

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING
BELLEFONTAINE NEIGHBORS, BLACK JACK, FERGUSON, FLORISSANT,
HAZELWOOD & ST. LOUIS COUNTY**

October 23, 2012

COMMISSION ATTENDANCE:

Commissioners	Present (P)/Absent (A)
Bill Bergfeld	P
T.R. Carr	P
Rick Dorsey	P
Thomas Freesmeier	A
Frank Ollendorff	A
Bill Sauerwein	P
John Schuster	P
Jack Schwartz	A
Kathleen Schweitzer	P
Janet Wilding	A
Carmen Wilkerson	P

OTHERS PRESENT:

Michelle Dougherty, Executive Director
John Young, Legal Counsel

CALL TO ORDER

CHAIRMAN SAUERWEIN: ... Map Plans and the public in St. Louis County to comment on these Map Plans. We're not approving or disapproving any boundary change by a city, only listening to the presentation, soliciting public comment, and asking questions in this public forum. You'll see from the Agenda that's on the table in the back the order of the presentations to be made tonight. Each city is asked to limit their presentation to 15 minutes and following the cities' presentation [stet], St. Louis County will also make a presentation. At the conclusion of these presentations, anyone from the general public wishing to make a comment on any of the Map Plans will also be entitled to comment, and we'd ask that you limit your comments to 3 minutes, please. If you do intend to make a comment at the conclusion of the public hearings as a member of the general public, there are cards on the table in the back that we would ask that you complete in advance and give to Michelle so that we can identify you for the record. Also, if you don't want to make any kind of comment on the Map Plans in this public forum, you can also log onto the Boundary Commission's website, make any comments you want there, and they will be taken into account.

With that, we will begin the presentation by the City of Bellefontaine Neighbors, please.

DOERR: Good evening, members of the Commission. Thanks for having this Public Hearing so close to home this evening. I appreciate it. It seems like most meetings are way out somewhere else. Thanks for the opportunity to address the elected officials that are here and the public in general, appreciate the opportunity. I'll be very brief. I've never done this before so bear with me. There were a number of questions that were submitted to each of us ...

CHAIRMAN: If you don't mind, for the record, please start with your name.

DOERR: My name.

CHAIRMAN: Yeah, tell us who you are.

DOERR: My name is Bob Doerr. I'm the Mayor of Bellefontaine Neighbors.

CHAIRMAN: Thank you.

DOERR: That would help, wouldn't it? The first question to be addressed is "What were your city's criteria in including the area/areas in your plan?" The City of Bellefontaine Neighbors currently has no plans to annex any area or areas at this time. We are starting a small area to our east for possible annexation that currently has 17 residential occupied lots. We are including all possible scenarios that might present opportunities for the future of our city.

Question 2, "Has phasing the order in which a municipality would proceed with specific proposals within the Map Plan boundaries been considered?" No. We have no plan at this time that would include phasing.

"Do you have a timetable for making proposals to the Commissions?" No, we do not have a timetable at this time.

Number 4. "Why is it important for your city to implement the various components of your Map Plan?" We feel that the future of our city's growth hangs in the balance of us having a plan.

Number 5. "Why is your city the best community to serve these area/areas?" We have many amenities to offer such as access to a community recreation center that has programs catering to all ages as well as swimming pools, miniature golf, volleyball, basketball, racquet ball, workout and weight rooms. We provide senior citizen transportation and services not accessible to those residing in unincorporated St. Louis County.

Number 6. "What advantage do you offer the residents of this area?" As mentioned previously, plus our own police force, street department, parks and recreation department, and activities that are close to their homes.

Number 7. "What arguments will you make in support of your proposals to the residents of the areas?" Well, not only do we provide many services, there's a Board of Aldermen that will assist any resident having concerns. If a resident has questions or problems, he or she is able to call his or her Alderman for help. This is a much simpler system than is currently provided. Our City Hall is located in the area nearby rather than miles and miles away.

And Number 8. "Has there been any expressed interest by residents of the areas in your Map Plan?" Currently, not to my knowledge other than some of those who live in Bellefontaine Estates, which is adjacent to the City of Bellefontaine Neighbors on the east, thought that when they were buying a home, they were buying it in Bellefontaine Neighbors only to find out that their subdivision named Bellefontaine Estates was not in Bellefontaine Neighbors.

In closing, I would say Bellefontaine Neighbors is submitting the same plan that it submitted in the past. The Mayor and the Board of Aldermen want to be able to have the ability to adapt to new and unforeseen opportunities that might present themselves in the future. There are no current plans to annex any particular area at this time although continuing discussions are being held as to the expansion of the City of Bellefontaine Neighbors. That's it. Thank you.

CHAIRMAN SAUERWEIN: Thank you, Mayor Doerr. Are there any members of the Commission that have any questions for the Mayor? All right. Oh, I'm sorry. I missed you.

?: Mayor Doerr, I just want to make sure that this is clear in my mind. The map we've got has a large green shaded area. Is that the entire Map Plan for Bellefontaine Neighbors or was there supposed to be something else [inaudible]?

DOERR: No. That is the Map Plan.

?: All right. Thank you. Any other?

CHAIRMAN SAUERWEIN: Thank you very much for your presentation tonight. We'll move on to the next city that's on the Agenda to make a presentation which is the City of Black Jack.

McCOURT: Good evening. Could I give this to your secretary?

CHAIRMAN SAUERWEIN: You can certainly distribute that, yes.

McCOURT: Good evening, Mr. Chairman, members of the Commission. My name is Norman McCourt. I'm Mayor of the City of Black Jack, and I'm going to try to take as little time as possible also.

As to the questions, our city's criteria for including the areas, we're lucky to be surrounded mostly by unincorporated St. Louis County. The only city that touches us is the City of Florissant so we have many opportunities if the opportunity presents itself for annexations. We do have phases on our map. The phases that are listed are not necessarily the order they'll go. It really depends on what happens with some of them; for instance, for Area 1 and 2, for 3 and 4 to be successful, 1 and 2 would have to have been successful because of the contiguous land boundary area requirement. So it is phased, but those phase numbers are not necessarily in the order that it will happen.

We laid out the map several years ago ... and this map is pretty much similar to the original one that we had. The change to it is Florissant was successful on a couple of annexations and we took that area off and shortened that particular area. We believe that by the Map Plan we have, it would support logical growth and support the needs of the residents of the city. The City of Black Jack has a history of good financial management and a very safe city. We're very proud of our city and the things that we have accomplished in the last years; for example, in the census, the median value of home owner-occupied households in the City of Black Jack is far greater than any other city in North County. And this is because we have a good code enforcement program. So we have different amenities that we do offer residents. We do not have a community center, but we do try to offer amenities that the residents really want.

As far as the arguments of why we would support a proposal, as I mentioned, I believe residents and potential residents would be happy to live in the City of Black Jack. We have not had anyone come to us recently asking about coming into the City of Black Jack. Most residents, I think, in North County are happy the way things are, and I don't know if that will change in the future. The reason we are submitting the Map Plan, we want to keep our options open that we can increase the city if we have to in the future. Several years ago Southern Illinois University, I think it was in the mid-90s, put together a document on sustainable cities, and they said a sustainable city was at that time about 18,000. Now it probably is around, I'd say 30,000 because of inflation and the cost of things going up, so to be a real sustainable city and if the sales tax went away like some legislators are trying to do, you would need a 30,000 population city to sustain and grow and provide the services that the residents need. Is [stet] there any questions?

CHAIRMAN SAUERWEIN: Are there any questions for Mayor McCourt ... about the presentation tonight? There are no questions.

McCOURT: Thank you for the opportunity.

CHAIRMAN SAUERWEIN: Thank you very much for coming tonight. The next presentation on the Agenda is from the City of Ferguson.

KNOWLES: Good evening. My name is James Knowles. I'm the Mayor of the City of Ferguson. I also have Mr. John Shaw, our City Manager, with us this evening and our Planning and Development Director, Miss Rosalind Williams. I want to thank you for allowing the City of Ferguson to present its Map Plan for possible annexations over the next six years. Ferguson's map includes ... included areas in its Map Plan that are adjacent to the city and accessible by an arterial road without going through any other jurisdictions. All of the areas are or within the next six years will be part of unincorporated St. Louis County. These areas all pose serious concerns for the City of Ferguson. Over the years property neglect and lack of economic activity have made them a liability for all of the surrounding areas. Crime in and around some of these areas are also a concern for the city. The city finds itself providing public safety assistance in these areas from both police and fire. The city does fear that without annexation further deterioration of the commercial and residential areas will negatively impact our community more than it already has. The city is eager to begin to address the needs of the greater area and to ensure the Ferguson community is able to protect and expand what we've been successful at building over the last decade. I would like to now turn the presentation over to our Director of Planning and Development, Miss Rosalind Williams, and she will discuss our phased approach to the annexations.

WILLIAMS: Thank you, Mayor. The city has chosen a phased approach to annexation. The top priority would be Area 1, which is over here. This is Ferguson, and Area 1 is north of 270. The areas depicted on the map demonstrate that these are the areas that we feel most likely to be annexed and obtainable. We find some ... if we find some interest by residents in some of the areas we will probably entertain them out of phase as long as they meet the criteria for the Boundary Commission. And so, although we are saying that we would look at this area first, we may go to the other areas out of phase.

Area 1 is the first to be considered since there is direct access to West Florissant Road, which is along here. The city believes that it would be an interest to control the land use decisions on

both sides of 270, especially since MODOT has put forth a proposal to create one-way outer roads on Pershall, which is south of 270, and Dunn Road is north of 270. We've also been in discussions with MODOT and Metro about the transit station that they're going to have between New Florissant Road and West Florissant, and this would affect both sides ... that one-way coupling that affects both sides of 270 and would affect their transit routes.

The city has also been working with four other communities along West Florissant, Dellwood and Jennings, Flordell Hills, and Country Club Hills and the revitalization of this corridor and we feel that if we annexed this area, we can avoid some of the historic disinvestment that we've had because of the over-population of commercial areas and the multi-jurisdictional control of the area.

And this would also ... the same logic would work for New Halls Ferry Road and Old Halls Ferry Road.

Because of our experience here with multi-jurisdictional development and we would like to control the land uses that complete those corridors, we think that Ferguson is in the best position to annex those areas.

The second area, Area 2, is the City of Kinloch. If Kinloch decides in the next six years or five years to disincorporate, then we are showing it on our Map Plan as a possible annexation. We have not had any discussions to date with Kinloch about this idea, but we've also noticed that Berkeley has not submitted a Map Plan in this period.

And the third area would probably come after Area 1 for annexation since we probably need to annex this area before we have direct access to Area 3 unless we go through Chambers Road to get to service that area. I would like to turn this over to our City Manager, John Shaw.

SHAW: Thank you, Rosalind and to the Commission. Again, as you've already heard from our Mayor and Planning Director tonight, we've tried to address all the questions that you've listed on the letter that was submitted prior to tonight's meeting, and I feel safe in stating that in addition to that, that our residents and neighborhood groups in Ferguson are well aware of our presentation tonight, and for the need of our neighboring communities to be further stabilized in order for Ferguson to continue to grow and remain a leader in St. Louis County. We believe that the health and vitality of our community's intrinsically tied to our surrounding environments. And I feel very safe in referring to Ferguson as a leader in the region and in St. Louis County. We've been widely recognized for a number of our initiatives and are regarded as one of the most efficient municipalities in St. Louis County, given the full scope of services that we offer to our residents as a relatively low tax rate. Our intent following the Commission's response to our presentation tonight is to begin conducting actual feasibility studies for each of the phased areas, and I'm comfortable in stating that Ferguson ... we believe Ferguson has the capacity to immediately begin providing municipal services to these areas. However, of course, if in the course of feasibility studies, we'll also be engaging the residents of these areas to gauge their interest in becoming part of Ferguson. But the fact of the matter is that the residents in these areas are going to pay less in taxes just by virtue of Ferguson being a full-service city and offering fire protection services as opposed to a fire district. And in addition to our excellent public safety services, our city can also offer expanded recreational, code enforcement, and planning services, all provided by a large, professionally managed staff.

In conclusion, we believe that our community is in an excellent position from a financial standpoint and has the professional capacity to adequately service these areas in a way that's better than what they enjoy today. And, of course, we also believe that it's in the best interests of our current residents that, again, we further stabilize these ... some of these areas through our unification and through the expanded services. So, at this point, again, I thank you for your time, and we're available to answer any questions.

CHAIRMAN SAUERWEIN: All right. Thank you, too, everybody from the City of Ferguson that showed up. Are there any questions from Commission members. Rick?

DORSEY: Yes, Mr. Shaw, I have a question about Area 1. If I'm looking at this map correctly, the north central section between Old and New Halls Ferry cut off at Seven Hills subdivision. What was the thought process in not taking it all the way up to Parker Road so that you would have access to area off of New Halls Ferry?

SHAW: If you don't mind ... if I could ...

[inaudible]

SHAW: I can tell you that was ... this is an existing Map Plan that ... from our previous submission so, to be honest, I can't tell you exactly why it doesn't go that far outside of just trying to limit the total area. It does though as far as ratio between commercial and residential area, I think that it does include a substantial amount of residential to clearly show it's not just an interest of taking in the Clock Tower Plaza and then the development to the side of that.

CHAIRMAN SAUERWEIN: Does that answer your question, Rick?

DORSEY: Well, the answer that it was a prior map and they just adopted a prior map so ... yeah.

CHAIRMAN SAUERWEIN: Do you have anything to add to that other than what you've already stated?

SHAW: I don't think so.

CHAIRMAN SAUERWEIN: Okay. Are there any other questions from Commission members?

?: What's the population of the area ... Area 1 and the Area 3?

SHAW: There should be two maps, there's a map on one side and a map on the other side. I believe the populations are listed.

CHAIRMAN SAUERWEIN: We did not have that as part of our packet tonight, I don't think.

SHAW: That map supplement should answer questions as far as populations, median household incomes, and tax rates.

?: Thank you.

CHAIRMAN SAUERWEIN: What's the population of the City of Ferguson right now?

SHAW: Right under 22,000. At the last census it was 21,500 about.

CHAIRMAN: Are there any other questions about Ferguson's presentation tonight?

?: ... just a ...

CHAIRMAN: Certainly.

?: ... clarification. If we look at Area 1 and 2, if those annexations did proceed, it looks like Dellwood would be completely surrounded by Ferguson. Is that [inaudible].

SHAW: No, that just kind of a byproduct of any kind of annexation area. Ferguson already surrounds three sides of Dellwood as is so I mean, of course, anything that loops around is going to take in those [inaudible] but currently, right now, we drive through the City of Dellwood to access areas just because of the existing geography.

?: Thank you.

CHAIRMAN SAUERWEIN: Any other questions? All right, that will conclude the presentation for Ferguson. Thank you very much. The next city on tonight's Agenda to make a presentation is the presentation by the City of Florissant.

JEARLS: Chairman, members of the Boundary Commission, members of the audience, I am Lou Jearls, Director of Public Works for the City of Florissant. I'm happy here ... to be here to present to you the Annexation Master Map Plan for the City of Florissant. The City of Florissant was founded in 1767 by French farmers and fur trappers and has existed under the flags of the French monarchy, the Spanish monarchy, the French Republic, and presently under the Constitutional Republic of the United States of America. We enjoy a very rich history. The City of Florissant operates under a Home Rule Charter which was adopted by a vote of the people in May of 1963. This is the fourth charter under which Florissant has existed as a municipality. Under the provisions of the existing charter, Florissant is governed by a mayor/council form of government with a full-time mayor and 9 council members representing their respective wards. The city's Municipal Court is served by one full-time, one part-time municipal judge, and all these positions are elected positions. The city is primarily considered a bedroom or residential community. We are the largest municipality in St. Louis County and have a present population of 52,158 people encompassing approximately 12.85 square miles in area. The city operates daily under the direct supervision and administration from the Mayor's office through various departments, and I won't go into them now.

In general, the Annexation Master Map Plan was adopted and prepared early this year in June by a very capable staff at the St. Louis County GIS Service Center. Mary K_____, GIS Analyst for St. Louis County's Planning Department, always does an excellent job for us when we call on her services. The Map generally shows almost all of North St. Louis County. To the west and north of the city is the Missouri River. To the east is Louis and Clark or Highway 367. To the south is I-270. It also shows major highways and roadways. We also show the City of Florissant in a dark green lower left area, and we show other municipalities as Hazelwood, Berkeley, Calverton Park, Ferguson, Bellefontaine Neighbors, and Black Jack in a lighter green

area and unincorporated St. Louis County in a still lighter area. Potential annexation areas are outlined in a heavy black line and also have a number designation. The number designation for the various annexation areas do not indicate a phasing order or priority.

In the Boundary Commission's letter of September 25, we were asked to address certain specific aspects of our Master Map Plan. First, "What were the city's criteria for including these areas in our plan?" There are several criteria. Residents in most of these areas have consistently and steadfastly requested to be annexed by the city. Second, we hope to maintain and improve quality of life, of property values, through the proper planning and zoning efforts. We hope to realign city boundaries to natural and logical borders. We'd like to provide the city with a steady and logical and consistent growth pattern, and we'd also like to offer the residents and businesses in these other areas, people who already share common interests with Florissant residents, because they already go to the same schools and churches and shopping centers and restaurants and post office that we do, so we'd like to offer them a lot of our services as well. And we'd like to provide a more convenient and accessible level of government to this area.

The next question you had, "Do you have an order of phasing planned for any future annexation proposal?" And, we do not. Obviously, we will have to annex some areas before we go to other areas, but presently, we do not.

"Do we have a timetable for making proposals to the Commission?" And we do not. Currently, we are not working on any annexation proposal.

"Why is it important for Florissant to implement the various components of the Map Plan?" As mentioned earlier, we want to offer all the services the city has to offer to residents and businesses who have already expressed interest in being annexed, who already have common interests with many residents and businesses within the City of Florissant. We are interested in a steady, logical growth pattern, one that will remain ... will maintain and improve property values through the enforcement of planning and zoning codes as well as the fair and consistent enforcement of building codes and occupancy codes. Further, again, we'd like to realign our boundaries to logical borders.

The next question. "Why is Florissant the best community to serve this area?" We have been serving the residents and businesses, schools and churches in our community since 1767. Our first civil government was 1786. That's over 226 years as a municipal government, more than any other city in our area. We have a proven track record. We're a strong, effective, responsive, reliable, hard-working, financially solid, and a proven governmental agency with a track record second to none. We are known nationally as the safest city west of the Mississippi for a city our size, and recently we've been recognized nationally by CNN Money, a service of CNN, Fortune, and Money Magazines as being one of the Top 100 Best Places to Live.

"What advantages does Florissant offer the residents of these areas?" St. Louis County is a large governmental agency trying to provide services that can only be best provided by ... or we feel can only be best provided by a local governmental agency serving a specific area. A local government agency better understands the conditions and concerns of their own area. A local governmental agency can respond faster to a problem in their own area. St. Louis County, for instance, thirteen times larger in size and in square miles than Florissant. Although St. Louis County has an excellent police force and is internationally accredited like the City of Florissant's

police force, it is physically impossible for them to respond to emergencies as quickly as Florissant officers. St. Louis County residents and businesses are served by seven council members. Florissant has nine council members. Where Florissant council members serve about 5,800 residents, St. Louis County members ... council members must try and serve over 46,000 residents, almost eight times more people. The economy of scale doesn't always work to the residents' advantage. It is important to note that St. Louis County will still provide many services to residents and businesses annexed into the City. You don't leave St. Louis County. You join Florissant having a more responsive understanding, easily accessible governmental agency. City Hall is a shorter drive than downtown Clayton, and we have free parking. And on most days you can come unannounced and visit with the Mayor or department head in a face-to-face and try and get your questions answered or problems solved.

Another question. "What arguments will you make to residents and businesses in support of annexing into the City of Florissant?" Besides all of above, at this point the residents and businesses want to know what we can do for them personally. What's in it for them? It boils to the level and quality of service that we render. It would be impossible to deal ... to detail all the benefits received from each city department, but let's take the Police Department. It is not only internationally accredited, nationally recognized since 2001. In 2010 it was named CALEA's Flagship Agency for having and maintaining the highest level of compliance and professionalism in a law enforcement agency. Our Police Department was the first to have GPS tracking on all police cars which helps decrease response time in most cases to less than three minutes. Several popular programs sponsored by our Police Department is the DARE drug awareness program, the AARP Safe Driving course which is always packed ... our next one's November 14, by the way ... the DNA National Prescription Drug Take-Back Program is another popular one. We took in 171 pounds of prescription drugs this year. We're starting up with Kurt Warner's Warm Up Coat Drive. They have a Neighborhood Watch Program and the Missouri Chip Program which is the child identification program. They have a COPS, Community-Oriented Problem Solving Program, and a few others. The Parks Department, on the other hand, offers an impressive variety of leisure activity venues having 17 parks totaling over 380 acres; 27 ball fields, 11 of them are lighted; 18 tennis courts; 4 handball courts; an 18-hole golf course; an outdoor pool and aquatic center; an archery range; a 2-acre fishing lake; a disc golf course; and a second community center. One of the more popular programs is the summer playground for the kids. We had over 250 in that program this year, and we had 320 in the Koch Park Day Camp Program. Of course, we're very proud of our Florissant Fish Swim Team; they completed their tenth year undefeated for the second row in a year, 175 swimmers, 6 coaches. But the standout facility, one of the gems of our city and of North County is our James J. Eagan Center having a gym, workout and exercise areas, meeting rooms, an indoor pool, a 400-seat theater, and a covered and lighted ice rink and in the summer a roller rink. This complex, having a theater attached to it was groundbreaking in its day and is still one-of-a-kind facility bringing first-class plays and performances to our residents all year long.

Our Senior Citizens Department is an example for all. It's another outstanding department offering a dining center, free handicapped bus service door-to-door anywhere in the City, two large buses for 22 of your friends if you want to take that down to Kimmswick or Pere Marquette or Busch Stadium at a nominal fee. They have Meals on Wheels, the Circuit Breaker Assistance Program, Golden Age Pass Program, and several others.

Businesses. Our Economic Development Department is still very active. We have over \$40 million dollars' worth of development going on in the city right now. Developers have discovered, once again, that Florissant is business friendly.

The Public Works Department comprised of four divisions, Health, Street, Building, and Engineering, and offers many programs residents and business are interested in. A single trash hauler which includes free recycling tote and free recycling pickup. For seniors, we give them a 50 percent discount. We have an animal kennel; residents can adopt a dog or a cat free. Recycling drop-off facilities, street sweeping, and ice and snow removal that's second to none. We began our exterior drive-by inspection programs back in the early '80s when the broken window criminological theory of 1982 was still being just discussed. Recently, we re-enforced our city codes to address the rise of vacant and rental properties. Other programs include the sidewalk repair and replacement program, the sewer lateral program. Recently adopted a ... formed an adopt-a-street program much like MODOT, and we had a free recycling event this spring with MERS-Goodwell. We had a free document shredding event in May, and we had a second recycling event in September.

And besides that, the residents and businesses can become more involved in their city government. We have various boards and commissions and over 200 residents are actively involved in various boards and commissions throughout the city. The city is just a fun place and interesting place to work and live. We have over 25 historic sites. The Greenline Tour which highlights the old St. Ferdinand Shrine, the oldest Catholic Church building in the Louisiana Purchase Territory, built in 1819, which is also home to St. Rose Philippine Duchesne. We also have more than 90 restaurants. We have the Spring Valley of Flowers, the Fall Florissant Old Town Fall Festival ... it's a big block party. We have Music Under the Stars with free summer concert, Bob Kuban, Butch Wax and others and I could go on and on.

The last question you had was "Has there been any expressed interest by residents in these areas proposed for annexation?" And yes, there has been, especially in areas 1, 2, 4, 5, 10, 12, 11, 13, 29, 18 and 20.

So, in summary, I hope I've answered most of your questions, all your questions, and I'll be glad to answer any you have right now. Thank you.

CHAIRMAN SAUERWEIN: Thank you, Mr. Jearls. Do any of the members have any questions for the City of Florissant?

?: Mr. Jearls, referring to Area 23, I just want to make it clear that your southern boundary there is 270, you're not going to dip down [inaudible] south?

JEARLS: That's correct.

?: Okay. The shading on the Map is the same so I wasn't sure.

CHAIRMAN SAUERWEIN: Any other questions? Thank you very much, Mr. Jearls.

JEARLS: Thank you.

CHAIRMAN SAUERWEIN: And the last city who will be making a presentation tonight is the City of Hazelwood.

ROBINSON: Good evening, everybody. My name is Matt Robinson, Mayor of the City of Hazelwood. I'd like to thank you for letting us make this presentation tonight. The City of Hazelwood is interested in this area, one that we can provide the services for this area, most importantly, we have the resources and the background in development from past development that our staff, council members, former city council members, former staff have put in place for those developments that we've had throughout the City of Hazelwood. We've got a proven record, track record of good-sized developments in the area and feel that we could do a very good job here, not only when you have big attractions of businesses in the area along [inaudible] street developments and the resources that come with that and the planning that I know my staff is number one with the things that they propose for the developments. I'd like to introduce our staff: Lori Helle, our Finance Director; David Stewart, our Public Works; Bob Frank, our Assistant City Manager; and most importantly, our City Manager for 34 years who's going to make a presentation here, Mr. Ed Carlstrom.

CHAIRMAN: Thank you, Mayor Robinson.

CARLSTROM: Good evening, Boundary Commission members. We're here tonight to look at a very important area for the City of Hazelwood. It's the only area in which we can move to annex any areas left. This is it. This is a pocket. I'll show you ... I have a map over here, and I have a PowerPoint map that explains exactly what we're talking about here. This area is south of James S. McDonnell Boulevard and it's north of the Airport property. It's really to the east of Lindbergh Boulevard, and then there is a street that goes down through the middle of this area called Banshee. There is no population in this area. It's made up of about 188 acres, and Banshee, the street that goes all the way through here is about 5,600 feet. That average traffic count on that Banshee is 5,000 because it's a very important street because it's the street that goes around a railroad ... if you go down McDonnell Boulevard, try to get to Boeing manufacturing plants, there's a lot of employees that know the back, the cut-through to make sure they can get to work on time in case that Norfolk Southern Railroad comes through that area. Some of the property owners is GKN Aerospace; they have two parcels that are 44 acres in which part of GKN is to the left of the and between Lindbergh and the western boundary north of the railroad track. Part of that building there is GKN in Hazelwood. Boeing has 7 parcels which makes up around 25.5 miles [acres?]. The City of St. Louis has a parcel of 92.5 miles [acres?] and the US Government about 5 acres. So it's a very natural flow from our city limits southward, and again, it's a pocket. And, again, let me talk to you about some of the relationships that we're involved with already. Right now, I kind of developed this to show you, it's kind of a complicated area already. The current service providers, the City of St. Louis will provide the fire service to their property. The Hazelwood Fire Department by contract for GKN, we have a contract for the fire service. And then Boeing also has a Fire Department. And Boeing's got some property located as you know in this area too. The emergency medical side of this area, we have Hazelwood's Fire Department by contract with GKN, and then Boeing again has their Fire Department and Abbot Ambulance by contract. The Confined Space Rescue Services, we have a contract with GKN to provide that service. It's a very specialized service. In fact, GKN has worked with us on training, sending us and having adequate training for this service because it is a very important OSHA requirement that somebody be responsible for this kind of service. The police department is St. Louis County Police and the Hazelwood Police Department, and the street maintenance is St. Louis County right now.

Now, let's talk about what would happen after annexation. We're looking at primary providers. The Hazelwood Fire Department would do the class ... and we have a Class Three ISO rating, which is the highest in North County and other municipalities ... we will provide the emergency medical service. We will provide the Confined Space Rescue Service, and that would be free. All of these things would be part of the taxes and the business license involved and the police department and the street maintenance of City of Hazelwood. And all the corporate residents of the City of Hazelwood ... right now we have over 1,200 businesses. They all have access to our parks, community centers, for any kind of get-togethers that the employees want, any kind of recreation planning or whatever, they are part of our community and they have access to all of our parks and recreation facilities. We have two big community centers and we have about 145 acres of parks and so they have plenty of ways to enjoy the community as they work in the community too.

A little bit about the City of Hazelwood, just to give you some statistics. We're about 25,703. We're the eighth largest in St. Louis County. We have 16.6 square miles. We're fourth largest in St. Louis County. We have a work force population in the community of 20,000 people, and our assessed valuation is around \$548 million which is twelfth in St. Louis County. Here are some existing corporate residents that already have are listed: GKN Aerospace, Mallinckrodt, IBM, Boeing, GT, Biomyrid [sounds like] Tech, [inaudible]. These are both medical makers. [inaudible] Supervalve, Emerson Electric. There's a very large contingency and they're really diversified. GT Advance is building a solar chip plant right now down in the Park 370. Here is a map here that shows ... on the map too it shows how the industrial areas of the city is right next to the area that we're proposing on annexing at some future date. So all the land uses are very similar. That shouldn't cause any problem of the blending of the two areas.

Some advantages of annexing. We have an economic development sales tax. We take in about \$2.3 million a year. This gives us a lot of resources to incentivize new industries to become very familiar with the City of Hazelwood just because of the way that we can make a move or make something happen. We are always used to do doing community improvement development districts, TIFFs, TDDs, you name it, we're really a pretty expert ... we have a pretty expert staff on delivering those kinds of economic development vehicles. And also we provide more efficient delivery of services since we're already there. It's really not going to create any major staff ... existing staffing of our services [inaudible], we can overflow this with ease. And we're going to be faster than any other service provider in this area. And we're going to elimination [stet] of the fees that we already have for contract services for the industries that we have a contract for services that I mentioned before in the other slides.

One thing I want to note. I want to get back to Banshee. We've taken a look at this. It's really a deteriorated street, and I was shocked when I heard there was 5,000 cars going up and down this street every day. It needs a lot of improvement, lot of facelifts need to be done in this area. You can see what a road improvement can do ... on that left side, look how bad that street is. And this is what we just did on a mile-long thoroughfare; we just reconstructed it in 2011. That was a mile-long too, very similar to the Banshee project and it's really turned out nice. It's in an industrial area of Hazelwood. Actually, Berkeley and Hazelwood coordinated a partnership and did that part so part of it was in Berkeley, but the most part was in Hazelwood.

That's what the City of Hazelwood has to provide. If you have any questions, I'd be glad to answer.

CHAIRMAN SAUERWEIN: On your ... who maintains Banshee Road presently?

CARLSTROM: St. Louis County.

CHAIRMAN SAUERWEIN: Okay. Do any of the other Commission members have any questions for Hazelwood? Thank you for your presentation tonight.

CARLSTROM: Thank you.

CHAIRMAN SAUERWEIN: And our last presentation tonight is by St. Louis County.

POWERS: Hello, again. I'm Glenn Powers. I'm the Director of Planning for St. Louis County. I'll apologize in advance for the same brief remarks hopefully that I've made at past meetings. St. Louis County provides local government services for the unincorporated area. That's a large area, over 300,000 population. That makes us one of the largest local government service providers in the state. We have the largest public health department, the second largest highway department to MODOT, the largest accredited law enforcement agency. In short, we're a willing and capable service provider. Because of our size and efficiencies, we provide contract services to one extent or another to over 90% of the municipalities and so county-wide residents and businesses benefit from our economies of scale and professional expertise. And I say county-wide, not just in the unincorporated areas, but in the incorporated areas because of those contract services. We will submit more detailed comments on the Map Plans at a later time before the deadlines, but in general in reviewing each specific boundary proposals we look for annexations of whole roads, not splitting right-of-ways down the middle, not splitting subdivisions, and avoiding unincorporated pockets, the creation of unincorporated pockets that create service inefficiencies. These are all obvious things and I only mention that because on these very conceptual plans the boundaries that are proposed are sometimes illustrated very thickly, but that's something we would look for in more detail when specific proposals come forward. So, in summary, we are a willing, capable service provider. We are happy to continue to provide services to the unincorporated areas as long as the residents and businesses of those areas want us to do that. I'd be happy to answer any questions.

CHAIRMAN SAUERWEIN: Do any of the Commission members have any questions for Mr. Powers? Thank you, Mr. Powers.

POWERS: Thank you.

CHAIRMAN SAUERWEIN: At this point in tonight's open meeting, I would entertain any comments from any members of the public. Again, if you would like to fill out a card and make a comment on any of the municipalities' presentations, please do so and we'll listen to your comment tonight. We do have one speaker that has filled out a speaker form. His name is Cornell Mace [spelling?]. Are you still here, Mr. Mace? Okay. Mr. Mace, we'd ask you to limit your comments to three minutes, if you don't mind, and please proceed.

MAYS: I'm Cornell Mays, Deputy Director at Lambert St. Louis Airport. Susan Kapinski [spelling??] is also a Deputy Director from Lambert, Dana Ryan is our Planning Manager, and Jan Titus is our Planning Manager for Community Programs. The area outlined in red on that map is a secured FAA restricted area. It is for aviation use. The area outlined in green is contiguous to that and is also for aviation related purposes. The Airport, Lambert St.

Louis Airport, provides its own street lights, road maintenance. It has its own police department. It has its own fire department. It provides its own emergency medical services. There are no residents and no parks in that area. It is an airport. Lambert St. Louis Airport objects to any attempts to annex any part of the airport. This applies to the Hazelwood proposal and it applies to the St. Ann proposal previously presented. Lambert St. Louis Airport will provide its written objections to the Commission. Are there any questions?

CHAIRMAN SAUERWEIN: Are there questions from Commission members for the St. Louis Airport? None. Thank you very much.

MAYS: Thank you.

CHAIRMAN SAUERWEIN: Is there anybody else that wishes to make a comment tonight before we close tonight's public hearing? Is there a motion to adjourn tonight's open meeting?

BERGFELD: So moved.

DORSEY: Seconded.

CHAIRMAN: And seconded. With that and with there being no further questions, I want to thank everybody for coming and all the other staff from the municipalities, thank you for attending. And that will conclude tonight's public hearing.