

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING
CREVE COEUR, DES PERES, OLIVETTE, TOWN & COUNTRY,
& ST. LOUIS COUNTY
September 25, 2018**

COMMISSION ATTENDANCE:

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

OTHERS PRESENT:

Michelle Dougherty, Executive Director
Michael Hart, Legal Counsel

CALL TO ORDER

CHAIRMAN SCHWEITZER: I'd like to convene this Open Meeting for the informal Public Hearing regarding the Map Plans of Creve Coeur, Des Peres, Olivette, Town and Country and, of course, St. Louis County.

Good evening. My name is Kathleen Schweitzer, and I am the Chair of the Boundary Commission. Tonight, we're holding an informational public hearing to hear presentations from several cities with respect to their Map Plan for possible annexations over the next five years. Those cities are Creve Coeur, Des Peres, Olivette, Town and Country, and St. Louis County.

Generally, the Boundary Commission has two process ... I'm sorry ... 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 Plans. 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, for St. Louis County's Map Plan, it shows what St. Louis County may wish to declare as an established unincorporated area for the next five years but does not commit them to doing so either. Public comment will need to be directed toward the Map Plans being discussed tonight,

and the Commission staff will be available after the meeting to answer any questions regarding the process.

I'd like to begin with a few introductory comments relating to the Boundary Commission, if I may. 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 eleven 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 eleven Commissioners are all appointed according to the following: four are appointed through 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 Appointees of the Municipal League and the County Executive.

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 Hearing Comment Form. We ask that you do this prior to the end of St. Louis County's presentation. If you are speaking as an individual, you'll be allotted three minutes. If you are speaking for a group or an association, you will be allotted five minutes.

And the Commission will also take public comment either by letter or email up to December 31, 2018, on these and all submitted Map Plans. Those comments will be part of the public record.

As a reminder, no decisions will be made tonight. This is an informational session only. Each presenting city will have 15 minutes and you are listed on the Agenda for the meeting. We ask that you respect that time guideline, and I will ask the Commission Members to introduce themselves and include their residence and their appointing authority. We'll begin with Tom Mooney.

MOONEY: Tom Mooney. I was direct appointed by the County Executive. I live in ... I'm a resident of Clarkson Valley, and I ... did I miss anything? That's it. Thanks for coming.

PLUEMER: I'm Ann Pluemer, and I live in Unincorporated St. Louis County, and I was appointed by the County Executive.

UCHITELLE: Ben Uchitelle, live in Clayton, Missouri, and was appointed by the Municipal League.

FRANK: I'm Steve Frank. I'm from Florissant, and I was also appointed by the Municipal League.

SCHWEITZER: I'm Kathleen Schweitzer. I live in Unincorporated West St. Louis County, and I was appointed by the former County Executive.

WATSON: I'm Kyra Watson. I am a representative the Mayors of Small Cities.

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

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

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

SCHWEITZER: Thank you all. Given that the Agenda has ... has been previously approved, we will have Creve Coeur give their presentation first, 15 minutes maximum.

JAGGI: Thank you, members of the Commission. My name is Jason Jaggi. I'm the Director of Community Development with the City of Creve Coeur. I'm handing out copies of the presentation in case you wanted to follow along as I go through. I realize some of you may not be able to see the screen all that well, so I hope that assists you in your review of this presentation. I also have with me Mr. Mark Perkins. Mr. Perkins is the City Administrator for Creve Coeur, and we'd be happy to answer any questions you may have at the conclusion of the presentation. Again, so thank you for the opportunity to present this evening.

Our first order of business is just to give you some background information of the City of Creve Coeur. We were incorporated in 1949 within St. Louis County. We are a Charter Home-Rule Community which occurred in February 1976. We have a city-administrator form of government, and our residential population according to the 2010 Census was just under 18,000 residents. The City of Creve Coeur as it exists today occupies a little over eleven square miles. Of that land area, 71% is residential, 19% is considered commercial or office, 5% industrial, and the remaining 5% would be our public parkland.

The City operates under an annual budget of about \$25 million dollars, and our commercial, residential, and ... I'm sorry ... our city residential and commercial property tax rate is .082 per \$100 dollars of assessed valuation.

The key services that the City of Creve Coeur provides to its residents are listed here. They include curbside trash pickup and recycling, which is a hundred percent funded service by the City. The residents do not pay for that. A leaf and limb pickup program is also a service that the City provides and is also a hundred percent funded by the City of Creve Coeur. In addition, we produce a five-year capital improvement program, and that five-year CIP program is available on the website and is updated annually by the City with review by several committees of the City and ultimately approved by the City Council. The annual concrete slab replacement program, asphalt resurfacing, and micro-surfacing are all projects related to the streets within the City. Then we also have a sidewalk replacement system. Within Creve Coeur we have 100 acres of

parks which do include an ice arena and golf course, and we have a joint recreation program that we maintain with the City of Maryland Heights so both residents of Creve Coeur and Maryland Heights can reciprocally enjoy the recreational amenities that are provided by both cities.

Our Police Dispatching Service is a joint service provided through the West Central Dispatch Center, and our Police Department is fully CALEA accredited, which provides a good foundation for effective police services.

So, here is our Map Plan that was submitted to you, and it covers a fairly large area to the north of City, and if you are familiar with this area, Olive Road is the ... is the main spine that runs through the northern ... essentially the northern limits of the City. We have Fee Fee Road, that's to the west of 270, north of Olive. Ross Avenue is in that area. And within that ... this area to the north of Olive Boulevard are several residential subdivisions. So, to the west of I-270, we have subdivisions such as Huntington, Ross Estates, Ross Terrace, Wrenwood, Whispering Hills, as well as Parkway North High School. Those are areas to the north of Olive, again west of 270.

To the east of Olive that incorporates several subdivisions and also include Orchard Lakes, Quiet Village, Charter Oaks, Graeser Acres, Willowbrook, and also the J, which is a significant ... we feel a significant anchor within the eastern part of the proposed annexation area.

Within the area as we go east of Lindbergh, we have a light industrial area to the north of the proposed annexed area, which contains the Indianhead Industrial Park as well as the Midwest Industrial Center. And that's an area that's just north of the burgeoning, if you will, 39 North Biotech Science Area that is in cooperation with the St. Louis County Economic ... or St. Louis Economic Partnership as well as St. Louis County itself.

So, these are the areas again that are shown to give you a little orientation on our Map Plan. I would also point out that the boundaries here, we've tried very hard to try to delineate those boundaries that would not split up existing subdivisions, that would keep those intact as well as generally follow the Missouri American as well as St. Louis City Water Trunk Lines that transverse through the area, which creates a natural ... or natural boundary between these neighborhoods to the north of the city limits of Creve Coeur.

So, with that, the criteria for our plan ... you know, the area that we've outlined provides a rational basis for Map Plan configuration. It's what we feel would be a natural service area to the north of the existing boundaries, and some of those reasons are many of the residents in that area, they do have a link today to the City of Creve Coeur. They ... they transverse Olive Boulevard as an east/west orientation to get around. They access Olive through Lindbergh and Warson and other roads whereas they have a connection to Creve Coeur more so than let's say Page Avenue which is even further to the north. These residents also often time are engaged in the City's public processes in terms of land development proposals or other activity, so I think there's ... we think there's a direct connection and association with the City of Creve Coeur that exists today. Also, the ability to provide quality level of services, and this is a manageable area. So, it's important that the City of Creve Coeur maintain higher levels of service and in doing so we think this is a manageable area over time that would be receptive to that standard that we hold. We

also would note that areas where development impacts could be significant to nearby properties. There have been some redevelopment proposals in some of these areas which again could ... could impact properties within the corridor north of Olive.

I mentioned earlier our Map Plan also accounts for the future growth of the 39 North District. That District right now is wholly within the city limits of Creve Coeur, and if it's as successful as we hope it is, over time that area could expand further to other industrial areas outside of the present-day limits.

With respect to how do we approach this area, we would consider it to be a phased approach to consider the ... any annexation submissions, this area has a population of approximately 12,000 people, so it's a significant area in size, and we will analyze the ability to provide those services while maintaining our existing quality services as any annexation proposal were to be forthcoming.

I would also note that the unincorp ... there is an unincorporated spread which is essentially Warson Road to the north of Olive. That area, we do have called out on our Map Plan, however, we would be open to a transfer of that perhaps to the City of Olivette. We did look at the limits of that area and, you know, for whatever reason historically there has been an unincorporated strip and Olivette does maintain properties to the east of ... of Warson, so we'd be open to further discussions with respect to any transfer of that land. We would also be open and be willing to engage surrounding jurisdictions where any Map Plan boundaries may overlap.

And I would also note that the area east of 270 in terms of phasing would seem to have a higher priority. Those are the older areas within this part of St. Louis County, and there [stet] have been subject to some redevelopment potential over ... over the years.

Our timetable is ... we don't have a specific timetable for any of this. We're not able to commit to anything at this point, but we are still looking into these areas and what it would take to provide services, and in the northeast area, as I mentioned, would be considered our first kind of area of interest due to any expansion of the 39 North District area.

The importance of Creve Coeur for implementing these components of our plan. Certain properties within the unincorporated areas appear to be ripe for redevelopment and their proximity to incorporated areas could lead to conflict. We see this a little bit on Olive now as where you have some disjointedness in terms of jurisdictional issues especially west of I-270. Some of the areas that front Olive are not in the city limits, and you have some coordination and some conflicts there that occur from time to time. By incorporating these areas, the cities and residents are provided additional input in control of these land uses and service conflicts, so it would kind of clean up the jurisdictional boundary there.

In addition, our recently completed Comprehensive Plan, Creve Coeur 2030, supports annexation of this area so we have examined that as part of our comprehensive planning process, and those reasons include diversification of housing stock, which is available to the north, improve the land use consistency and development pattern for Olive Boulevard, which I mentioned previously.

Why is Creve Coeur an advantage or why are we best served of the residents of these areas? We provide quality municipal services. We believe we provide very good services. Our recent citizen survey acknowledges and confirms this position. We have great access to city parks and recreational opportunities. Our Police Department has an excellent reputation in the community and is fully certified, and we also implore [?] strong zoning and development standards which we think have increased the property values and the desirability of Creve Coeur within ... within the region.

Our dedication to preserving the infrastructure that we have in place as well as our code enforcement actions as well.

Those are my remarks for this evening. Tried to keep to 15 minutes. I hope ... looks like I was about successful with that, so I would be happy to answer any question you may have, and Mr. Perkins is available. Either one of us would be pleased to answer any questions now or later on in the proceedings.

CHAIRMAN SCHWEITZER: All right. Very good. I will ask the Commissioners if anyone has any questions for Creve Coeur? Mr. Mooney.

MOONEY: What ... what makes some ... what makes property ripe for redevelopment?

JAGGI: I think ... one of the main reasons is we have ... we have strong schools in the area, and that's one. And the other one is we have Olive Boulevard is the major arterial in this part of St. Louis County. Olive and 270 is a very strong corridor. There's a lot of commercial activity as exists now. There's lots of land that is ... that we think is subject to some redevelopment given the location, given the land values and desirability of this area. That has occurred in the past, and we would expect that to continue.

MOONEY: Okay. Why wouldn't you need schools in something you're going to make into commercial property?

JAGGI: Well, I don't think the objective here is to ... is to, you know, redevelop the entire area. That's not the objective, but we certainly can expect and will expect some redevelopment of these areas over time. This is the older part of this area of St. Louis County, especially east of 270, so the objective would not be to redevelop everything, but we do think there are some areas that would be ripe for redevelopment and if that were to occur, the continuity of being within the city limits of Creve Coeur would seem to make a lot of sense.

MOONEY: What's the mix on what the area that you're proposing to annex? What's the mix on percentage wise, let's say of industrial, commercial, residential?

JAGGI: Yeah, we haven't really broken it down to that ... to that level of detail, but clearly the northeast section of the map, and I'll quickly go back to that here. This area here north of ... the northeast area is all ... all industrial. It proceeds as you go west of Lindbergh

Boulevard to some degree. We have some multi-family in there as well, and then it quickly transitions to residential throughout a good remainder of the area as you go further west.

MOONEY: Thank you.

JAGGI: You're welcome.

CHAIRMAN SCHWEITZER: Ann Pluemer.

PLUEMER: Is 39 North, is that the Danforth Center? You would expand behind that ... is that?

JAGGI: Yes, so approximately a year or so, or maybe a year and a half now, the City adopted 39 North Master Plan that was produced with assistance with St. Louis Economic Partnership. That area comprises of the Danforth Center as well as Bayer, which used to be Monsanto, south of Olive all the way up through the light industrial area to the city limits which Baur and Lindbergh.

PLUEMER: Sure.

JAGGI: The idea there is that as biotech industries enter the area, some of these spaces could be converted for lab space or other supported uses for the district, and we see that natural expansion being to the north.

CHAIRMAN SCHWEITZER: Rick Dorsey.

DORSEY: Sir, I'm looking at your map and I notice that the area ... there's an area between 270 and Lindbergh just north of Olive that's a wedge shape that's left out and that appears to be a subdivision. Why was that left out of the proposed annexed area?

JAGGI: Yeah, I think ... and by the way, I should have mentioned earlier, this is the same plan that we submitted in 2012 so when we looked at this we did not make any changes compared to what was submitted to this Commission back in 2012. That area I think the reason behind it was it extended a little bit further north than what we were comfortable going. Again, one of our criteria was to not break up subdivisions and so we looked at some of that and that's why you see some of these boundaries being a little irregular is for that reason. So, I suspect we had a little bit of that going on with this particular area.

CHAIRMAN SCHWEITZER: Any other Commissioners? Yes, to Uchitelle.

UCHITELLE: Right now, is this ... you mentioned this is the same Map Plan as 2012?

JAGGI: Yes.

UCHITELLE: So, this is sort of just an exercise for you? I mean, why are you wasting time doing this?

JAGGI: Well, the reason is ... is that, you know, we looked at what would be the circumstance? What would be the areas that we would be interested in?

[talking at same time]

UCHITELLE: So, it's six years since 2012, and so you made no efforts whatsoever to move forward with any annexation?

JAGGI: No, within the ... that is correct, within the past six years we did not make any ... there were no proposals for annexation.

UCHITELLE: [talking at same time] have any additional or new intent?

JAGGI: Our first, as I mentioned with the phasing, our first intent would be the area near 39 North because ...

UCHITELLE: Do you have any intent because you haven't had same intent in 2012, I presume?

JAGGI: Nothing immediately, no.

UCHITELLE: Thank you.

CHAIRMAN SCHWEITZER: Actually, I have a question. I cannot tell from either the map on the screen or the one I have in my hand the streets. I can generally kind of tell what looks like 270, what looks like Lindbergh ...

JAGGI: Right.

CHAIRMAN SCHWEITZER: ... I am ... I'm assuming where the word "Olivette" is, that that's Olive. Is that correct?

JAGGI: I can walk up there ...

CHAIRMAN SCHWEITZER: ... going west?

JAGGI: ... up there, yeah.

CHAIRMAN SCHWEITZER: Okay.

JAGGI: This is ... this is ... {laughter from audience}

CHAIRMAN SCHWEITZER: I don't know that that's going to work well.

JAGGI: Warson. Olive through here. Lindbergh and 270, if that helps.

CHAIRMAN SCHWEITZER: It does. And so west ... oh, I'm sorry. West of 270. I'm looking at Olive, yes? And ... I'm continuing to go west, and can you tell me what other arterials are coming off of Olive there?

JAGGI: This Ross here. That's Fee Fee Road there.

CHAIRMAN SCHWEITZER: Okay. And what's the farthest west you have?

JAGGI: We; have ... it's near the Old Farm subdivision is up here. I believe there's a road near there. At least one that I can recall, but it's essentially everything but the Old Farm subdivision.

CHAIRMAN SCHWEITZER: Okay. So where is Creve Coeur Mill Road relative to this map?

JAGGI: That's up in this area.

CHAIRMAN SCHWEITZER: Okay, because I live there, and that's kind of what I'm wondering if what subdivisions? I mean this is really kind of a zaggy-ziggy line on the west.

JAGGI: Right.

CHAIRMAN SCHWEITZER: And I'm trying to determine what subdivisions? Where this is going ... in that area?

JAGGI: Each one of these, again, is a whole subportion.

CHAIRMAN SCHWEITZER: Um-hum.

JAGGI: So, there's an ... I've jotted down several of the larger ones, that doesn't include all of them, but there are several subdivisions within that area and, again, our ... our task was not to split up subdivisions so ...

CHAIRMAN SCHWEITZER: And so the northernmost boundary ...

JAGGI: Yeah.

CHAIRMAN SCHWEITZER: ... is roughly what street.

JAGGI: Well ... this goes ... don't know that it follows a street per se, but this is ... you have here is the water company's trunk line. So, you have big water transmission lines that come from the river all the way to feeding the City of St. Louis. Then you have Ameren UE lines that come further north. So, essentially, this boundary through here is the water line, that's where we saw a natural break, which also was also the same as not splitting up subdivisions because there are many subdivisions that transverse that water line [inaudible].

CHAIRMAN SCHWEITZER: Would that be the easement that runs between Creve Coeur Mill Road and Fee Fee?

JAGGI: I believe so.

CHAIRMAN SCHWEITZER: Old Farm Estates is in the middle of that, so it does transect that subdivision.

JAGGI: I don't believe so.

CHAIRMAN SCHWEITZER: I believe so. I live there.

JAGGI: We can certainly check that.

CHAIRMAN SCHWEITZER: Yeah, so you might to check that.

JAGGI: Yeah.

CHAIRMAN SCHWEITZER: Okay. Thank you. That's the only question I had. All right. The next presentation will be from Des Peres.

BECKER: Good evening. My name is Mark Becker. I'm the Mayor of Des Peres. I was elected in April after six years of being on the Board of Aldermen. So, we're here tonight, but I'm to turn it over somebody who's been here for 30 years because this process is kind of new to me so I'm going to turn it over to Doug Harms. Thank you.

HARMS: Thank you. My name is Doug Harms. I'm the City Administrator here in Des Peres and have been since the cows came home 1985 so, this is my third time through this process of doing the ... a Map Plan for Des Peres. Our Map Plan is substantially the same as it was twelve years ago, six years ago, and what we're presenting today. I didn't come prepared with a PowerPoint. I assumed that the Map would be up, but I'm sure you've got ... you've got copies of it in front of you.

Des Peres history of annexation has been one where we're not very aggressive. We look to the residents in the areas that we propose to be annexed or potentially to be annexed to come to us and say, "We want to be in Des Peres." In the last two decades every annexation we've done has been a voluntary annexation with a hundred percent property owners' support. We presented to you all and you ultimately approved them. I don't think our philosophy is any different today. The areas that we indicated in our Map Plan are areas we think are natural areas of growth for Des Peres. We think they've got a strong community of interest with Des Peres. In many cases, they are former Des Peres residents who moved into new subdivisions immediately west of our current city limits. So, we ... we think there's a natural extension to doing so, but at the same time we are not aggressively pursuing any annexations nor do we anticipate doing so. The Map Plan is largely a product of the State law which mandates we have to have a Map Plan if we want to preserve our options to consider annexation for the next five years so the Map Plan is designed to ... to do just that, to send a signal to the residents and the property owners in the areas

identified that if they wish to be annexed that we're open to that discussion and we'll certainly consider it, but they need to approach us. We're not doing anything on an involuntary basis ... at least we have not historically done so, and I don't expect that to be different.

Again, I didn't bring a big PowerPoint presentation. I can tell you all about Des Peres. You're sitting in our ... in our outstanding recreation facility which is indicative of the kind of quality facilities that we have whether it's our hundred and ... because Creve Coeur's got a hundred acres of parks ... I've got one hundred and twenty, just so you know. I don't have a golf course or an ice rink, but we don't anyway, but we do provide what we believe are very high-quality public services to both our resident community and our commercial community. We are in the police and fire business. We operate the only what we call Integrated Public Safety Department. All of our officers are fully cross-trained as police officers, fire fighters, and either paramedics or EMTs. I'm not here to tell you that we would do ... we can provide better police services than St. Louis County. I think they have an outstanding police department, and they are only handicapped by geography. They have such a large area to cover. We believe we could provide better response times if that's a concern to the residents in the areas that might want to be annexed.

We have the same sort of respect and partnership with the West County Fire District. They are an outstanding fire protection district. We work with them closely day in and day out. We believe that they make us better and that our mutual aid makes them better, so we're partners; we're not adversaries. And that would be another area where we think we can provide as good or better services if, in fact, that's what the State law would let us do but, of course, you all know it does not let us do that. That if we do annex into the Fire District, they remain for purposes of services, members of the Fire District. For purposes of tax payers, we pick up the bill. Therein lies one of the reasons why we are not anxiously pursuing annexations because frankly every annexation costs us money. It costs us more to provide services in those areas than we'd recover in tax revenues because we have a zero-property tax rate. We provide residential trash collection. We provide free street maintenance. We provide basically everything. So, unless the State law changes relating to fire districts, and we are not actively pursuing that so I know the Chief is here to tell you we're not trying to ... to steal anything that they have, but if there still are a lot of changes, we want to have the option, which is what the Map Plan is designed to give us, which is an option going forward if circumstances change. So, if property owners come to us and say, "We'd like to be annexed," and we've had some interest from some of the residential areas along Barrett Station Road ask me exactly that, "I used to live in Des Peres. I bought a new house ... or I bought a condo. Can you bring us into the city limits?" And to date, we've said no, because frankly, again, we lose money. If the law changes and we would break even or only lose a little bit amount of money, we might be interested, but ... so we're not actively pursuing anything.

So, the Map Plan shows distinctive areas. It does not suggest we're looking at them individually or that we're going to consolidate them all into one potential proposal. We just identified them as neighborhoods that we thought had some interest and if those neighborhoods came to us, we would ... we would take a look at it.

There is a large unincorporated ... what I call an unincorporated pocket at I-270 and Manchester, which is largely ... it's not within any cities. It's largely not within a fire district, although I

understand the Fire District annexed part of it. They are blessed with not being burned by having a Boundary Commission. They can annex whatever the heck they want to without a public hearing or public notice, and they just did that, and that's fine. But again, we think we could provide better police response times in those areas simply because County Police is so far away.

At the same time there are a number of roads in that area that are not a part of the Fire District contracts, they're not a part of a municipality, so the question becomes if there's a serious accident on I-270, who's responsible for responding to it on a police perspective or a fire/EMS perspective. We do it out of the kindness of our heart because that's what we do. The Fire District does it out of the kindness of the heart because that's what they do, but those areas are not within the boundaries of either the City or the County, and quite frankly, I think that is criminal that St. Louis County would allow that area be developed without tax supported police and fire protection in the area. They have contracts. The contracts work. The Fire District does a good job. If there's a call in that area, we go; they go. We work seamlessly together, but St. Louis County should not have allowed that large scale development without tax-supported fire services versus a contract. That's my editorial comment for the day so, with that, I'll stop and take any questions you may have. Again, I didn't feel the need to do any elaborate PowerPoint. We would do if we were to do a Plan of Intent. Obviously, there'd be much more detail looking at the population, the demographics, the land use, but we believe all these areas, the land use is compatible with our surrounding land uses, and there would be no non-conforming uses created if we were to pursue any of them. With that, I'll leave it to you all to respond to any questions you may have.

CHAIRMAN SCHWEITZER: Thank you very much. I'll entertain questions from the Commissioners.

BECKER: Yes, mam.

CHAIRMAN SCHWEITZER: Rick Dorsey.

PLUEMER: Go ahead, Rick.

DORSEY: Oh, Mr. Harms, last month we heard Manchester's Plan of Intent for the area along Barrett Station Road, and I asked the people from Manchester why they didn't cross over to pick up areas B, C, and D, and they said they had left that to the City of Des Peres so obviously the two municipalities have been talking.

HARMS: No, that is not true. We've not coordinated any efforts with them or anyone else on the areas that we're interested in.

DORSEY: Really, because I was about to compliment you for two municipalities talking [inaudible].

HARMS: I'm sure they recognized that our Map Plan from six years ago is exactly that one that made some sense not to be in conflict, just like this time around Town and Country and Des Peres [inaudible] any conflicts, but that was not by any deliberate ...

[talking at same time]

DORSEY: That was not by design? It just happened.

HARMS: It made sense, but you know, we're not ... we're not interested in, you know, but were there some ... if there were areas of overlap, we've certainly be willing to ... to talk to the property owners into the cities, but what made the most sense and what they preferred.

DORSEY: All right.

CHAIRMAN SCHWEITZER: Other Commissioners?

HARMS: We'll take the compliment anyway.

CHAIRMAN SCHWEITZER: Ann Pluemer

PLUEMER: What is the ... this "A"? Where is that? What city is that in right now?

HARMS: It is not in a city. Area A is an unincorporated pocket composed largely of commercial development. There is the Edward Jones building. There's the Corporate Hill office development, and there's now ... I call it the Quarry ... I don't know what the name is, which is an assisted living center, some apartments. The Quarry area is now in the West County Fire District as I understand it. The other areas are not in a fire district and enjoy fire protection via a voluntary contract with the property owners in the Fire District.

PLUEMER: Okay.

HARMS: So.

CHAIRMAN SCHWEITZER: Tom Mooney.

MOONEY: What ... what's the rationale for putting Love Park in your plan?

HARMS: If we were going to go west of 270 ... we're a city of parks, and we've always had discussions about extending trail lines with Great River Greenway to connect our parks to Love Park, and it just made some sense that if we were to go west to Barrett Station Road, and I think that is highly unlikely because of the Fire District question. Again, we're in the fire business and we recognize if we go west of Barrett Station Road, we need to talk about going way west of Barrett Station Road to build another firehouse because I believe the Fire District would probably close the house that's west of Barrett Station Road. But we just included it because if we went west, we'd want to do a linear park along that creek bed to connect our

Sugar Creek Park to Love Park. And frankly, Love Park is sort of the underutilized and not well-maintained County Park.

MOONEY: It's kind of hidden.

HARMS: Yes, sir. Ben.

UCHITELLE: [inaudible] this is a beautiful facility and was Susan Troutman involved in this ...?

HARMS: Susan helped me. How can I put this ... Susan ... Susan was the key architect or key person in the development of this project that we stole it from Clayton, and we appreciate your [inaudible] for ten years.

UCHITELLE: Okay. Second ... and now she's with Great Rivers ...

HARMS: Yes, sir.

UCHITELLE: ... and does a great job there. Quite an able person. You mentioned you have no property taxes?

HARMS: We have a zero municipal property tax. We haven't had one since ...

UCHITELLE: So, you depend on obviously ...

HARMS: ... 1995.

UCHITELLE: So, you ... it all depends on your sales tax, is that correct?

HARMS: We are a very sales tax dependent city, yes sir.

UCHITELLE: Okay. And this Map Plan is the same one as in '12 and in '06?

HARMS: Yes, sir.

UCHITELLE: So, the world just keeps going on.

HARMS: Well again, we would have considered actively looking at areas, but nobody came forward and said, "Please take a look at annexing our subdivision." Now, there's one, for example, on Tanglewood Trails. There's only three homes in it. All three used to live in Des Peres, and they constantly are going, "Annex me. Annex me. Annex me." But we're not interested in doing one little small subdivision because frankly, it's expensive and time consuming to go through that process.

UCHITELLE: Right. And, once again, so all your revenues are from sales tax?

HARMS: Not all ... about 60 percent, yes sir.

UCHITEELE: Sixty percent, and the other 40 percent?

HARMS: An assortment of ... state-shared taxes ...

UCHITELLE: Utility tax ...

HARMS: Utility taxes, user fees from this facility ... that's about \$2 million dollars of our revenue. Our total budget's about \$20 million dollars.

UCHITELLE: Thank you. Very able.

HARMS: Thank you very much.

CHAIRMAN SCHWEITZER: Thank you. Next presentation on the Agenda is the City of Olivette.

TREJO: Good evening. My name is Carlos Trejo I'm the Planning Director for the City of Olivette attending on the ...

?: I'm sorry.

?: We're having problems here. It should be on. It should be on.

TREJO: Try a little closer. My name is Carlos Trejo. I am the Planning Director for the City of Olivette, and I'm here representing our City Manager, Barbara Sondag, and our Council along with Mayor Weil. We have a Council Meeting tonight, so I do apologize that they could not attend. I am attending on their behalf. I also have presented before the Boundary Commission in 2005 and 2012 and presenting again the ... the Boundary Map in the same format as we have in the past two years. If I can have just a second, I will put up a slide presentation just illustrating some of the map areas.

I apologize on the quality of the slide. Olivette kind of centralize in mid-County, bounded by 170 to the east, primarily Warson Road on the ... on the western side. We go down, all the way down to Delmar Boulevard to the south and abut the City of Ladue, and to the north we abut portions of Overland and the Union Pacific Railroad Line that runs east to west.

One of the things that's shown on this map is a 63132 zip code and that's our primary zip code and references to that zip code are usually to Olivette. The 63132 zip code extends roughly all the way west of McKnight, excuse me, east of McKnight Road to Lindbergh and kind of circumvents portions of the Plant Science Center at the 39 North, and then heads northward to Page Avenue.

There are three unincorporated pockets right adjacent that are all within the 63132 zip code. Elmwood Park which is just north of us. It's a kind of area carved out of Overland. There's a

strip that Mr. Jaggi of Creve Coeur had referenced that's along Warson Road. Has a long history. I'm not sure. It's a 150-foot wide strip that runs just north of Olive all the way down to the Union Pacific Railroad Lines. It's a County Highway and then there's roughly about 75-feet of private property to the west of that right-of-way, and all that falls under the Creve Coeur Fire Protection District. And then there is a section to the northwest that is unincorporated. It's part of the 63132 zip code. In our past previous two previous proposals, we have submitted these as Annexation Area 1, Annexation Area 2, and Annexation Area 3 that are part of your packets. We still want to present those as part of Map Boundary Plan for the next five years. At this moment, we have no intent in any annexation. There is no impetus for us to pursue the annexation, nor have we had any discussions with property owners within those annexed areas or unincorporated area for further

To answer direct questions regarding the criteria of the selection, as represented prior before we already are providing and duplicate services. There is some confusion especially in Annexation Area 1 and, of course, with the zip code, the census tracts in blocks all kind of overlap within this area. We have some proximity and convenience and, again, in terms of phasing, we've always looked at Area 1, which is a long strip along Warson Road as an opportunity for Olivette. There are duplicated services that are along there. We ... we respond to emergency calls. Just as well there is a County Substation to the north; however, the fire stations are a little bit further east and west ... excuse me, north and west.

Area 2 and 3 are unique areas. Area 3, which is Elmwood Park is roughly about 80 percent tax exempt property primarily filled with public housing. There is some industrial area in there. We look at Area 2 as a way to kind of balance if we ever needed to ... to pursue annexation of Area 3. And again, they're all within the same boundaries as the zip code as noted.

We have no timetable in terms of pursuing any annexation. We know that this is part of a process. We take the process seriously. We want to make sure we have something on the table if ... if unincorporated areas ever need to be annexed.

We do believe we do provide quality services to these areas. There's already some duplication. We have some proximity benefits, and then the boundaries, especially with the zip code and census tracts that overlap. The advantages we offer are a full variety of services, no different from the communities surrounding the area, and again the convenience and the proximity of our government center and our services in that area.

Arguments for support from areas to be annexed. Again, it goes back down to services and conveniences and the duplication.

Interest by the annexed areas or residents in these annexed areas, again, we have not initiated any approach or started any process.

I will note a little bit of some information on the individual areas. Annexation Area 1 is roughly 19 acres. It's got 12 housing units and a population of roughly 31. Annexation Area 2, which is that northwest corner is primarily ... there are no residential properties that we are aware of. It's

all commercial, warehouse, industrial, but there is a population of 81. There is a Salvation Army complex that does some housing in there. Annexation Area 3 has 237 housing units. I believe all public housing, and the population is 654 and roughly 98 acres.

I'd be glad to answer any specific questions on this, Madam.

CHAIRMAN SCHWEITZER: Thank you so much for your presentation.

TREJO: Yes, mam.

CHAIRMAN SCHWEITZER: Any question from the Commissioners?

TREJO: Thank you.

CHAIRMAN SCHWEITZER: I don't believe so. Thank you so much.

Next will be Town and Country.

SHELTON: Good evening, Commissioners. My name is Bob Shelton. I'm the City Administrator for the City of Town and Country. I'm going to stay on hand and answer any questions. It's my privilege at this time to turn it over to one of our Alderwomen, Tiffany Frautschi.

FRAUTSCHI: Hi. Good evening. Thank you so much for having us this evening. The Map Plan area that we've recommended as the City of Town and Country to be annexed by Boundary Commission into our city is bordered on the south by Manchester Road, on the north by a mix of residential and commercial properties which are in Town and Country, and to the west by Manchester Meadows Shopping Center, which is also in Town and Country. To the east is by Barrett Station Road, and then further the Des Peres City limit. This is the only area being submitted by Town and Country this year.

UCHITELLE: [inaudible]

FRAUTSCHI: This is the only area that Town and Country is submitting for the Boundary Commission.

The area consists of 8 retail buildings, 4 small office buildings, and 66 condominium units. When the City looked at criteria for including this area in our Map Plan, we sought to create a logical and reasonable municipal boundary that included both residences and businesses currently in unincorporated St. Louis County. Our Comprehensive Plan is currently being updated. One of the things that residents in Town and Country have sought through that update is additional villa-type homes which we don't have very much of in Town and Country, so this area fits very well. We have shared roadway, that being Mason Road which goes through Town and Country and connects this very small portion of unincorporated St. Louis County with our City.

I think the other thing to look at in this particular area when we were looking at criteria for annexation is that the residents of this neighborhood frequently tell me that this is where Town and Country residents go when they want to retire and not have a one-acre lot. So, a number of Town and Country residents are already living in this area. They just move one street over so that they can stay near by the amenities that they've enjoyed for so long.

There's no set timetable for our City to make a proposal to the Boundary Commission, but I think that it is really important to implement this Map Plan. I'm the Ward 2 Alderman, and the reason that I wanted to be here to talk to you tonight is because I represent that area just north of this particular area. As a result, I frequently get calls from residents of this area, and I frequently find myself in this area. My children attend the same school as the children who live in this area, so we already have a very close connection to this neighborhood. My property actually is ... I mean I could throw a rock and hit this area from my house, and so I wanted to ... to be here tonight because the folks there do call us. We recently had some Town and Country development that occurred just north of this and when issues came up, it's Town and Country that they reached out to and specifically the Ward 2 Alderman to look to rectify some of the things that were happening that they needed help with. So, I think we already have a very natural flow between our City and this small unincorporated pocket that I think makes it a very easy fit for our City.

The residents ... I apologize. The residents border Town and Country residential areas but are actually isolated from other unincorporated areas. They really ... their closest residential border is with Town and Country. They don't ... they're divided by Manchester Road from anybody else who's in an unincorporated residential neighborhood.

So, I obviously feel that we are the best community to serve this area. We have our own police force. We are both, this area and Town and Country, very well served by West County EMS and Fire Protection District. As a City, we have three parks, a growing trail system, and our trail system is actually all ready planned to connect into the sidewalk that exists in front of this area so, we're already connected and will be connected through that trail system into this area where they will also enjoy our three parks and our nearly completed Town Square, which is set to open this fall. So, I think there is a very close cohesion between us and them.

Some of the advantages that Town and Country would offer the residents and businesses of this area are quality services at a lower tax rate. The residential tax rate in Town and Country is actually zero like Des Peres. We don't have a property tax. And we do pick up other things like the Fire Protection District is under contract to Town and Country, so they would actually fall under our contract. So that would actually be a cost savings for them. The Town and Country commercial tax rate is \$1.20 less per \$100 dollars of assessed valuation, so I think that there are some really positive aspects for those folks there.

In addition to quality services at lower cost, I think that we would actually bring them into the fold and make them feel like they are part of our community, a community that they have long, I think, felt like they are already a part of, and while we haven't reached out individually to those homeowners who are in those condo complexes and to those businesses, I do see them on a

regular basis, and they do mention to me that, you know, they ... they would like to ... to go back to being a part of Town and Country since so many of them came from ... from our City.

Currently, as I mentioned, that they are isolated from their neighboring unincorporated residents on Manchester Road, and the City of Town and Country will offer them a number of amenities such as festivals and camps, which are very popular and well attended by residents and also by them. Our staff and elected officials, of which I am one obviously, are very close by and we're already addressing their concerns when they have them with things that happen with our City.

I think another option for Town and Country down the road is that I know that I have an interest in ... in seeing Town and Country being able to provide more services along Mason Road. As many of you who have driven down it know that it's a narrow and winding road, and I think if ever that city ... if ever the City of Town and Country was able to take on Mason Road as a part of our city as we did a long time ago with Clayton Road, we would be able to add shoulders and some other things, and so I think this is just a natural flow to ... to increase basically our community. I mean for me really this is about community.

I think that [inaudible].

CHAIRMAN SCHWEITZER: I think you're fine.

FRAUTSCHI: I think I've stayed in 15 minutes. Are there any questions?

CHAIRMAN SCHWEITZER: I'll entertain any questions from Commissioners? Ben? Kyra.

WATSON: Did you say how many residents are in this area that you want to [inaudible]?

FRAUTSCHI: There are 66 condominium units.

UCHITELLE: Can't hear you.

FRAUTSCHI: There are 66 condominium units.

UCHITELLE: So, couple of hundred, a hundred people or so.

FRAUTSCHI: Right. It's not a very large area. It's just one that I really think logically fits within Town and Country's borders. It's ... the commercial area that we're talking about is small; however, it is bordered by Town and Country's commercial area of Manchester Meadows. Again, that residential area is bordered by Town and Country's residential area so we're really already neighbors, and it's just a small pocket that I think fits well.

UCHITELLE: Now, question. Is this something ... is this a new effort or does this go back to 2012 also?

FRAUTSCHI: So far as I understand, this is a new effort. We did not submit it on our last Map request, and I couldn't find any history of us having submitted it previously ...

UCHITELLE: So ...

FRAUTSCHI: ... but I don't want to speak too far back because I wasn't here then.

UCHITELLE: ... unlike the other presentations, I think, you really mean to go forward with this attempt with this ...

FRAUTSCHI: Our Board of Aldermen did vote to go forward with this, and so I am here on behalf of that Board of Aldermen.

UCHITELLE: So, after this presentation, you're going to be moving forward ... or you intend to move forward?

FRAUTSCHI: I would very much like to move forward, yes.

UCHITELLE: Okay. That's interesting. And your town also has no property tax?

FRAUTSCHI: We have no property tax.

UCHITELLE: ... because you raise your money from sales tax?

FRAUTSCHI: We do.

UCHITELLE: All your sales tax, right?

FRAUTSCHI: We do. We are primarily sales tax based as a City.

UCHITELLE: Primarily, yeah. Thank you.

CHAIRMAN SCHWEITZER: Any other Commissioners have questions? I have one actually. I'm trying to ascertain ... because I drive Manchester a lot ...

FRAUTSCHI: Sure.

CHAIRMAN SCHWEITZER: ... and I'm trying to determine ... I think I know where Mason and Manchester are ...

FRAUTSCHI: Okay.

CHAIRMAN SCHWEITZER: And I'm ...

FRAUTSCHI: Can I give you some landmarks?

CHAIRMAN SCHWEITZER: Well, please do.

FRAUTSCHI: Okay, if you are going westbound on Manchester Road and you're coming from 270, you're going go down, you'll pass where the Trader Joe's, the BreadCo, and what have you are on the left-hand side. As you continue down, you'll come to Barrett Station Road. There's a traffic light there. So, where we're looking to annex would be on that right side starting at Barrett Station Road continuing down to the next light at Mason Road which is ... if you're in the far-right lane, that's an automatic right.

CHAIRMAN SCHWEITZER: Right. No, I'm very familiar with the commercial entities along there. I'm just trying to place where these residences are.

FRAUTSCHI: Yep. So, if you take that right, you're going to have the bank, and then Clarkson Eye Care, and then you're going to have ... it's a little bit wooded along the front, but there's a little turn into that condominium complex which is right there on the left-hand side of Mason Road.

CHAIRMAN SCHWEITZER: Okay. And so that would be immediately adjacent or on either side of Mason presumably some footage back from Manchester ...

FRAUTSCHI: It's ... yep ... it's very close.

CHAIRMAN SCHWEITZER: But this area looks significantly larger than that, so I'm assuming this also incorporates all of the businesses along Manchester Road ...

FRAUTSCHI: Yes, from Barrett Station down Manchester to Manchester Meadows ...

CHAIRMAN SCHWEITZER: ... to Manchester Meadows.

FRAUTSCHI: ... which is our shopping center in Town and Country.

CHAIRMAN SCHWEITZER: Right. Yep. All right. Thank you very much.

FRAUTSCHI: Certainly. Are there any other questions?

UCHITELLE: [inaudible]

FRAUTSCHI: Thank you.

CHAIRMAN SCHWEITZER: All right. Next up will be St. Louis County.

DOUGHERTY: [inaudible] filled out these forms, please get that to me before Justin finishes his presentation.

CARNEY: We're just going to put the map up, Jacob, for everyone to see. Good evening and thank you for this opportunity. I'm Justin Carney. I'm Director of Planning with St. Louis County, and I don't know if I should apologize, this is the second time of four that you're going to hear this this Fall. So, we stayed low-tech as well. I have a presentation I think you've

seen. You certainly saw it last month. Just to, I guess re ... recommit to all of you as well as anyone in the audience what ... what we do here. Similar to the cities putting together their Map Plans as sort of reserving areas that they may want to annex in the future, the County kind of has the converse of that, and we're here to present our Map Plan, which is really to say that any of the unincorporated areas that are currently unincorporated in St. Louis County, we intent to continue to serve them in any capacity that they want us to.

You can see on the overview map here areas in green and areas in orange. The areas in green are the large contiguous areas that have a population over 2,500 people. The significance of that is that these areas that any portion of these areas as we've designated them can petition the Boundary Commission to be "established unincorporated areas" which keep them from being part of any Boundary Commission, boundary adjustment action, and so that's the significance of the green areas.

The orange areas are unincorporated areas within St. Louis County that have a population less than 2,500 which by State Statute means they are not eligible to petition the Commission to be an "established unincorporated area" but we just take the policy position that any of the unincorporated areas, especially those in orange that we'd be happy to continue to serve with our local municipal-type services.

So that's our Map Plan, if you will, that St. Louis County is presenting.

I'd like to just talk very briefly ... I guess we're not waiting time for anybody to fill out a piece of paper here, so I'll keep this quick because I know you've all heard this before, but St. Louis County is a very unique service provider. Obviously, we provide county-wide services such as health services, the Department of Revenue, the Election Board, those are county-wide services that we provide, but we are also the local municipal-like, municipal-type service provider for all of the unincorporated areas in St. Louis County. That's a land area, it's about a third of the area. Population-wise, it's about a third of the population is in unincorporated St. Louis County.

We have a whole host of local services. I'll talk ... I'll highlight several of them here in just a minute. I do just want to say that because of our size, our economies of scale and the efficiency which we provide a lot of local services, we do contract with about 90 percent of the municipalities in St. Louis County for some sort of municipal service. For some, that's police. For some, for a lot, that is public works. On the building permit and all of the building permitting side of things, we also contract for public works, property maintenance ... are some of the more common ones that we provide at a contract basis.

So, just to get into a few of the local municipal-type services that we provide, it goes without saying that our police service is really second to none in the region and in the state. Consistently, our unincorporated residents as well as our County residents that take advantage of our Citizen Survey rank our police service right up there at the top with the other services that are provided by municipalities. Similar to Creve Coeur, we are a CALEA-accredited police service, and we are only one of 15 law enforcement agencies in the country that are actually a Tri-Arc awarded for both our operations, our Police Academy, and our police communications. As I said, we

provide contract police services for a few municipalities including Wildwood, Jennings, and Fenton, and we provide again sort of because of our size and the efficiency of that, we do provide County-wide and region-wide services such as canine support, the Metro Air Support, and our Tactical Ops are available, you know, across the County, across the region.

On the trash and recycling side, you know, while some municipalities provide that service and pay for that service for their residents, you know, through the taxes that the residents of the city might pay, the County has taken the step to provide trash districts. We don't pay for the service, but we coordinate the contracting of those services. What this allows us to do in the unincorporated areas, we've divided the County up into eight trash districts. We coordinate the contracts for those which provides because of ... because we're bundling the unincorporated areas into districts provides an economy for the haulers to provide the best possible price for our unincorporated residents. It provides a minimum level of service, once a week trash pickup, once a week recycling, curb-side recycling, yard waste, as well as monthly bulk item pickup are available through our districting.

Let's see. Given where we're at in the County we are actually represented by two of our trash districts. The Third District has Progressive Waste Solutions and the Fourth District which further south in our west area here on the map is Meridian Services.

Our roads, you know, similar to everyone knows MODOT a lot. Pretty much everyone knows County DOT to some extent. All the municipalities have arterials that run through their cities. We maintain those ... many of those arterial roads. In addition to that, we have what we call our County Road System which is all of the subdivision streets that we provide your typical road maintenance for, you know, street repair, sidewalk repair, snow removal, all of that.

We have other municipal-type services that I don't really need to go into detail on, but we do provide Municipal Court just as many of the cities do. We provide Municipal Court for the unincorporated areas. Code enforcement and sewer lateral and water repair are several of ... a few of the municipal-type services that we provide that are also provided by several of the cities sometimes at an increased cost.

I know that one of the concerns that we hear or criticisms, if you will, is we're a large county. As I said, we have a million people in the unincorporated areas, it's about a third of that is our unincorporated residents and people like to say that that size makes us inaccessible. We're taking, we have taken, and we continue to take a lot of steps to make us as ... to make local government really as accessible and local as possible for our unincorporated residents. We're instituting a Gateway 311 calling center. Just in the old days you dial 411 for information, you dial 311 for county services. This is being paired up with a mobile app and between the 311 and the mobile app, people are able to get, you know, pretty direct information on county services. They can submit service requests. They can sign up for push notifications on zoning matters, you know, you name it as far as our local services go, they'll be able to access that.

For many years now we've been very happy to have what we call our Customer Service Line; it's 615-5000 and anybody county-wide, but certainly our unincorporated residents can call that

number, speak to a human right away. There's no auto attendant answering that number and get directed to where they need to go immediately.

Obviously, we have, you know, the County Council. Our County is broken up into seven Council Districts as you probably know, and our Council Members are ... are ... are kind of the local ... the local connection to County Government.

So that's kind of our services in a nutshell, you know. I would just leave you with the thought that with our size comes some efficiencies and economies of scale and an ability to provide services to our unincorporated residents that really is kind of bar none we think to many of the municipalities in St. Louis County, and that from our perspective and the reason that you see the Map Plan proposal that we have is that any continued annexation and incorporation really what that does is it just has the impact of eroding those economies of scale and efficiencies and our ability to provide services to the rest of the County and that's why we take, you know, an active role in the position that we do so ... happy to answer questions.

CHAIRMAN SCHWEITZER: Thank you so much. I'll entertain questions from Commissioners.

UCHITELLE: Yeah, I have a question. Take Town and Country in their good presentation about how this little section makes sense for them in their view to be part of Town and Country. Do you have a preliminary reaction to that?

CARNEY: So, no, not specifically. I'm going to say I don't. We ... we really ... we take a ... a ... proposal by a proposal approach to our evaluation for ... for annexation, and so we don't do an analysis of any of those pockets so what I would say is that is we would do that kind of an analysis, we would look to see what the revenue costs and benefits would be both for the City and the County. We do that analysis when they submit their Plan of Intent. While I would, you know, from a policy standpoint I guess I would just say that we would always start that process saying we want to continue to support this area are provide the services. As we go this process and certainly if the petition is coming from the residents, we don't ignore that and so, this would be, you know, I guess in the Town and Country instance, if it ... if their residents are approaching the City and saying, "We want to be annexed", I think we would still do our due diligence in what the impact of that would be, but it would certainly matter to us in the instance if the residents are making that petition whereas if you've got, you know, another pocket somewhere else that might be all commercial and we know that there are ... the development doesn't want it, that we're going say, we'll be there for you.

UCHITELLE: I understand. There are apparently about a hundred residents in this pocketed area according to the presentation so ...

CARNEY: Yeah, and like I said ... and there are ... I mean that's how annexation petitions can be started as you all well know so if that were the case, you know, historically we've had incidences where those petitions have not been always what they cracked up to be and

the petition seems to be 75 percent in favor and when it goes to the proposal, it dies by 75 percent.

UCHITELLE: Thank you.

CARNEY: You bet.

CHAIRMAN SCHWEITZER: Any other questions from any Commissioners? Hearing none ...

CARNEY: Thank you.

CHAIRMAN SCHWEITZER: ... we'll thank you for your presentation. We're now at the Public Comment portion. If you have ... we just have one I've been informed. So, it looks like Joseph Kelly, like to come up to the mic and speak. And I will ask if you are representing yourself or a group?

KELLY: I'm ... first of all, I'd like to thank the Boundary Commission for allowing me to speak and I am Joseph J. Kelly, Jr., and I was the original developer of Manchester 270 Office Center, and I'm a partner in a partnership that owns the three office buildings. They're known as Manchester 270 Office Center. It's the extreme northeast quadrant of Parcel A. It's 15 acres. The tallest building is the Edward Jones Building which is closest to 270 and Manchester, and then the little building, the five-story building is where Sequel, Sudden Link [sounds like] and Cass Information Systems, and then the smallest building to the north is Cass Commercial Bank.

Going on, this center is located on 15 acres out of the 58 acres within the unincorporated area identified on the 2018 Annexation Plan known as Parcel A. This means that we have an interest of approximately 25 percent of the land being considered in Parcel A, and I trust that it's only fitting that we are allowed to be heard.

To understand today's annexation proposal, one must kind of go back in history. This started 31 years ago and ... but even before that, here's the reason why Parcel A exists, in the '50s Town and County annexed the entire 58 acres of Parcel A and, however, though due to an existing Missouri Statute that allowed agriculture property owners to possess veto power over annexation of their property and since the owner of my 15 acres ... his name was Henry Haney [sounds like], that family ... they were a dairy farmer and they had not given consent to the Town and County annexation so the law suit was filed and the entire 58 acres were de-annexed from Town and County. So that's the history.

Then comes along me. In the '80s, I bought the land from the Haney's and started my development. I'm going to say some things about Des Peres, and I don't mean anything personally about a wonderful City Administrator that spoke earlier ...

CHAIRMAN SCHWEITZER: And Mr. Kelly, I'm going to have to ask you to wrap it up. I am sorry.

KELLY: I will. In any event Des Peres withheld fire and police services and tried to stop me from building this development. I provided water, sewer, fire and EMS services from West County and police. I was forced to pay for these items that are normally not required to be paid. In any event, this is started in 1988 and for every six years for six times they have attempted to annex this property, and we wholeheartedly object to this. You know, a city is supposed to show the necessity of the property development of the city, and Des Peres doesn't need my office development to properly develop itself. Des Peres ... even though it doesn't have a real estate tax, there's no guarantee that there wouldn't be one in the future. So, anyway I have been with great difficulty surviving, but we are now all the services are provided and Des Peres has previously referred to Parcel A as a pocket as they have done in the past, but it clearly isn't. It's an unincorporated parcel, and there's a big difference.

CHAIRMAN SCHWEITZER: Thank you, Mr. Kelly. I'm going to have to ask you to stop.

KELLY: I thank you for your time, Kathleen.

CHAIRMAN SCHWEITZER: Thank you. There are no other members that wish to comment. I will take a motion for adjournment.

?: So move.

WATSON: Second.

CHAIRMAN SCHWEITZER: All those in favor?

ALL: Aye.

CHAIRMAN SCHWEITZER: Thank you very much. We are adjourned.