

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

**TRANSCRIPT OF
BC1402 PLAN OF INTENT PUBLIC HEARING
SIMPLIFIED BOUNDARY CHANGE: TRANSFER OF JURISDICTION
BETWEEN ST. ANN AND BRIDGETON**

JANUARY 27, 2015

COMMISSION ATTENDANCE:

Commissioners	Present (P)/Absent (A)
TR Carr	P
Rick Dorsey	P
Frank Ollendorff	A
Jack Schwartz	A
Kathleen Schweitzer	P
Kyra Watson	P
Steve Wegert	P
Janet Wilding	A
Carmen Wilkerson	P

OTHERS PRESENT:

Michelle Dougherty, Executive Director
Drew Webb, Legal Counsel

CHAIRMAN SCHWEITZER: All right. I'm going to convene a Public Hearing, Public Hearing for BC1402 – Simplified Boundary Change: Transfer of Jurisdiction between the cities of St. Ann and Bridgeton. The first thing on the Agenda are some Introductory Remarks. I'd like to begin with just a few comments relating to the Boundary Commission. The Boundary Commission is an independent government body that reviews boundary change proposals in St. Louis County. It derives its authority from the State Statutes and from St. Louis County Ordinance. The Commission is comprised of 11 members along with staff, our Executive Director, Michelle Dougherty, and our Legal Counsel, John Young. Eleven Commissioners are all appointed according to the following: four are appointed through the St. Louis County Municipal League on behalf of mayors of small cities, mayors of mid-size cities, and mayors of large cities; four members are appointed by the County Executive; and three members are joint appointments of the Municipal League and the County Executive. We meet monthly with additional public hearings scheduled as necessary to consider Map Plans and Boundary Change Proposals.

Tonight's informational meeting, hearing ... public hearing, excuse me, provides an opportunity for the cities of St. Ann and Bridgeton to explain and comment on the proposed Simplified Boundary Change: Transfer of Jurisdiction, the area assigned file case number is BC1402. Public comment will be directed toward the Simplified Boundary Change: Transfer of Jurisdiction being discussed tonight and the Commission staff will be available after the meeting to answer any questions regarding the process. The Commission welcomes your participation in the Public Comment section of tonight's Public Hearing; however, you will need to fill out and present to Michelle a Public Comment form. We do ask that you do this prior to the end of the presentation by the cities. If you are speaking as an individual, you'll be allotted three minutes. If you are speaking as a group or association, you'll be allotted five minutes. The Commission will also take public comment either by letter or email for up to 21 days after tonight's meeting. Those comments will also be a part of the public record. As a reminder, no decision will be made tonight. The Commission will review the information in the proposal by St. Ann and Bridgeton and your comments and any comments we receive within the next 21 days. We do have four months to make a decision, but that four months begins with the acceptance of the proposal which was November 18, 2014 so the decision date will be March 18, 2015 and no later. St. Ann and Bridgeton together will have 15 minutes, and we do ask that respect that time guideline, and I will now ask the Commission Members to introduce themselves and include their residence and their appointing authority. And I'd like to begin with Kyra Watson.

WATSON: I'm Kyra Watson. I was ... well, I'm from the city of Berkley and I was appointed by the Mayors of Small Cities.

CARR: T.R. Carr, city of Hazelwood, and I was appointed jointly by the Municipal League and the County Executive.

DORSEY: Rick Dorsey. I was appointed by the County Executive to represent Unincorporated North County.

SCHWEITZER: Kathleen Schweitzer. I was appointed by the County Executive to represent Unincorporated West St. Louis County.

WEGERT: I'm Steve Wegert from Ferguson. I was appointed by the Mayors of Large Cities.

WILKERSON: I'm Carmen Wilkerson. I was appointed by the County Executive to represent the residents of South County.

WEBER: I'm Drew Weber. I'm here on behalf of John Young, the Attorney for the Boundary Commission.

DOUGHERTY: And I'm Michelle Dougherty, Executive Director.

SCHWEITZER: Okay. Having said that, I have to look at my Agenda. Presentation of St. Ann and Bridgeton, 15 Minutes Maximum. Who wants to go first? And would you please state your name and spell it for us for the record.

HEINZ: I will if I can remember. Thank you all for your time. I'm Kenneth Heinz with Curtis, Heinz, Garret, and O'Keefe. I'm the attorney for the proposer here which is the City of St. Ann. We have quite a few people here I think in support of the proposal. I will turn it over in a minute. I just wanted to briefly state that when we first got this request for the Boundary Adjustment, we weren't really sure and when we read the Statutes, it wasn't really clear that since there weren't any residents involved that this needed to go through the Commission, but I talked to John Young and I think he did some research and we talked it over and felt that since there is a transfer of jurisdiction that it was technically a boundary change so we filed the application for Simplified Boundary Change out of abundance of caution. But with that said, I'm going to introduce Matt Conley. He's the City Administrator for St. Ann. He's going to talk about the physical aspects of the change.

CONLEY: Thank you. Basically this is a ... just a simplified boundary adjustment between the City of St. Ann and the City of Bridgeton just to update the redevelopment of Northwest Plaza and the crossings at Northwest. The acreage involved is relatively minimal. It involves currently no structures. It's zoned commercial. It will be commercial after it's redeveloped. Basically it allows for simplified service delivery boundaries between the City of Bridgeton and the City of St. Ann. The ... I don't know if you viewed the property in the daylight hours, but there is a new ring ... we call it Ring Road up at the property. Basically everything that's the outside of the Ring Road will be commercial outlot, multi-tenant structures of some size and shape and this allows for the developer to place structures on those parcels that are all easily identifiable as far as the service boundary delivery goes. So that's pretty much it. You know, like I said, there's no residents. It's all commercial. The developer came to the City and asked us to present it so we're doing it on his behalf because he can't do it as a private property owner. It's my understanding that the City of Bridgeton has passed an ordinance. We passed an ordinance authorizing it so the formality is that you guys hear it and feel free to ask any questions.

SCHWEITZER: Commissioners have any questions? All right. Thank you so much.

HEINZ: As I said, I think representatives of Bridgeton are here, on Seymour in St. Ann and some other people in support of the project so. If you have any questions of them, I think it's pretty simple. I think would, you know, promote redevelopment and simplify governmental taxing entities and understanding their borders and their boundaries and it's really a pretty small deal. I'd hate to be absorbing a lot of your time about this, but we're here and we can answer any question. Other than that, I guess that's all I have.

SCHWEITZER: Any Commissioners have any questions at this time? All right. City of Bridgeton.

PETERSON: Brian Peterson representing the City of Bridgeton, and the City of Bridgeton is in acceptance and support of this boundary adjustment and it will simplify our taxing and ... well, I'm just going to say we're in favor of it. Thank you.

SCHWEITZER: Short but sweet. Anybody else with either of the municipalities? Did we get any Public Comment cards? We've got no public. Wow! Okay. So since we have no Public Comment cards at all, do I need to ask for an adjournment or do we just close the Public Hearing? All right. This Public Hearing is adjourned. Thank you for attending.