

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING  
BALLWIN, CHESTERFIELD, ELLISVILLE, MANCHESTER, WILDWOOD  
& ST. LOUIS COUNTY  
August 28, 2018**

**COMMISSION ATTENDANCE:**

<b>Commissioners</b>	<b>Present (P)/Absent (A)</b>
Rick Dorsey	P
Steve Frank	P
Thomas Mooney	P
Ann Pluemer	P
Kathleen Schweitzer	P
Ben Uchitelle	A
Kyra Watson	P
Steve Wegert	P

**OTHERS PRESENT:**

Michelle Dougherty, Executive Director  
Michael Hart, Legal Counsel

**CALL TO ORDER**

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**CHAIRPERSON SCHWEITZER:** I'd like to call the ... open meeting ... I'd like to convene the Public Hearing for Map Plans for Ballwin, Chesterfield, Ellisville, Manchester, Wildwood, and St. Louis County.

Good evening. My name is Kathleen Schweitzer, and I'm the Chair of the Boundary Commission. Tonight, we are holding an informal public hearing to hear presentations from several cities with respect to their map plans for possible annexations over the next five years. Those cities are Ballwin, Chesterfield, Ellisville, Manchester, Wildwood, and St. Louis County, in that order.

Generally, the Boundary Commission process has two stages, the Map Plan stage and the Proposal stage. Tonight's informational public hearing provides an opportunity for the cities to explain and comment on their proposed Map Plan. Map Plans show what a city may wish to annex in the next five years but does not commit them to doing so. In addition, St. Louis County's Map Plan shows what St. Louis County may wish to declare an established unincorporated area for the next five years but, again, does not commit them to do so either.

Public comment on the Map Plans discussed this evening will need to be directed toward the Map Plans being discussed tonight. There are lots of Map Plans out there so ... and the Commission staff will be available after the meeting to answer any questions regarding the process if you have any.

So, I'd like to begin with just a little introductory comment relative 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 our two staff members, our Executive Director, Michelle Dougherty, and our Legal Counsel, Michael Hart. We meet monthly with additional public hearings scheduled as necessary to consider Map Plans and Boundary Change Proposals. The 11 Commissioners, although we don't have that many at this point, are all appointed according to a schedule, believe it or not. Four of the Commissioners are appointed through the St. Louis County Municipal League on behalf of mayors of small cities, mayors of mid-sized cities, and mayors of large cities. Four members are appointed by the County Executive, and three are members ... three members of the Commission are joint appointments of the Municipal League and the County Executive, so the Commission welcomes your participation in the Public Comment section of tonight's public hearing; however, you will need to fill out a form, please, and present it to Michelle. We ask that you do this no later than the end of St. Louis County's presentation. St. Louis County will go last. If you are speaking as an individual, you'll be allotted three minutes. If you are speaking for a group or an association, a home owners association or something like that, you will be allotted five minutes.

The Commission will also take public comments by letter, snail mail, or email up until December 31, 2018, on these and on all submitted Map Plans, and they will all be on our website as well. Any of those comments will be part of the public records so as a reminder; no decisions will be made tonight. This is an informational session only. Each presenting city will have 15 minutes; they may not necessarily take all 15, but they do have 15 minutes, and they are listed on the Agenda for the meeting, and we ask that you respect their time guideline.

I'll now ask the Commission Members to introduce themselves and include their residence and their appointing authority. So, we'll go down on the end with Tom Mooney. Tom.

**MOONEY:** Evening. My name is Tom Mooney. I am appointed directly by the County Commissioner, and I am a resident of Clarkson Valley.

**WATSON:** My name is Kyra Watson. I am an appointee of the Mayors of Small City. I spent eight years as mayor of Berkley and have 12 years of planning and zoning experience.

**FRANK:** I'm Steve Frank. I'm a joint appointment of the ... the Municipal League as well as the St. Louis County Executive. I live in Florissant, Missouri.

CHAIRPERSON SCHWEITZER: And again, I'm Kathy Schweitzer, Kathleen Schweitzer, and I'm an appointee of the St. Louis County Executive. I live in an unincorporated West St. Louis County.

PLUEMER: My name is Ann Pluemer. I'm an appointee from the County Executive, and I live in South County Unincorporated Area.

DORSEY: My name is Rich Dorsey. I represent Unincorporated North County, Florissant postal area. I was appointed by County Executive Dooley.

WEGERT: I'm Steve Wegert. I was appointed by the Mayors of Large Cities of the North County area. I'll raise Kyra's eight years by one; I served as Ferguson's mayor for nine years several ... several years ago and enjoy this process very much. We don't ... we don't typically have the attention that we have this evening, and we'll really glad that you all came out.

CHAIRPERSON SCHWEITZER: Indeed, we are. So, we'll go ahead and have the first presentation by Ballwin. Just so everybody knows ... after the presentation by the municipality, Commissioners may ask questions, so they may not but reserve the right to ask a question. So, City of Ballwin.

HIXON: So, if everybody's ready, I guess we'll go ahead and get started. Can everybody hear me since going off first? Okay? First, I would like to thank everybody for being here tonight. Everyone leads a busy life and I would like to thank you for volunteering your time. My name is Andy Hixon, I'm the Director of Development and Assistant City Administrator for the City of Ballwin. My title has 46 characters in it, and I was worried that would take up the vast majority of my 15 minutes just to get through that so ... we'll try to move through this pretty quick, pretty sweet, pretty short so ... one of the best things about being in Ballwin is you get to go first at any public meeting in West County so we get to set the pace. We get to set the bar. We are the leaders in the industry.

I'll expand more later, but we're currently redoing our comp plan, and one thing that came up in the focus group ... our open houses in our community survey is that Ballwin's a hidden gem. I'm not here to sell Ballwin, but to give a brief overview of what makes us the leader in the County. The worst thing we can do tonight is over-communicate our great services ... and the slide show works ... we're doing good so ... the Commission submitted a list of questions that need to be addressed, and I'll address them in this presentation, but first I would like to present a brief overview. This picture right here is from the groundbreaking of our new city hall. Well, it's just a picture of a bunch of guys playing in the dirt. It shows years of forward planning and financial stewardship. This is what you want in a government. We are coming here under ... we are coming in with our city hall underbudget, ahead of schedule, paying cash and no debt is taken on. We started saving years ago for this project. We actually set an ordinance, so it guaranteed we would actually put money back, that way if there was any hiccup or anything, we were still, you know, put money back for this project. The building will be the same size, have a board room, be fully ADA compliant, and much more energy efficient. The city leadership has created

a culture of entrepreneuristic [sounds like] and a capitalistic form of government. All will be in very pro-property rights, with no property tax for over 31 years.

Over half the city's revenue comes from non-sales tax. This is a rarity not only for West County, but most municipalities in the St. Louis County. Most citizens will never know this fact, but it makes more ... it makes it ... makes us less recession-proof and with that, we're less likely to cut back on services when we have our next economic downturn or any economic downturn. So, it's a very big plus for anybody looking to join us.

We also work well with other municipalities. We have done 911-Dispatch for Manchester for many years and recently taken over Winchester's Code Enforcement, Housing and Commercial Inspections.

The Golf Course and The Point are two amenities that nobody else has here in West County. The 66,000 square foot Point was the first facility of its kind in what [stet] the West County area and opened up in 1996. It has since served as a model for similar facilities in the St. Louis region and throughout the country. The Point offers a large variety of fitness, wellness, jogging, dance and about any other physical activity you could want including pickle ball, which we've discovered is very popular. Then we have the North Point Aquatic Center just north of here, which was recently completed a \$1.5-million-dollar renovation. It's the premier municipality aquatic center in the area and boasts one of the longest lazy rivers in Missouri. The Golf Course, where we're here right now, is now able to host public meetings, was recently a USGA qualifier.

Going to our Police Department, the feedback that we get from most people in Ballwin and outside of Ballwin is that we have great services. One of the many reasons people want to join Ballwin and be annexed is Police and Public Works, two services you cannot chose without moving. They service you no matter what. Ballwin's Police Department is one of the strongest in the state and they are fully accredited. We are, year after year, if not one of the safest cities, the safest city in the state named by multiple agencies. We have tremendous community support and just keeps growing. One thing if you watch closely with the PD is the little things that they do. What other community can you do a ride-along with the Chief on a Friday or have 250,000 hits on Facebook with the entire squad singing about Adele and donuts?

We are fully involved in the school districts and have a two-minute response time. The way policing is done is changing, but we are by far the leader in that positive change. Community policing is the future, and we are here. Anyone annexed would get to enjoy these services.

This is our Public Works. These guys are never given enough credit. Ballwin Public Works does our own in-house street and sidewalk repair. We make our own concrete for our roads and sidewalks, and this saves the taxpayers money. We do our own in-house tree trimming, and we do roadside leaf pickup. We make our own brine for snow removal, and this can be applied during normal working hours to once again save taxpayers money. These are all services that we provide to current and future residents of Ballwin.

We are ... What good is a great product if nobody knows about it? We have a Ballwin Life Magazine, our own podcast, and both are gaining sponsors, which will soon be fully funded, providing a great communication tool at a decreased cost to taxpayers. We have Facebook, Twitter, and Instagram, and recently redid our website at a quarter of the cost most municipalities do. We do our own in-house inspections, plan and review and have forever. This makes us more of a one-stop shop and more responsive to citizens' needs. We do our own in-house communication for Manchester with us and once again, with no property tax for over 30 years.

Ballwin is one of the chief communities in this reason who are currently redoing their comprehensive plan, and we have a pouring of community feedback. Part of the contract with the I5 Group who's here in the audience with us was to do an annexation study. While it's not complete yet but will be done by the end of the calendar year, this will be our roadmap done by an independent third-part for annexation.

This map ... this is a map of where we possibly could annex. If we do not submit it, we cannot annex it, but this was done to cover all our bases. Our main campus is City Hall, Public Works, and PD are very centrally located along the Manchester corridor. This makes logistics for annexation much easier. This will also be ... any annexation will also be very citizen driven. We want to be responsive to people.

These are the 11 review factors that the Boundary Commission has set on their website. We've reviewed these. We've taken note. We've studied them. We're currently drilling down more so we can address any questions that might be needed and give you a very precise answer.

Let's see ... these are the questions that were proposed by the Commission with the letter that we got announcing this meeting. For the first question, "What's city's criteria for including this area/areas in your plans?" The City of Ballwin does not promote pursue or solicit annexation for simple growth, but service provisions and financial impacts and ramifications of annexation are looked at very carefully, reviewed before they are submitted to the Boundary Commission, and although sometimes initially initiated by Ballwin, most annexations are the result of inquiries from residents in the annexed [stet] areas. We considered phasing, and we have three initial phases we'd like to roll out with appropriate time especially one ... I'm sorry ... once our annexation plan is completed. We have a timetable for making the proposals, I mean that's partly contingent with the Boundary Commissions timetable, but we want to move quickly, and what's important to implement various components of your plan. From the feedback that we have gotten, this is going to be incredibly citizen driven. There are several areas that have expressed interest in joining Ballwin, and they want to enjoy the great services that we provide.

For the next three questions, I will try and answer all at once. We are progressive, we offer The Pointe, the Golf Course, snow removal and street repair, a two-minute emergency response time for the police. The best quality of life aspect of the City of Ballwin can offer is ... doesn't cost a dime. We offer accessibility, which is the resident's chance to be heard. You can sit there and talk to the Mayor. You see him in the grocery store. You see your Alderman. Your kids play baseball with the Alderman's kids, you know, you might see the Chief at coffee. It's the fact that

when you join the Ballwin community, you can talk to us. We offer responses. We can have a police officer there. We can fix your roads. And that's part of the best thing that we do offer, I mean we have a wonderful host of ... of amenities that are incredibly economically well run, but it's we listen to people, and when we go out there and you ask a question, "Hey, we got this issue? We have that issue?" that's the best thing we bring to the table.

And then finally, "Has there been any interest expressed by residents?" We have had ... I was just talking with the Mayor before this ... more inquiries in the past three months than he's had in 12 years. So, I mean it's ... it's starting to roll in. We are a great kept gem and we're ... we're trying to get our quality of life out there because we feel we're the best community in ... in West St. Louis County.

I thank everybody for their time, and if you guys have any questions, please let me know?

CHAIRPERSON SCHWEITZER: Thank you. Do any of the Commissioners have questions for the City of Ballwin?

DORSEY: Yes, Mr. Hixson, I was noticing in your map that there's an area along your eastern border between you and Manchester that was not in your map plan. And I was wondering why was that area left out as a proposed annexation area?

HIXSON: Just east of Manchester.

DORSEY: No, your eastern border, there's this pocket here ...

HIXSON: Oh.

DORSEY: ... between you and Manchester.

HIXSON: That's the City of Winfield ... or Winchester.

DORSEY: That's Winchester? Okay.

HIXSON: Yes.

DORSEY: It wasn't marked so I was ...

HIXSON: Okay. Sorry about that.

DORSEY: I'm from North County, and this is foreign area.

HIXSON: It's a little hamlet. We do their Code Enforcement. We're already working with them. We do their housing inspections. We have a great rapport with them. We ... we have fun with them.

DORSEY: Okay.

HIXSON: Yeah, I think they would get made if we just came in and said, “You’re Ballwin today.”

DORSEY: And I understand that, it’s just that it wasn’t marked and so it became a natural question for somebody who doesn’t know the area.

HIXSON: Understand 100 percent.

CHAIRPERSON SCHWEITZER: Do you have any other questions from any of the Commissioners? Hearing none, thank you for your presentation.

HIXSON: All right. Thank you very much.

CHAIRPERSON SCHWEITZER: Next on the agenda would be the presentation by the City of Chesterfield.

WISE: Thank you for the ... so the Commission for having us this evening ... for setting this up. A specific thanks to your staff who’s been incredibly helpful multiple times throughout this process ensuring that we understand what we’re doing. It’s a difficult process, but you guys have been incredibly helpful throughout that process.

My name is Justin Wise. I am the Director of Planning and Development Services for the City of Chesterfield. We have submitted a Map Plan that includes the City of Clarkson Valley as well as there are three unincorporated parcels or portions of parcels that are currently exist within that, so we have included those as well. Our intent is that in a perfect world that this would not be an annexation. We have begun talking with high-level conversations with political leadership of both cities pursuing or considering pursuing a municipal consolidation of the two municipalities. So, we have begun internally going through using the Plan of Intent as kind of our guide to help us through that process looking at what are the tax implications, the service implications, the tax structure implications. We’re very early in that process, but in talking ... talking with the Boundary Commission staff we did elect to submit a Map Plan in the unlikely event that Clarkson Valley were to un ... were to disincorporate that it would not preclude our ability to continue those discussions moving forward.

Why does it make sense? The answer is we don’t. 100 percent know that it does make sense, but geographically it certainly does make sense. The City of Chesterfield and Clarkson Valley recently entered into an agreement where the City of Chesterfield on a contractual basis provides police service to the City of Clarkson Valley. It’s a little bit difficult to tell, but in the maps in your packets, we have a fairly substantial contiguous area between the cities. Development patterns between the cities are reasonably consistent; and there is a high school located just on the Clarkson Valley side, Marquette High School, that many of our students that in Chesterfield and Clarkson Valley all funnel into that high school. So the community aspect is already there in large part, and so from our perspective it’s a logical progression if they were to elect that they wanted to pursue not being a city anymore.

With that said, I'm happy to answer any questions. It's fairly brief, I know, but we're early in the process. Again, our intent, our hope would be that as we explore the details of the submittal that we're able to work with both the elective representation of both of the city [stet] and then work to get that information out to the citizens and ultimately determine what they want from their municipal government.

CHAIRPERSON SCHWEITZER: All right. Thank you. Are there any questions from the Commissioners?

WATSON: I have one. How many residents does Clarkson Valley have?

WISE: Approximately 2,700. A little bit ... 2,632 as of the 2010 census, but my staff wants me to be very precise.

WATSON: Thank you.

CHAIRPERSON SCHWEITZER: Any other Commissioners have any questions?

MOONEY: Why Chesterfield and not Wildwood?

WISE: Well, I think that that's a very good question. I think ultimately ...

MOONEY [inaudible] Wildwood ...

WISE: Yeah, yeah. From our perspective, I think looking at the information, you know, there ... figuring out what the implications are on the residents of Clarkson Valley, figuring out what the implications are for the residents of Chesterfield, you know, ... are we, you know, there are definitely going to be some service differences from a really basic perspective. Clarkson Valley has a residential property tax. The City of Chesterfield does not have a residential property tax, but Clarkson Valley provides residential trash service. Chesterfield doesn't. So, starting to look at all of those things not on a piece by piece basis, but looking at it as a sum total and looking at the services, the tax structure, the impacts on those residents, and then ultimately, again our hope would be that it would be done through a consolidation through the voters, not through a disincorporation and then reincorporation and that ... when I say consolidation, that doesn't assume that something would happen if the residents of Clarkson Valley elected that they wanted to maintain their city government the way it is. I think that that would be a fantastic outcome as well.

CHAIRPERSON SCHWEITZER: Any other questions from the Commissioners? Hearing none, thank you for your presentation.

WISE: Thank you very much.

CHAIRPERSON SCHWEITZER: Next presentation will be given by the City of Ellisville.



HOOD: Thank you, Chairman, members of the Commission. My name is Ada Hood. I'm the City Planner and Director of Planning and Community Development for the City of Ellisville. I'll be making this presentation on the city's behalf.

Let me start by sharing a few basic facts about our city. We are a community of approximately 9,100 residents according to the 2010 US Census. We're located thirteen miles west of the City of St. Louis. We're approximately five miles south of I-64, five miles north of I-44, and seven miles west of I-270. There are two primary arterials which intersect our city, Missouri Route 100, also known as Manchester Road, and Missouri Highway Route 340 known as Clarkson Road. Ellisville has a land mass of approximately four and a half ... 4.12 square miles, and we're bordered by the City of Clarkson Valley to the north, the City of Ballwin to the east, and the City of Wildwood to the south and to the west.

So, our five-year Map Plan proposal, we've included two small areas and in reality, we're just looking to clean up any potential unincorporated areas. These areas are identified as the Waterford Subdivision and Kiefer Creek Road. I know that Michelle has provided you with a revised proposal that was left on the dais for you. Basically, what we've done is we've renamed the first area from Ranke [Reinke ?] Road to Waterford, and we've eliminated ... when we called it Ranke Road, we also included several strips of unincorporated right-of-way, but we are currently working with St. Louis County to clean that up and so we just pulled it out and are now proposing to limit our Map Plan to just the subdivision and the abutting right-of-way.

So, as for the Waterford Subdivision, this area is a residential subdivision. We would propose to potentially annex it and any abutting right-of-way. The subdivision is located ... excuse me ... is surrounded by Ellisville on three sides. Just a matter of note, the subdivision contains 27 lots, 26 of which are homes, and one is a common ground lot.

The second area we are calling Kiefer Creek Road, and this area includes eight lots with three homes along Kiefer Creek Road immediately abutting Ellisville. Again, the City would include any adjoining right-of-way as part of any annexation of the area in the future.

As for considerations, the City's criteria for including the described areas in our Map Plan is our common boundaries and interests as well as ease of access. We believe there is a mutual community of interest between the subject area and Ellisville. All areas abut Ellisville and receive services through our park's programs, enjoy our parks and trails, or commute through our jurisdiction. We recognize there are limits to future annexations and at this point, again, we're just interested in cleaning up any unincorporated pockets and boundaries.

As for our phasing timetable, the City of Ellisville has established a tentative phasing schedule which places priority on the Waterford Subdivision and then potentially properties along Kiefer Creek Road. It is our intent that the potential annexation would occur within the five-year timeframe established by the Commission; however, we are amenable to any changes suggested by the Boundary Commission including a different timeframe if you guys deem appropriate.

The importance of our Map Plan still is interested in cleaning up unincorporated pockets and boundaries. All subject areas are residential in nature and as a point-of-sales city, there is no financial gain for Ellisville.

As for advantages and support, we believe Ellisville is the best city to serve the residents within the subject areas because of our proximity, our common community interest, ease of access, and high level of municipal services. In other words, services to these areas is best provided by Ellisville due to our close proximity and ease of access.

Has there been any interest? The City has not reached out to any of the residents or property owners within the subject area, but we have received interest from one property owner along Kiefer Creek Road in concept only. The property is located at 515 Kiefer Creek Road, so we ... we have initiated some discussions. They are potentially interested in being annexed into the City, and if they want to pursue that, we will happily oblige assuming that that area gets added to our Map Plan.

So, in closing, we believe our Map Plan is good. It's a conservative plan which the Commission hopefully can support. We're amenable to making changes as the Commission sees fit and on behalf of our Mayor, Council Members, and the City Manager, thank you for your time and consideration. I'm happy to answer any questions.

CHAIRPERSON SCHWEITZER: Are there any questions from the Commissioners?

PLUEMER: I have a question. Why wouldn't you have reached out to the property owners in the areas you want to annex?

HOOD: Well, again, we're just ... our Map Plan is really based on closing any unincorporated pockets. If they are interested, we would be happy to annex them or begin the annexation process. If they are not interested at this time, that's fine too. We're ... it's not like we are actively seeking to annex them at this time.

CHAIRPERSON SCHWEITZER: I have a question actually. So, I'm looking Parcel 6 ... I'm sorry, this is the Kiefer Creek.

HOOD: Oh, yes.

CHAIRPERSON SCHWEITZER: Parcels 602, 614, and 620, and I understand that the dotted line roughly approximates the southern border and yet there's no street that it goes to, so basically Ellisville just in the middle of Kiefer Creek would stop as opposed to going down further. I'm asking why perhaps there were not additional properties proposed to be annexed so that they would then ... those running adjacent along Old Kiefer Creek.

HOOD: Yeah, again, our interest was just in cleaning any potential unincorporated pockets. We know that that area is also included in Wildwood's Map Plan, that entire area including the parcels that you're alluding to as well as Ballwin's. So, we just wanted to make

sure that whatever was close to us and if those particular residents were interested in Ellisville that we would include them in our Map Plan.

CHAIRPERSON SCHWEITZER: Okay. Thank you.

HOOD: You're welcome. Thank you.

CHAIRPERSON SCHWEITZER: No other questions? In that case then Manchester will make the next presentation.

PERNEY: Good evening. Commission, thank you for having us tonight. It's a pleasure to be here, and that's for listening to us and letting us present our Map Plan for this year. As you can see from the map ... you probably can't see from the map ... but we're looking at three different areas, east of Manchester, 141 to Barrett Station Road, and then south to Carmen Road, and then there's a little pocket on the southwest corner that we're also interested in. That's another area. And then Area 3 is part of Manchester Road and Sulphur Spring Road. It is just the road, and when that was rebuilt some time ago, it just stayed unincorporated, so we needed ... we wanted to include that. There's either traffic accidents or solicitation on the corner, and it is not either in Winchester or in Manchester, so it's kind of hard to regulate, so we wanted to include that.

A couple of questions that you've asked is what's the criteria for what you're looking at for these areas, and the one criteria [stet] we really looked at was access and desire of the residents. The city is adjacent on two sides of the main incorporated area between the City of Manchester and Des Peres. It's a geographically nice fit and is a natural extension of the city. If you look at it, it almost looks like it's a missing puzzle piece that needs to be placed and should be completed. In addition, City Hall, Public Works, Police Station are centered in and local close to this ... these ... both these areas. You won't have to go around or through our city to get to them to service them. This allows easy access for those residents to find city services as well for us to go and help them supply the services.

We have ... the other criteria we looked at is desire and want of the residents, and we have heard from many residents that they would like part of the city ... one of the reasons why we have decided to put these on ... on the Map Plan.

As far as phasing goes, the city is not considering phasing at this time. We would like to include all the areas at once. A timetable for a proposal to Commission, if granted the opportunity, the city would look at making a proposal within the next two years. The Mayor and Board of Alderman recently had a strategic planning session, and they came with one of the priorities out of that was to look at annexation. They had been getting a lot of feedback from residents and those within these areas, and they wanted to act upon that opportunity. So, they are prepared to ... to make a presentation sooner than later.

Why is it important for the city to implement the various components of our Map Plan? Again, a strategic plan. The Board of Aldermen identified annexation as that priority, and it wouldn't

[sounds like] be important for the city to be able to provide superior services to these areas and these residents that are looking for a city to help them with those services, so we are looking for that. Also, we want to move forward as a city. We want to keep growing and, that would be greater economics of scale for the city to provide those services.

Why is your city the best community to serve these areas? As I said, we're an actual extension geographically. We can get to them, close proximity, easy access. In addition, these residents are going to schools within Manchester, they're going to churches within Manchester. They're in our recreation programs, our pool programs. They are a fabric of our community already, and ... and we've heard from them, they want to be part of our city. So, we think we are the best community to serve those areas.

What advantages do we offer? Besides the natural fit and proximity, we have outstanding city services, great public works department. Our snow removal is amazing. We do streets, sidewalk repair. We have a sewer lateral program if they have problems with that. We offer ... we pay two-thirds of the trash, recycle and yard waste of the city; residents only pay \$6.00 a month, and the city pays the other \$12.00. Very good benefit for them. We're looking at extending the recycling and with a lot of the issues we've all heard about recycling, we want to maintain that weekly recycling, and it looks like through this negotiation we're going to be able to offer than for our residents. We have an active Planning and Zoning Department. It's part of that. We have a pro-active Code Enforcement. We are out in the ... out in the neighborhoods and city's always protecting property values and looking to up maintain the highest quality of neighborhoods and housing stock that we can ... can have. We've actually just instituted occupancy permits for all change of ownership so we're going in and looking at houses. We just want to make sure that we have a high quality of life in the City of Manchester. And another thing is our Police Department is excellent at providing a safe and secure place for our residents. SafeWise had Manchester ranked the sixth safest city in Missouri as last update, and it was number one in the St. Louis area. We have fast response time. We are close to these areas. We can provide great service. Our Recreation Department is amazing. Our pool ... we have great facilities, a new park building so we feel we are perfect fit for these ... these areas.

What arguments can you make to support the proposal? Like I said, we can provide superior service at a low cost, and we pay for a lot of their trash. We think they are part of our fabric and want to include them.

Has there been expressed interest? And as I previously alluded to, Mayor, Board of Aldermen, and city staff have heard from many residents the desire to be part of our city, and that's one of the reasons the Board of Aldermen have considered it a priority. They ... I don't think they would be considering that if they did not hear the feedback. It is resident-driven, and we want to make sure it stays that way. So, without the support from hearing that I don't think we'd be making this effort so ... thank you for your time. If you have any questions, I'll be glad to answer them.

Oh, I'm sorry ... forget ... I was just rushed off and didn't mention my name. I'm Larry Perney, the City Administrator for the City of Manchester.

CHAIRPERSON SCHWEITZER: Are there any questions from any of the Commissioners?

DORSEY: Yes, I do. Mr. Perney, at the risk of showing my ignorance about this area of the county again, at the eastern edge of your proposed Area One, there appear to be three unincorporated pockets left.

PERNEY: Correct.

DORSEY: Okay. Why were those not included in your proposed Area One?

PERNEY: We looked at it and we talked about, and then we wouldn't be opposed to it. We went straight down Barrett Station Road.

DORSEY: So, you were using the natural boundary.

PERNEY: We were using a natural boundary to keep it clean. We just thought that was a better way to do it. We wouldn't been opposed, but we really haven't spoken to those residents to really know how they would feel about that. It seems like maybe better Des Peres fit, I mean since they surround all of those geographically.

DORSEY: All right.

CHAIRPERSON SCHWEITZER: Kyra, I believe you had a question.

WATSON: Yes, [inaudible] how many residents would be incorporated?

PERNEY: I do not have that number.

WATSON: Okay, okay. So, you said that right now many of these residents are using your services, but in essence you're pretty much not getting any tax dollars for them because they're not part of your city?

PERNEY: Well, they don't get ... they get our recreation, you know, but that's ... I mean they don't get any services besides that so ...

WATSON: Okay. All right.

PERNEY: But they are using those.

WATSON: Okay.

CHAIRPERSON SCHWEITZER: Tom, you have a question?

MOONEY: Looks like you've got a large amount of commercial property in this zone one, Area One. Have you talked to any of the business owners?

PERNEY: We have not talked to the business owners, no.

MOONEY: Okay.

CHAIRPERSON SCHWEITZER: All right. Anybody have any other questions? If not, then we will thank you for your presentation ...

PERNEY: Thank you.

CHAIRPERSON SCHWEITZER: ... and the next presenting is Wildwood.

THOMAS: Thank you, Commission members. My name is Ryan Thomas. I'm the City Administrator for the City of Wildwood. I'm going to present the proposed Map Plan for the City of Wildwood, which does include three distinct potential annexation areas which I will go into each separately. Our City Council through passage of a resolution earlier this summer has adopted submitting these three areas as part of the City of Wildwood's Map Plan.

Just for everyone's benefit, tell you a little bit about Wildwood. We are one of the new ... newer cities to incorporate. We're actually 23 years since our incorporation so not entirely new. Incorporated in 1995, we incorporated much of the remaining far western part of St. Louis County. We encompass 68 square miles, which makes Wildwood the largest city and geographic land mass within St. Louis County ... actually third largest in the state. Currently, we have about 36,000 residents. We ... we take a very unique approach to our city services. We have only 22 fulltime employees to serve this area, and we ... we utilize contractual services, which has proven to be very cost effective for our city. In particular, we have our police services contracted through St. Louis County. We have much of our public works and parks maintenance handled through various private contractors and, as a result, we've been able to do a lot and keep our costs down through those types of arrangements. So that would be a similar type service method if ... if any of these areas were brought into the City of Wildwood.

I'll go into each of these now. I would mention that all three of them are somewhat speculative. We have not been approached by any property owners requesting annexation into Wildwood. Each of the three do have their own unique circumstances that may ... may potentially in the next five years, maybe not in the next five years justify consideration of annexations.

The first area and the largest area is ... and the only area involving an unincorporated area is identified on the Map. This area more or less follows the Meramec River Valley to the south. Wildwood's the yellow large area to the north and west of that. You see Ballwin in green to the north. Along the Ballwin boundary is Kiefer Creek Road and to the eastern end of the area is Ries [?] Road. This is an area that has a number of developed subdivisions, has a lot of undeveloped property, and there's a lot of undeveloped flood plain/park land property involving both holdings by St. Louis County Parks and Missouri State Parks. In particular, the area along the Meramec River Valley serves much as an extension of current portions of Wildwood that are also in the Meramec River Valley where we have recreational trails that are a big part of our community, and this would potentially provide an extension to that and bring those ... those

existing trail corridors into Wildwood so that they are all within one jurisdiction. As for the residential areas that are within that area, as I mentioned, we have not been approached by anyone, but we just want to have that flexibility should any area within this total identified area approach Wildwood over the next five years we would have the ability to consider those, and those would be largely driven by the residents that ... that may desire to ... to come into Wildwood. Much of the identification of this area has to do with the geographic proximity to Wildwood, and ... and I believe Ballwin has identified some of these areas as well for similar reasons.

The next area is actually within the City of Chesterfield. The red boundary is the Chesterfield portion of the Westland Acres Historic Community. There is also a portion of Wildwood directly to the southwest that is part of the Westland Acres Community as well. It is a residential area currently, but it has off and on been the subject of potential redevelopment, and we would like to have the flexibility to potentially bring this area into Wildwood if a ... a total development encompassing both cities is proposed at any point in the next five years ... that we would potentially be able to bring that ... that new neighborhood entirely into one jurisdiction. Could be Wildwood. Could be Chesterfield, and that, I think, decision would largely rest on that process of considering a new redevelopment of that area. So again, similar here, there's nothing imminent, but it would potentially be associated with a redevelopment plan of this area.

Last area is very similar to the City of Chesterfield. I don't know that I need to go into all the same details, but the City of Clarkson Valley is actually is in the City of Wildwood's current Map Plan from the last five-year period, and as mentioned by the City of Chesterfield, Clarkson Valley has in the past indicated the potential of consolidating into one of the two cities, either Wildwood or Chesterfield. Certainly, both of those are ... are very valid options, and I think the residents of Clarkson Valley would likely drive the choice as to which jurisdiction they would ... annex into. Potentially it could be split between the two cities. We just want to have that flexibility should that ever occur. We hope Clarkson Valley will remain its own city, but you never know what may happen in the next five years.

So those are the... the three areas. Again, I would mention that we do not have any firm proposals to pursue annexations. All three are identified for providing that flexibility should those needs arise in the future.

CHAIRPERSON SCHWEITZER: Thank you. Do you have any questions? Any Commissioners?

DORSEY: Mr. Thomas, on your proposed annexation of Clarkson Valley, it appears that you leave a triangle-shaped wedge out in the northwest border. Why is that being left out?

You've got it shaded blue as being part of Clarkson Valley, but if you look at the very top there's a triangle-shaped wedge.

THOMAS: I do not know the answer to that. It may be a mapping error or perhaps a small unincorporated area that's identified separately but offhand, I'm not sure what that triangle represents.

CHAIRPERSON SCHWEITZER: Any other questions from any Commissioners? Mr. Mooney.

MOONEY: On your ... your Westland Acres plan, just want to make sure I understand this. It's currently in the City of Chesterfield.

THOMAS: The Westland Acres Historic Community is partly in Chesterfield and partly in Wildwood so potentially if it redevelops, which has been a point of discussion, it could all go into one or the other. I think as a new development it would make sense to be in one jurisdiction, but there's nothing on the table at this time.

CHAIRPERSON SCHWEITZER: Any other Commissioners have questions? Hearing none, we'll thank you for your presentation.

THOMAS: Thank you.

CHAIRPERSON SCHWEITZER: Last, but not least, we will have St. Louis County.

CARNEY: Just to reiterate Michelle's comment from the beginning, I think you need to have your speaker comments in [inaudible]

DOUGHERTY: Thank you, Justin. If you want to make comments [inaudible] St. Louis County, I'll need your papers before they're done talking. And if you need Justin to talk real slow, let him know and he'll talk real slow while you fill out the paper.

CARNEY: Thank you, Commissioners. My name is Justin Carney, I'm the Director of Planning with St. Louis County. I'm going to present the County's Map Plan tonight. As Chairwoman Schweitzer said at the beginning, ours is a little bit of a different process, right, we're not trying to outline areas of annexation. We are trying to provide our rationale and ... and ... and our ... kind of stake our claim on the opposite side, which is maintaining all of the unincorporated areas. It gets a little bit into the weeds as far as State ... State Statute goes. We do this Map Plan in order ... there's a process that allows residents in unincorporated areas to petition the Boundary Commission to remain ... I can't remember the explicit of what ...

DOUGHERTY: an established ...

CARNEY: ... an established unincorporated area, and as an established unincorporated area that goes through that process, then they cannot be annexed. Well, similarly to what the cities are saying tonight where they're putting their Map Plan proposals for possible annexations, we need to provide a Map Plan proposal for possible unincorporated areas, and so that's the purpose of tonight for us. The ... really, kind of the basic gist of our Map Plan proposal is that we will ... we're happy to and we continue to serve all of the unincorporated areas of St.



Louis County. You can see those delineated on the map, on the overall map and on the sub-area maps on the presentation there. Two different colors. The green areas are those areas of the unincorporated county that are ... have population greater than 2,500 and that is significant because it is those areas or pieces of those areas that are allowed to petition to be an established unincorporated area. Areas that do not have ... do not meet that 2,500 population threshold are all represented in the orange rust color on the map, and in essence, we're simply saying that we would still, as I said, be willing and able to provide our local county services to those areas whether they're targets of annexation or not. That said, I will say, and you've heard some of the Map Plan proposals tonight where there are instances where there are just pieces of parcels, pieces of right-of-way, Kiefer Creek being one example. Some others where the municipality is saying we would do that in order to get rid of those very small unincorporated pockets. By including them in our Map Plan here, we're simply saying if the city doesn't come forward, we're still going to provide the services, and that's why they show up here. At the point where there would be an actual annexation proposal of some of those smaller pockets, that's when we would get into the analysis of the Plan of Intent by the municipality, do weight the pros and cons, and then actually make a determination on those small pockets of whether or not we really, you know, could support the city taking them over or not, and ... but we're not making that claim right now. We're just saying if the cities never come forward, we will continue to provide services.

I'm going to go off script just for one little section here ... for those of you who have the PowerPoint presentation, looking at ... at page 7, the southwest area of the County, I only want to highlight this, really just as a point of information and something that Michelle and I have talked a lot about, but it is the area of southwest St. Louis County that includes Pacific and Eureka, and you do not have Pacific and Eureka making Map Plan presentations tonight because of changes that have happened at the State Statute that allow them to annex areas without going through the Boundary Commission proposal process. So, you don't see that, and I just want ... I know you were all aware of this. I know it's been a topic of conversation. It's certainly been a topic of conversation within St. Louis County as well. From a policy or political standpoint, I don't know... you know, ... what the future of that holds, but it does, I think, raise some concern both with the kinds of questions that you're asking the municipalities tonight that have to submit Map Plans as well as kind of what our position is as St. Louis County is to whether or not that's a really sustainable and viable situation to have happen, and I just wanted to highlight that. Clearly, these are very low populated areas. They have less than 2,500 people, that's why you see them in the rust color. We will certainly continue to support and provide services to them but, as you know, and I know, and I guess part of the public also knowing that we don't have a whole lot of control both between the Boundary Commission and St. Louis County on that. Just thought I'd do that as a point of education for the folks in the audience.

I'm going to quickly go through some of the services that we typically highlight from St. Louis County's perspective similar to what the cities have done, but I'm going to try and just kind of keep it brief because we don't have a specific proposal in mind here and when we're talking about serving all of the areas.

St. Louis County's a unique service provider and the fact that we a million people in County, we have about 320,000 people in unincorporated County. So, if we were ... if all of the unincorporated areas were together as a city, we'd be the second largest city in the state of Missouri, just behind Kansas City, just ahead of St. Louis, and so, you know, for that reason we have a lot of population that we serve and we believe we serve very well with any economies of scale and an efficiency that come with being in essence the second largest local government in the state. We do provide county-wide services such as Department of Public Health, the Election Board, the Department of Revenue. That ... those ... those services have been county-wide regardless of whether you live in a city or a county.

At the local level, and we have a whole host of ... of services. I think it shows up on another or slide or two here, but just for the sake of the audience that doesn't have a slide, you know, we're talking about police service. We're talking about public works inspections for prop ... for building inspections, for property maintenance inspections, planning and zoning. Those kinds of services, sewer and water lateral repair, road services, those are the kind of local government and municipal-type services that St. Louis County provides to all of the unincorporated areas. The County does contract with about 90% of the municipalities in the County as you heard with Wildwood and some others, we do contract for police services. Wildwood, Jennings and Fenton being the large three. We also contract for the sewer and water lateral repair, building inspections, building permits, occupancy, property maintenance. As I said, all of that kind of combined we do end up contracting with about 90% of the municipalities.

Our police service is ... it's CALEA, the Commission on Accreditation for Law Enforcement Agencies ... they are CALEA accredited. There's only about 7% of the US law enforcement in the country that are accredited by CALEA, and so we hold that as very high distinction. We are also only one of only 15 law enforcement agencies in the US with what they call a Tri-Arc Award, so we are recognized within our police services for both our police division ... our Patrol ... the Police Academy, and our Communications Division, and we are certified in all three of those. Many of the law enforcement agencies across the country will be one, two ... one or two of those, and as I said, we're one of 15 with all three so they consistently rank very high and right up there with the services St. Louis County provides. It's important to note also because of the size of the Department, and again, I'll kind of harp on this economy, you know, the economies of scale and the efficiencies that come with ... with providing that from a large county government. We also provide canine service, you know, metro air support, tactical ops, those kinds of things are also available to all of the municipalities, and I believe even within other counties depending on the request and the need, and that is something that we, you know, willingly provide and ... and get recognized for quite a bit.

On the trash and recycling side, you've heard mention of it a little bit tonight with some cities providing some ... some cost, some cities providing it directly. St. Louis County has carved up the entire unincorporated area of the county into eight districts. These districts are what we use to ... to ... to solicit and get contracts by service providers. What's that done ... what we had prior to our trash and recycling districting, we would literally have subdivisions ... think of the subdivision you live in ... we would have maybe sometimes two, three, maybe ... I've heard some, you know, horror stories of four haulers servicing one subdivision at different days of the

week with trucks coming in all the time. So that, plus, you know, even people within the same hauler within the same subdivision paying different prices. So what we tried to do and we did do with the trash districting was to provide a minimum level of service, and then to provide an area that was big enough that made it worthwhile for the trash haulers to come in and bid on them and really get the price down, really get the service coordinated, and ... and ... and so that's something that we ... that we're very proud on for the unincorporated services.

The St. Louis County Department of Transportation is one of the largest, probably the top three or four largest road ... road department, transportation department in the state. We service ... what do we serve? We've got about 3,100 lane miles of pavement and 180 bridges that we maintain within St. Louis County. Now some of that is on the arterial roads that go through many of the municipalities, and several that are here tonight, but it also includes what we call our ... our county road system which is all of the subdivisions within unincorporated St. Louis County. We provide all of the ... just all of the typical maintenance, pothole repair, snow removal, and you know, at the point where a road needs to be rebuilt, resurfaced, anything like that, you know, we're providing all of that for that 3,100 lane miles.

As I said, we provide local service as well as the county-wide services in addition to some of the ones that I've highlighted. We have municipal code ... municipal court, we have code enforcement. I mentioned the sewer and lateral repair program. That's one that actually gets a little bit of an issue during annexation process time. Many of the municipalities have raised their ... raised their fees for their sewer and water lateral programs because they're small and they need to generate the revenue in order to pay for the repairs. The St. Louis County has kind of set ... set the bar at the minimum needed and we're able to provide sewer, lateral and water line repair for all of our areas in unincorporated. Planning and Zoning, Human Services, Mosquito Control, all of that, as I said in the unincorporated areas are services that we provide.

I know one of the issues that comes up frequently is the size of the County and how responsive can we be to our local constituents that are all over the County. Well, we do have seven Council Districts and each one of those Districts is represented by a Councilmen, and we have Councilman Harder here tonight, and he represents you and this area on our County Council. We have a great relationship with all of the Council members at the ... at the staff level. When there's issues, they're able to call us, and ... and, you know, we're able to get those services where they're needed if we're not being contacted directly. On the side of being contacted directly, we're proud to say that recently we've just launched a county-wide 311 service, information hotline. We've also released a 311 mobile app that anyone can download and get information on the county-wide as well as the local services that we provide and then let us know of a service request like a pothole or a property with high weeds tor anything like that hrough the mobile app. Obviously, it makes it a whole lot more responsive. And for many years now, we've had a direct 615-5000 call line that anyone can call, 8:00 to 5:00, talk to a human and get right where they need to go. So, I guess that's my way of saying we typically don't feel like we're not able to serve even the far reaches of the county because we have a lot of good connection like that.

As I said when I started off, St. Louis County, the unincorporated area, kind of what we treat as our local municipal area would be the second largest city in the state of Missouri, and as such, you know, we really feel like the level of service we provide, the efficiencies and the economies of scale really reflect, you know, our size and our commitment to servicing our unincorporated areas, and we look forward in the next five years in working with the munies [?] on ... on ... on their annexation proposals. Happy to answer any questions.

CHAIRPERSON SCHWEITZER: Thank you, Mr. Carney. Any questions from any Commissioners? Hearing ... hearing no questions, we'll thank you for your presentation. And move into the public comment period. If you've given Michelle a comment card, then I will call your name and come up to the mic and speak nice and loudly. And the first person is Dale Shepherd.

SHEPHERD: Well, I'm completely surprised tonight. Never been to a meeting like this so I apologize for my nervousness. I, along with several of our residents, are members of the ... are residents of the Waterford Subdivision. We ... it is referred to by Ballwin as a Cow-wood [sounds like] Subdivision, but we've been a subdivision since the late '80s. We are that little sleeve in the map that has 26 homes on two streets. It's at a right angle with Reinke Road. We have Ellisville to the north and the south. And we have Ballwin to the west of us. We were presently surprised recently when we learned from a ... a Ballwin board member that we were on the agenda. We were not aware of that. We had many years ago ... and I apologize, I don't know the exact number, but many years ago we had filled out a petition to be annexed, but for whatever reason that did not come about. Because of that little sleeve, it doesn't make a whole lot of sense if there's not a lot of other unincorporated areas close to us, so the County comes in and plows our streets and does that thing ... those things, but we're right there amongst Ellisville and Ballwin. So, it really doesn't ... it would seem like it makes a lot of sense for us to be annexed. Ballwin is a big plus because of the recreation and so forth. It's very close to us as residents, and, you know, I ... other than that, I ... I don't really have anything else, but I just wanted to ... to let you know that we ... we are interested in being annexed and ... and Ballwin was the one that had ... had expressed an interest to us and mentioned that we were on the agenda and that's why we have several people here tonight. So, thank you for your time.

CHAIRPERSON SCHWEITZER: Thank you for your comments. Next person is Charles ... and I'm ... St. Onge? Did I pronounce that correctly?

ST. ONGE: Yes, mam. Good evening. Thank you for your time, your volunteering of the time to consider all of these proposals. My name is Charlie St. Onge. I'm a commercial real estate broker, a CCIM, and I am a commercial real estate broker that ... that also works with developers at times. We ... my family, my family has a family trust and we do own a parcel in the City of Ellisville, so I wanted to be up front with you on that. My opinion with regards to the City of Ellisville's cleanup project with respect to the annexations, I'm all in favor of that. I believe it would help clean everything up, kind of sharpen those boundaries a little bit, so I am in favor of that.

I also represent a client at 515 Kiefer Creek Road, one of the properties that Ada mentioned a while ago with regard to bringing into the City of Ellisville. I can tell you that I have had four out of five developers that have talked to me about bringing it into the City of Ellisville. Ada is probably getting tired of me coming in and sitting down with these developers and chatting with her about this, so in that, that particular property is bounded to the north, the west, and the south by the City of Ellisville. To the east, it's a hard boundary of Kiefer Creek Road, so it is one little island sitting out there in St. Louis County that I feel professionally needs to be pulled into the City of Ellisville.

I do appreciate again your time considerations on this. I am in favor of what they are trying to do in cleaning up, and if there any questions, I'd be happy to answer them.

CHAIRPERSON SCHWEITZER: Thank you so much for your comment.

ST. ONGE: Thank you.

CHAIRPERSON SCHWEITZER: Michael Rankins.

RANKINS: I thank you. My name is Michael Rankins. I am a resident of Sorento Subdivision, Plat 6 specifically. I will be brief. We've heard a lot of positive comments about the City of Ballwin, and I would echo those sentiments. Recently I reached out to the City of Ballwin and was presently surprised to find that others had already reached out about possible annexation to be succinct. I'm very much in support of that. At this time our Subdivision Committee is really not meeting and the soul trustee, everyone else has moved away and so we don't really have other ... other members. One problem, we do have street lights, they are paid for by the subdivision itself. We've not been meeting and so those will soon go off so we're going to lose some services. So, if we can be annexed, I think it would probably be an expedient solution. Thank you.

CHAIRPERSON SCHWEITZER: All right. Thank you so much for your comment. I believe that is the end of the folks that wish to speak this evening, so I will entertain the motion to adjourn.

DORSEY: So moved.

CHAIRPERSON SCHWEITZER: Do we have a second?

[female voice]: Second.

CHAIRPERSON SCHWEITZER: All those in favor?

ALL: Aye.

CHAIRPERSON SCHWEITZER: We are adjourned. Thank you all for coming very much.