addressing that straight forward. If you could look at the area at 67 and New Halls Ferry, you're going to see a lot of development there. A lot of economic development has transpired there, and we're looking at having more come into the City of Florissant. And we can only do that by working together. We can't do it as a separate entity, and besides that, I believe that the level of service at a municipality if you've study government, you'll find should be a better service than that provided by any county as far as policing and things of that nature. There are certain things that St. Louis County should be doing like collecting taxes and things of that nature and being involved in health issues, but certainly not in policing.

SCHUMAN: No further questions from me.

FORD: I have a few questions.

BREDENKOETTER: And I have a questions after that.

FORD: Okay. In the past in annexation proposals that you've submitted ...

LOWERY: Yes sir.

FORD: ... you've promised to do street lights and stuff like that ...

LOWERY: Yes sir.

FORD: ... and Christine beat me to the punch about requesting those records, but a week ago Sunday, I drove ... spent three hours driving through Florissant

and everything through these annexed areas and everything, and I have not seen any signs of new street lights or slab replacements or street repairs. Can you explain that?

LOWERY: Sure. Let me have this ...Mr. Lou Jearls is here. He's the city engineer that's in charge of that and, I think, you're going to find first of all to put down a new light, a street light, paid for by the City of Florissant, we need easement rights. We have to acquire those easement rights, but I'll let him address it. He's an engineer.

JEARLS: Yes, sir, Mr. Ford. As far as street lights are concerned, we have a basic policy of putting street lights at all the intersections, at the end of courts, and about every 600 feet. So we have a definite policy and procedure of where we put them. We just don't put them anywhere. We did have a lot of problems getting easements from some folks, but there were street lights put in and so we can back that up by giving you some documentation.

FORD: I'd appreciate that. At times you've talked about damaged streets and everything, that slabs need to be replaced. I saw very few signs of slab replacements. I did see signs of asphalt patching on top of slabs that needed to be replaced. Can you explain that?

JEARLS: I'll give you documentation on what we've done over there, but we have done some pavement replacement.

FORD: Okay, the street and mall on Halls Ferry, now that might be the Parker situation, that old strip mall, at the time of that annexation, you said you were going to make sure that you redeveloped that and put new stores in there. As I drove by there tonight on the way here, I didn't see that many...

LOWERY: It's not in development yet. You're absolutely right. There's been very little interest in shown by redevelopers in doing that area even with a TIF, but now that we have a developer on board, we hope that we're proceeding forward. As a matter of fact, there's a drug store, you might say, that has already indicated and is moving forward with us. It's bigger than Walgreen's chain and it's coming into the St. Louis area. It's going to take out where the loan company is located so that'll be torn down. We have no other interest but to make sure that we completely raze that area as best as we possibly can, and we have moved forward. Two of those buildings have been taken down by the City of Florissant at our expense.

FORD: All right. With ... why is it in the best interest of the residents of this proposal when many of these areas that you've annexed that are still kind of up in the air, like you just explained that you do have plans and everything, why is it their interest to see "Well, maybe that's going to work, maybe it's not going to work. [inaudible]"

LOWERY: Number one is they're going to receive more police service. Number two is if they're seniors, they'll get bus service free of charge. They're going to have great senior services that they will not enjoy in St. Louis County. And all of the

services that Mr. Hessel pointed out. We have the closest civic centers. We have two of them that are very large. We're an integrated community, and we're very proud of it, and we're going to make sure that everyone enjoys themselves [stet]. The proudest that we can be is one that's very, very close to us, it's James J. Eagan Center on Parker Road. These people can enjoy that as a resident at a reduced price. So all of these things and these amenities and programs that we have, St. Louis County does not have them. They do not ... we no longer have any skating rinks in our County except in the City of Florissant. We just erected a brand new one in place of the old one. So we're moving steadily forward to make sure that we have the quality of life for people. That's very, very important. It's just not the issue of taking in an area. It's an issue of making sure that they have great services, and they have amenities. The amenities are tremendous as opposed to St. Louis County. You can't find where there's any comparison in services as far as the City of Florissant and St. Louis County.

FORD: Okay.

LOWERY: And we're residents of St. Louis County also.

FORD: Okay. Thank you. Getting back to the operating fund, as I looked at your proposal, in the general operating fund from 2005 through the 2008 budget, it shows a loss of almost \$4 million dollars, and on the pro forma financial statement over the next three years, it's going to show that you are losing ... going to lose over \$6 million dollars which would ... I don't want to say bankrupt, but deplete your general operating fund. Why is this in the best interest of the citizens of Florissant and the annexation area to take on other responsibilities when by your own statements show that you got a dwindling operating fund?

LOWERY: We hope that, you know, by good management and some changes in the City of Florissant that we can make those changes that are necessary and that we can have proper fees for services that we provide so that we can do something with the budget.

FORD: Over the last three years you've been losing money, and you're just now deciding to make those changes or ...

LOWERY: No, sir, I'm not deciding that. I think that the United States Government, we're in better shape than they ever thought that they would be and we're right now in good financial condition. And I think if we can come out this, the slump that the whole country's in right at the present time, and provide a necessary service to the people at the same amount of cost.

FORD: And the tax revenue from the annexed area would help that then?

LOWERY: Not much, but it would help.

FORD: Okay. Also, what is the breakdown on your police force? You say you have 85 officers. How many street officers? How many plainclothes officers?

LOWERY: No, sir, I didn't say that; 89 police officers.

FORD: Eighty-nine police officers.

LOWERY: All of those except 12 are uniformed officers.

FORD: Administrative officers ... could you send a breakdown to the Commission exactly what that is, please?

LOWERY: Yes.

FORD: Okay. Is there any other question?

BREDENKOETTER: Mayor, you have said several times that part of the reason of taking this in is about economic development for North County. Now, when I drive this area, the only piece ... there's only two pieces of commercial in this area. The one is the bank at the corner of Old Halls Ferry and Lindbergh, correct? And the other one is the drive ... golf range. What does that have to do with economic development?

LOWERY: It has ... really in that area, they really don't need a lot of economic development. But if we all work together in our County as one unit, as one common corporation in North County, the City of Florissant can move vastly forward from this area, we could go to Parc Chateau and other areas and pick up some revenue at no cost to the people in Parc Chateau. So we could pick up revenues. We could do something with North County that is failing. If you go to Spanish Lake, it is failing. So we propose to do something about it. We propose to do the best that we possibly can with annexation and moving forward as far as North County is concerned.

BREDENKOETTER: Well, you must have made a comment that peaked my ears that, you know, Bob pointed out the fact of losing \$2 million dollars and you talked about recovering costs and raising fees, et cetera. As a citizen of Florissant ...

LOWERY: Yes.

BREDENKOETTER: ... we have no, you know, tax on our cars, we have no real estate tax, our sales tax is higher than St. Louis County. In what specific areas ...

LOWERY: Specific areas ...

BREDENKOETTER: ... I'm sorry ... are you going to recoup and take in more ...

LOWERY: We're hoping to take in more revenues as far as presentation to the City Council, asking them as far as visitors are concerned to the aqua center and things like that, that not be \$2 dollars, that be \$4 dollars, and all the fees connected with the

park systems. For the park system right now, you charge \$65 dollars in St. Louis County. We only charge \$25; we would move that to \$50. So all of those areas ... just not in those areas but business areas we can pick up fees that have been not increased in the time that I've been there and that's a long time.

BREDENKOETTER: Well, I guess then what ...

LOWERY: And that's a visitor fee.

BREDENKOETTER: I guess leading on to that question, I guess then what we would like ... I would like to see if you're looking at basically doubling those fees, I'd like to know what has been collected along those lines in fees in the past two or three years to see what kind of impact that's going to make on your budget. I mean is that going to not only make up your \$2 million dollar shortfall BUT replace your reserves?

LOWERY: One of the means.

BREDENKOETTER: Okay, but it's going to make up your \$2 million dollar shortfall AND replenish your reserves?

LOWERY: No. I didn't say that. By other things that we have to do as far as management is concerned, on my part in the Administration and the City Council.

BREDENKOETTER: Do you have any plans of to make up the shortfall at some point in the future enacting a real estate tax in the City of Florissant?

LOWERY: No, ma'am. Absolutely not.

BREDENKOETTER: Okay, because I'm having problems ...

--END SIDE A--

BREDENKOETTER: [omitted in tape switch] is coming from.

LOWERY: Well, I'll be glad to submit that to the Boundary Commission.

BREDENKOETTER: Boundary Commission. I'd like to know not only how ... when we look here we see, you know, considerable, like lots of shortfall, and we don't see a lot in expenses. We just, you know, we're seeing more and more shortfalls, but the revenues are pretty flat.

LOWERY: Mrs. Bredenkoetter, have you also checked that against St. Louis County's?

BREDENKOETTER: St. Louis County is not asking to annex anything.

LOWERY: No, but they are ... I understand.

BREDENKOETTER: You know, I as a citizen of Florissant also would like to know how does this benefit ... how does this benefit the citizens who live in your City now?

LOWERY: Yes, ma'am.

BREDENKOETTER: How does it benefit me who lives in the City?

LOWERY: I'm going to submit that. I'll submit that in writing.

BREDENKOETTER: Okay. Because I see ... I see it with these annexations and this money going down, that more and more reserves are being used to cover and we've done some ... you know, with this annexation since 2001 ...

LOWERY: [taking over Bredenkoetter] [inaudible] also ask for a stimulus package of \$165 million. We're very hopeful we'll get it.

BREDENKOETTER: Based on the news today, sir, I doubt we're going to see much of that stimulus package other than the fact hopefully it will be in our roads and bridges because ...

LOWERY: I hope it is too, and it will help us enormously, but then you can't go by day-to-day news.

BREDENKOETTER: Well, I'm just saying, you know, we can't count on ...

LOWERY: Everyday it changes.

BREDENKOETTER: We cannot count on the bird in the bush. We have to count on what we know so ... okay. Thank you.

HESSEL: I wanted to comment in response to your questions, Mrs. Bredenkoetter. The Department of Revenue in my opinion has shorted the City of Florissant close to a million dollars over the last four years because it has not properly allocated the funds based on population. Now, once we get those monies, which I believe that we will, and they correct that error and deal with the correct population figures, that will assist in bringing in more revenues which are properly due the City of Florissant.

BREDENKOETTER: And how many years?

HESSEL: It's not so simple, and what you're doing is you're questioning us on a very complex budgetary issue. I suggest that's what the City Council and the Mayor work on everyday for years. I understand that you have you interest in those particular revenue and expenditure funds. I also suggest as the Mayor did that if you look to other governmental bodies and do a comparative analysis you'll find that the City of Florissant is in fine economic shape. Now, can we do better? And has the last year to 18 months caused us to re-evaluate some of the things as the Federal Government is doing? Well,

of course. But to suggest that we need to come forward and prove to you that although we have an \$8 million dollar surplus or a \$7 million dollar surplus, whatever you want to use, that we're going to rectify that problem and that that is somehow related to an annexation of 780 people who we believe will be benefited because of the services that we can provide to them, and we believe that the other residents in the City of Florissant, including yourself, will be benefited because we will have a more cohesive group, if you will. I think that's the issue that we're asking this Boundary Commission to get to and not get down to trying to budget for the City Florissant where its economies are coming from.

LOWERY: Mrs. Bredenkoetter ...

BREDENKOETTER: Well, with all due respect, excuse me ...

LOWERY: Can I please answer?

BREDENKOETTER: Well, I'd like to address Mr. Hessel. Just a second.

LOWERY: Well, we were answering ... please. Your hus ...

BREDENKOETTER: Go ahead.

LOWERY: Let me finish the answer. John brought up a very interesting thing. We've been shortcutted by the state government on gasoline and cigarette tax as has Maryland Heights and the additional people that have been brought into the City of Florissant by 4,000 people or better. Somewhere in that area. That attunes to about \$750,000 - \$1 million dollars per year. The Department of Revenue is working with us now in order that we recover those funds so that's an additional million. To sit here and work out the city budget tonight, I don't think we can do that.

BREDENKOETTER: I'm just asking.

LOWERY: I think it was said by one Council person got up that the City Council made no changes in budget whatsoever. That's not true. The City Council here made three changes in the budget and I don't know where this person was, probably in a coma, I don't know, but they made three changes in my budget as opposed to what I submitted, they changed. And they changed it accordingly, and I accepted that change so just to say we made no changes, we're not working on the budget. Everybody is having problems, and everybody in their homes are having problems right at this time. To try to solve the budget problems of the City of Florissant and not the United States tonight I don't think is the issue. The issue's not whether or not we're going to be able to continue to provide these services, and I assure you that we will.

BREDENKOETTER: My reason for answering the question is you've already indicated that this is a lynchpin for additional annexations which, I believe, with these, you know, shortfalls, it might be something that we need to think about because ...

LOWERY: Mrs. ... Mrs. ... we want these people in the City of Florissant because they have come to us with interest that they want to be annexed. I can point out any number of people in this room that have come to us, and I suggest to you that that's the reason that we brought about this annexation to this Commission, so if you choose not to do this by election, then I suppose you should argue with these people. They came into the City of Florissant and want to be in the City of Florissant for the services. Now if you have an argument about that, I suggest you argue with the witnesses. They brought it about. We didn't bring it about as a lynchpin.

FORD: Okay. I have a couple more questions. The condo in the new annexation area, will all the streets be maintained by Florissant?

LOWERY: If they're dedicated to us, yes.

FORD: So those narrow streets wouldn't be part of your ... wouldn't be dedicated ... I'm not sure what that means.

JEARLS: There are some ... the main drags through there ... some of the streets that go back to the parking areas probably won't be; they'll probably stay private. They're really not, I guess you would say, streets; they're probably more like driveways to parking lots. But the main drive through. Right now they're private streets. If they dedicate them to the City, we'll take them and maintain them.

FORD: And would you add street lights to that?

UNKNOWN: Yes.

JEARLS: They already have street lights.

FORD: Okay.

LOWERY: But we would take the cost if they wanted us.

JEARLS: We would take the cost of maintaining them.

LOWERY: We're here talking about a budget. Let me say something here. I think John hit on a good issue here and I wanted to address that. We're here not to talk about [inaudible], but it's important that you talk about making a comparison to St. Louis County. This is where the people are receiving their services now. They're greatly in debt right at the present time. The County Executive, who is a colleague of mine ... they called for a cut today. It's really ... it really means nothing as far as I'm concerned. The April bond issue is not going to pass so I think he just took them off. Any bond issue that requires a tax increase right at this present time is not going to pass. But trying to sit here ... I think you'd need to because the lynchpin as it's been called is the people in the area asked to be annexed into the City of Florissant. We acted upon that, and we had a meeting and the people were anxious to come into the City of Florissant. Mrs.

Bredenkoetter has it ... well, it's not the City ... St. Louis County that we should be talking about, it's you we should be talking about. That's not the way to make comparisons if you are going to compare us. Compare us to the United States Government. Compare us to any other city in St. Louis County, and I submit to you that we're in tremendously good shape as far as the other cities are concerned so please understand that. And we're not here to comprise our budget here tonight.

FORD: Mayor Lowery, we're not here to comprise your budget. But, you made a presentation to us ...

LOWERY: Yes sir.

FORD: For an annexation.

LOWERY: Yes sir.

FORD: We have to judge that annexation is it good for the people of the annexing area?...

LOWERY: Yes sir.

FORD: Is it good for the people of Florissant?

LOWERY: Yes sir.

FORD: Is it good for St. Louis County?

LOWERY: Yes sir.

FORD: So these questions that we're asking isn't [stet] trying to fix your budget. That's your job.

LOWERY: Yes, it is.

FORD: But it is questions that is pertaining to a dwindling fund balance that will determine in our ... in my mind personally whether this is good for Florissant residents, for these people and for St. Louis County ...

LOWERY: Yes sir.

FORD: And for you to imply anything different, I'm insulted.

LOWERY: Sir, you should not be. It wasn't meant for you.

FORD: Has the City of Florissant presented everything that they wish to present at this ... okay.

HESSEL: Unless you have any more questions.

FORD: Any other questions?

LOWERY: I want to take the opportunity to apologize if you were insulted, but I [inaudible] we got off into an area that we were getting into local politics. Thank you.

FORD: St. Louis County, are you ready to proceed?

FIEGEL: In the interest of time, we're going to hook up a ... we're good, all right. [inaudible]

FORD: I would like to remind everyone if someone like [stet] to speak at the public comment portion, you need to fill out a Public Comment Form and hand it up here to our Executive Director.

UNKNOWN: [inaudible] hand the forms out?

DOUGHERTY: They're on the back table when they came in. If you'd like to I can get you some.

UNKNOWN: That would be good.

FORD: Those need to be presented to Michelle prior to the end of this presentation. Hold on one minute, Lori.

FIEGEL: Ready or not, here we come.

FORD: Go ahead, Lori.

FIEGEL: All right. I'm Lori Fiegel. I'm the Comprehensive Planning Manager for St. Louis County's Planning Department and I'm here instead of Glenn Powers, the Planning Director, who typically does that. Glenn is somewhere between the Continental Divide and Tacoma, Washington, in a car with his son and two big dogs and regrets not being able to be here. Captain Stulce, the Commander of our First Precinct here in North County also could not be here this evening although he had planned on it. But his mother passed away last night. We do have Major Roberds here somewhere ... okay, in the back, who is the Commanding Officer for our entire Division of Patrol. He has a number of staff and if we need to take questions from him later, I'll let him introduce those folks. We also have Joe O'Connell, who is the head of our Neighborhood Preservation Code Enforcement folks in our North County office, and my staff, Justin Carney and Amy Ellis.

Just to quickly go through this, we'll start with the big picture. St. Louis County is the biggest county in the State of Missouri. We're the 34th largest county in the country and we are a unique county. To say what a county should and should not be doing is a little late. The cow is out of the barn. We do lots of different things. We are unique. We have

a large unincorporated area. We have the only county police department in the state. We contract services with most, not all, of the municipalities in the County. We are a triple A bond-rated county, one of only about 20 in the country. So we are a significant county in the region and in the state. We offer a variety of services to unincorporated areas and you can see that list, everything from local type police enforcement and control, sewer lateral, planning and zoning, municipal court, a variety of code enforcements, sewer lateral programs, this kind of thing that you would be familiar with. We are a big county. We're 524 square miles and so we don't expect people to come to Clayton for their services. So we do operate a satellite center in the Village Square development at 270 and Lindbergh. That office is staffed with over 80 employees.

We have talked a little bit about police, and St. Louis County is a very well respected police agency. We are internationally accredited. We have about an \$87 million dollar police budget. We have over a thousand personnel, about 1,051. You can see the ratio of the commissioned officers to civilian, and we offer quite a few specialized services that are available on a county-wide basis like our helicopter services, those kinds of things that are also available to the unincorporated areas. In North County we have the North County Precinct which is located east of the area over kind of 367 and Redman Road area. We have 120 commissioned officers in the First Police Precinct. There are 106 police officers and 14 supervisors. We have very much a neighborhood policing philosophy and a number of our ... we call them NPOs ... our neighborhood police officers are here this evening who do believe in being out in the community in the neighborhoods and really addressing issues that are different from what the patrol officers address, really being in the neighborhood and working one on one with residents.

Our county road services are also significant. We're the second largest steward of public roads in the state of Missouri after MODOT. So we have a county road system, arterial roads like Old Halls Ferry, but then we do maintain the local roads in the subdivisions and such. We have a North County facility that employs 35 employees over in the Seven Hills area.

We have a code enforcement effort that includes all your typical types of specialized code enforcement. We have quite a large sewer lateral repair program; it's probably the largest in the County since we're the largest jurisdiction. We do almost 900 sewer lateral repairs a year, and we also have a proactive neighborhood preservation effort. We started a re-occupancy program for single family homes in 2007 that applies to all unincorporated county.

You may have heard that we instituted a new residential trash service program that got a little bit of press, I think. It's largely been successful; we're quite pleased with it. It was quite a significant change. The County Council passed legislation in 2006 that actually changed minimum levels of service for the entire County including municipalities in the County to require recycling. So there was a big county-wide piece to this as well as a piece for the unincorporated area, and I'll talk a little bit about that in a moment.

We have a very large parks and recreation department. We operate quite a few park sites. The county park department is the largest landholder in St. Louis County, and we have a variety of sites in North County. I did want to mention that the North County Recreation Complex is currently out to bid for improvements. It is hoped that about \$2 million dollars worth of improvements for a new gym and volley ball and basketball courts and meeting facilities will be underway at that center. That center was built in the mid-70s and clearly needs some work. We also are recognizing that there are changing recreational needs in interests in the County and hence the decision to close the ice rink there.

Planning and zoning ... we do all your typical kinds of regulatory activities, but my division in particular does a lot of work with neighborhoods and subdivision associations and works on a very local level with trustees and neighborhood residents to resolve issues in their neighborhoods.

We do have a philosophy of accessibility. We are a big government. We would like to act more like a small government and so we have a number of efforts that we do try to communicate with our residents, do town hall meetings. We publish a county newsletter that goes out to about 105,000 households called *The Direct*. We do have a fulltime customer service staff and when County Executive Dooley came into office, he basically banned voice mail and you now can speak to a human being when you call our 615-5000 number, which I think is a wonderful, wonderful thing.

We'll talk a little bit about the annexation area itself. We had talked about a little bit difference in the population numbers, 384 housing units, and little over 700 people, total assessed valuation of about \$7.8 million dollars. I think we've talked about what's there. There are about 200 homes in the Sunland Homes subdivision. This is a community that does not to our knowledge have a subdivision trustee association. I think last time when we talked about Paddock Estates, the County had a very active relationship with that neighborhood because we had some folks that we were working with there. When a subdivision doesn't have common ground, it is just not unusual not to have trustees or active trustees. I believe the Spring Creek Condominium Association has trustees. The Candlewick Villas are under construction. The few commercial properties like the golf driving range and that big red piece of about 15 acres of ground is ... it's a legal nonconforming use. It's a landscaping, grading, construction company that has been there since the 1960s, and I believe the sports ... the golf driving range has also been there since the '60s as well.

Next we'll talk a little bit about the crime since has been a popular topic this evening. Because we are the jurisdiction that provides services, we did have an opportunity to look at the numbers for 2007 and 2008. You can see that there were over a thousand calls for service. We did break down essentially nonresidential and residential calls, lots of calls for medical emergency type of health related issues, false alarms. Also because this is the intersection of Lindbergh and Old Halls Ferry, there are quite a few traffic incidents so those calls are high. The Part 1 crimes, which are the more serious crimes,

dropped from 2007 and 2008. Half of those crimes in 2008 were larcenies which can be anything from stealing things out of a garage to taking license plates off of cars. There have been efforts by the Police Department to encourage folks to form a neighborhood block watch, which we think is an important aspect of keeping neighborhoods safe and healthy. While they have worked with individual residents in the neighborhood when there have been issues of concern, they've never, I don't think in recent years, have been successful in actually maintaining an active block watch group.

We do have a proactive property maintenance program and the County ... since the County is an aging county and about 85% of the houses in the County were built before 1980, we do put a lot of effort into our property maintenance program. Because we're proactive, there is actually an effort for our inspectors to look at the exterior of every single home in their jurisdiction, and we do have inspectors who are assigned to specific areas who at the beginning of the year start and work their way through their sector to review the exterior of every single home. You can see that in '08 there were only two complaints from this area that were called in to the County. The County, however, did write tickets through their proactive enforcement. Most of those violations were resolved and didn't require going to court. You can see very typical litter, trash, unlicensed vehicles, that kind of thing. I think the next slide is So we were in the community in January as part of this effort where the homes are all looked at, at least visually from the street for the exterior, and there were a number of violations noted; however, most of them are really temporary ephemeral type, they're not structural. They're trash, litter, that kind of thing that are typically resolved by the residents.

This is a hard-to-see map, but kind of similar to our code enforcement, the County actually rates all the streets in the County and this is actually a color-coded map of the streets that are in varying conditions from fair to excellent. And the streets did receive a crack seal program in 2003. The area is part of our Trash District #1. We have eight districts in the County. That service was implemented in September. We did competitive bidding and ISI is the hauler. There was an opportunity for organized subdivisions to opt out of this program, but I believe the entire area in question is participating in the program.

As we talked about, there are tax implications, mainly that there is a transfer of funds from the County loses when an area is annexed that would go to a city and it demonstrates about \$145,000. This does not include any fees or fines. So these are just the straight taxes. And then I just would note that while people typically don't change their shopping patterns, many people do not realize that when they do go buy a car, it's ... the sales tax is calculated not on where you buy the car but where you live. And so certainly it's not something people do every year or at least not my friends who work for the government, but there is a tax impact because of the higher sales tax.

In closing, I would just like to say that St. Louis County while it is certainly unique, County is very much committed to providing quality professional services to the entire county and specifically to our unincorporated residents. I believe in the last several

years we've tried much ... to be much more effective in making those services more localized. We do benefit from economies of scale so that we don't have a separate property tax because you're in unincorporated county. You pay your county tax regardless if you're annexed or not, regardless if you live in a city that has a city tax. You always pay your county property taxes. Some of the other taxes will transfer. So we believe that it's beneficial to all of ... to all the unincorporated area for unincorporated areas to stay strong and contiguous to let our services be provided in a way that really maximizes that economy of scale. While this is a small area, lots of small areas ultimately do add up to potentially significant losses for the County so we, in conclusion, would like to remain the service provider for the area, particularly in these uncertain times when consistency and stability might be a good thing. Thank you.

FORD: Thank you, Lori. Commissioner ... Ms. Schuman.

SCHUMAN: I don't have any questions at this time. Thank you.

SCHUSTER: No questions at this time.

FORD: Commissioner Spears?

SPEARS: No questions.

FORD: Ms. Bredenkoetter?

BREDENKOETTER: I don't think I have anything at the moment.

FORD: Mr. Kloeppe?

KLOEPEL: I have one. If Area 13 does become part of the City of Florissant, will any St. Louis County police officers in the First Precinct ... will St. Louis County reduce any amount of officers they provide in the First Precinct?

FIEGEL: Major, you want to ...

ROBERDS: No, I don't think so.

KLOEPEL: Thank you.

FORD: With all the annexations that Florissant's had, what is the cumulative impact on St. Louis County? Do you know?

FIEGEL: That is something that we are looking at. I did pull the files on Area 10, Area 12, Area 6. I believe if Paddock Estates would be included, not including this area, I think the number for the annexations in the last ... since 2002 or whatever, somewhere in the vicinity of three-quarters of a million dollars I think conservatively. But we do, we will document that and get that to the Commission. We just weren't able to pull all the files to get a set of numbers.

FORD: Thank you. Comments have been made by Florissant that they could provide police service faster. Has there been complaints with the North Precinct about slow service or lack of service?

FIEGEL: Major, do you want [inaudible]

ROBERDS: I'm not aware of any, but again, Captain Stulce would probably be in a better position to answer that question unless ...

FORD: Any of the neighborhood officers receive complaints?

UNKNOWN: Any complaints were addressed at the time [inaudible]. As far as emergency response calls, no.

FORD: Okay. Let's see. That's the only question I had. Anybody else have any more questions? Thank you St. Louis County. Last call for Public Comment Cards. We'll take a quick three-minute break here.

[TAPE 2]

FORD: ... three minutes. If you're representing a group, you have five minutes to speak. And at this time Randy Gordon.

GARDNER: Gardner.

FORD: Gardner. Okay. Linda Mize [sounds like], you're on deck.

GARDNER: Madam Chairman and members of the Boundary Commission. I'm Randy Gardner, the Communications Director for the City of Black Jack. Unfortunately, with the weather last week, the meeting being cancelled until tonight, we have a Council Meeting tonight so I'm here to speak on behalf of Mayor Norm McCourt.

The Mayor of the City of Black Jack, Mayor Norm McCourt, would like to state his opposition to the annexation of Area 13 and Area 10. He added that there are several things that should be considered when making the decision on this proposal. Mayor McCourt feels the Boundary Commission was established to oversee the orderly incorporation of the County. He states when you consider what is required to establish a sustainable municipality, you must consider the number of people that will be required to provide the tax base for the services that a municipality requires. If municipalities are to be allowed to keep expanding, other established municipalities will not have any room to expand and remain a sustainable municipality here in the North County area in the future. Mayor McCourt also states if you look at the north portion of the highway on this high of Highway 270, you can envision four municipalities with the population of about 25,000 to 50,000 residents. He advises that by today's standards they all would be able to function and provide the essential services to their residents.

Mayor McCourt's second consideration is the timing of this request coinciding with the economic downturn we are currently experiencing in our country. This request was made when most municipalities are experiencing a tight budget and cannot think of expanding. Mayor McCourt states that he is surprised that the City of Florissant is not experiencing a similar situation with their budget as our city as we are both pool sales tax cities. Mayor McCourt would like to suggest that the Commission consider that before any municipality can propose additional annexation that all stipulations and promises from previous annexations are completed. Mayor McCourt recalls in a previous annexation redevelopment work along New Halls Ferry Road was to occur. As far as he can determine, that work has not been started. Mayor McCourt believes that with any annexation by municipality all the promises that are made when bringing residents into a municipality should be kept.

And finally, Mayor McCourt states that he has not seen any great movement by the residents of far North County to want to be incorporated into a municipality. By-in-large, the people that Mayor McCourt has had the opportunity to talk to are happy with where they live and with their services that are provided by St. Louis County. They are not looking for a change. In Mayor McCourt's opinion, it appears that it's a very small number of people who want to stir things up and not enjoy what we currently have in North County.

In conclusion, Mayor Norm McCourt of the City of Black Jack would like to thank you for your opportunity to present his thoughts and opposition on this annexation proposal for Area 13 and Area 10. Once again, he apologizes for not being able to be here and if you have any questions, he said feel free to call or email. Appreciate your time. Thank you.

FORD: Thank you. Linda Mize. Warren Davis, you're on deck. By the way, if you would, please remain silent and give the speaker an opportunity to speak. If you wished to speak, you had an opportunity to speak out so be polite, please.

MIZE: I'm Linda Mize. I'm a resident of Spring Creek and the current president of the Board of Directors. We're a community of 155 families. There are 23 buildings in our community, and when we got the postcard that stated that it was 1 through 17, we have 19 ... I don't know if you call them plats or what you call them, but there are 19 which means two of our buildings would be excluded from the annexation according to the postcard we got from the St. Louis Boundary Commission. That means that if we would see fit and it would be a community decision to dedicate our street to the City of Florissant if we were annexed, only part of the street, which is just like a big circle around would be maintained because two of our buildings wouldn't be in the annexation. That causes me and other members of our Board a great deal of concern. We have a lot of other concerns and a lot of questions that we certainly don't have all the answers to, but that is the one thing that's been brought forward to us in the last couple of days. Thank you.

FORD: Warren Davis. Greg Porter on deck.

DAVIS: Good evening. My name is Warren Davis, and I live at 3875 Galaxy Drive, and I'm a fairly new resident there in the last ... moving there six months ago, but I'm familiar with unincorporated North County, and I have three major concerns, which should take less than three minutes. And the first one is school. My wife and I are both retired, but we adopted our granddaughter who is now 15 and is a freshman at the Hazelwood Central High School. If Florissant takes over, would we have to transfer her because she picks the bus ... she catches the bus 50 feet from our house, and I wouldn't want her to have to go any long distance. Secondly, is the 911 or police and emergency. At the present we do have her mother living with us on a temporary basis and she has had problems. I see the St. Louis County Police are here, and I'd like to say they've done a fine job because we've had to call them for some emergencies and they have responded very well with the fire department, police, and ambulance, and I don't know if Florissant would be there as quick as St. Louis County Police and ambulance service has been. And like I said, we've had to ... hope this is a temporary situation because she does plan to move back to South Dakota, but this is one of our major concerns. The other one is crime, and like anyone I'm concerned and I do know of instances up at the shopping center on the corner of Halls Ferry and Lindbergh, but there has been some minor crime, but you don't hear anything about them. Now I don't know if Florissant is covering them up, keeping them quiet, or just not reporting. And so, right now, like I'd like to say that St. Louis County Police, I see them in our area patrolling and they have done great on response. Also, I'd like to say the St. Louis County has done a great job on snow removal in my subdivision. So that's another concern. Thank you.

FORD: Thank you. School districts and fire district boundaries do not change in these annexation proposals. Greg Porter. Mayor, you're on deck.

PORTER: Good evening, members of the Boundary Commission. My name is Greg Porter of #6 Crookham Court, Florissant, Missouri 63033, which is located in unincorporated St. Louis County. I'm here to speak on behalf of two groups this evening. I'm the president and secretary of the Paddock Forest Residents Association, Incorporated, which is a trustee for Paddock Forest. And I'm also chairman of the North County Problem Solving Committee, which addresses area problems and issues on behalf of residents and business in unincorporated St. Louis County and also disseminates information to hundreds of residents throughout unincorporated St. Louis County through a protected blind carbon copy email distribution list.

Paddock Forest is located near the intersection of Highway 367 and Parker Road in Area 20 on the Florissant Annexation Map Plan. All five of the Paddock Forest Residents' Association, Incorporated, directors are in unanimous support of the subject annexation proposal by the City of Florissant to annex Area 13 on the Florissant Annexation Map Plan and four of our five directors are present this evening. In addition, the majority of the North County Problem Solving Committee members support this proposal as well as a large number of residents in other unincorporated areas that also on the Florissant Annexation Map Plan. We strongly believe that the City of Florissant,

which is the anchor of North County, is much better equipped to serve the needs of those residents in the proposed annexation area because of its past and continuing progress in economic development, the redevelopment of aging commercial districts, and its proactive rather than reactive code enforcement with respect to residential and commercial district preservation among numerous other reasons. All of these reasons are very important to the continued attraction and retention of businesses and the residents in North County. In addition, St. Louis County is very large area and its government is understaffed in its resources to address and respond to the numerous issues and needs of its vast number of residents, and many believe that the County's role should be that of a municipal resource as opposed to that of a municipal government. Many also believe that the County's greatest single resource is the St. Louis County Police because of their proactive community involvement and responsiveness; however, the same can't be said about some other County departments that are lacking in leadership and adherence to their departmental missions. One final reason for support of this annexation proposal is certainly a self-centered one in that in order for Paddock Forest and many other residents and subdivisions who've expressed an interest to be annexed by the City of Florissant, those areas contiguous to Florissant must first be annexed. As such, on behalf of the two groups that I represent, I urge you to approve the subject annexation proposal to allow it to be put to a vote of the residents of the proposed annexation area and the residents of the City of Florissant to decide the outcome. Thank you.

LOWERY: Mr. Chairman. Oh, I thought you said I was ...

FORD: Just a second. William E. [inaudible].

UNKNOWN: Passing.

FORD: You're passing. Okay. You were going to be on deck. Jerry Eichholz on deck. Okay, Mayor, I'm sorry.

LOWERY: Mr. Chairman, members of the Commission. I think that I respectfully object to the opposition from the City of Black Jack. The City of Black Jack in and of itself provides no service. They contract with St. Louis County for policing, but as far as anything else all they really have is a video station that operates very effectively under the leadership of this young man who spoke tonight. But I wanted to tell you even in good times, they made no attempt for annexation of the areas that they sought and they sought the entire North County area if you would check with your own maps. So Black Jack made no attempt to do it because they had no support. So I want that made very clear for the record, and I also want to make it clear for the record that by and large the City of Black Jack operates on the funds and the taxation that it has received by St. Louis County, the City of Florissant, and other municipalities throughout the city, and really, they have no taxing entity of their own, but they provide no service whatsoever and had they been interested in annexations, they could have petitioned you the same as we did in the proper order. Thank you very much.

FORD: Jerry Eichholz. Beverly Howard on deck.

EICHHOLZ: Commission, thank you for the opportunity to speak. First of all, I must respectfully disagree with Mr. McCourt's representative's remarks. I also want to say that as a St. Louis County resident in unincorporated St. Louis County, I'm relatively satisfied with the police. That's not the issue. The issue is very much similar to what Mr. Porter addressed in terms of other departments within St. Louis County. They talked about code enforcement up here. We have major battles trying to get code enforced in our area in unincorporated St. Louis County. They have a home inspection program, but there's no mandatory inspection. It's a come-hither [inaudible] whatever. If you go in and say, "Hey, I'm relocating." They'll come and inspect. They don't have a requirement to have the property inspected prior to moving in. St. Louis County is big government. I'm looking for smaller government. I want a governing body where the members who sit on that governing body have a vested interest in the community. I have a county representative who is a Councilman, not accessible, doesn't not return ... is not responsive, gives the impression that he could care less about the area, and as a matter of fact, does not even live in unincorporated St. Louis County. He lives in Florissant, which I would like to become a part of. County representa ... let's see ... The County tries to solve problems and every time I've gone to them about a concern, it's always, "We've got bigger problems than what you have ... what you're bringing to us. We have bigger problems." The reason I believe that they have the big problems is because they don't deal with the little ones. If you deal with the little problems, the big problems don't develop, and we are constantly fighting to try to get just regular ordinance enforcement. I have gone down to the County Council and asked what do I have to do as a law-abiding citizen to have the St. Louis County Ordinances enforced. They don't have an answer. Thank you.

FORD: Okay. And our last speaker of the evening, Beverly Howard.

HOWARD: Okay, the last thing I thought was that I come here to speak, but I'm speaking to everybody, not just to the group up here. Understand this, I am a resident of North County, Paddock Forest subdivision. I'm also a director with the Paddock Forest Board of Directors. I also would like to someday to be annexed into Florissant. My concern here now is because the issue was brought up of police response time. Let me say this here and now in front of all of the police. I respect the police department, North County Police, County Police, 100%. I do believe that they have tried their best, but I want to say any time I, a retired person ... I'm a retired principal ... have to fear for my life because I'm afraid the police will not respond in time. You need to know that's a serious concern. My husband's answer is, "Beverly, get a gun. Get training. Get a permit to use it." I don't want to. I want to be able to call the police and get some help in time. The reason I know this is a problem is because my neighbor was attacked physically on the fourth of July, and I called the Police Department. I called over and over and over. I was afraid to leave her side, but I couldn't help her, but it took 20 minutes, 20 minutes for someone to respond. When they did respond, they told me they could not get there any sooner because they had too much area to cover. Now, you

know, I understand their dilemma, and I don't think for one minute that they didn't want to come and help this lady, but I do believe that had I not stood out there with her this man would have killed her. She fought him with a broomstick. He fought her and he beat her in her face. I saw this. I also called the police when there was gunfire directly behind me. I was afraid to bring my grandchildren into the yard because we had a serious problem in the house directly behind us. Believe me, North County Police were aware of it and they were trying to help, but when someone is shooting an AKA47 at 9 o'clock or after 9 o'clock at night, I'm scrambling to get my husband on the floor. He's asleep and I want to get on the floor and I'm calling and I'm waiting, and I'm waiting, and there is no response because the police are stretched too far. Have I told the Police Department this? Yes, I called and spoke to the Watch Commander. I knew to do that because my father was a Lieutenant with the St. Louis Police Department. I knew to call the Watch Commander and report this. Not only did I call, I also went over to the Police Department on another occasion to speak to the Watch Commander. So for record, matter of record, I don't have a reason to lie. I'm not lying. I am afraid. I'm not afraid because of these fine gentlemen standing in the hallway. I am afraid because they are stretched too thin by the County. Thank you.

FORD: Thank you. That concludes our public hearing. On behalf of the Commission I'd like to thank everyone who came out to participate and thank you very much.