

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING
FERGUSON, BELLEFONTAINE NEIGHBORS, BLACK JACK, BRIDGETON,
FLORISSANT, HAZELWOOD, & ST. LOUIS COUNTY
October 23, 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: Good evening. Is my mic on? Good evening. Yes, it is. I'd like welcome you all and to convene this opening meeting for the informal Public Hearing regarding the Map Plans of Ferguson, Bellefontaine Neighbors, Black Jack, Bridgeton, Florissant, and Hazelwood, and St. Louis County.

My name is Kathleen Schweitzer, and I'm the Chair of the Boundary Commission. Tonight, we're holding an informational public hearing to hear presentations from those cities previously mentioned with respect to their Map Plan for possible annexations over the next five years. Generally, the Boundary Commission 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 an area or areas that 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 areas 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 presented this evening. 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. Boundary Commission is an independent government body that reviews boundary change proposals in St. Louis County. The Commission derives its authority from the Missouri State Statutes and St. Louis County Ordinance. The Commission is comprised of eleven members and 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-Sized 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 Comments Section of tonight’s Public Hearing; however, you will need to fill out a Comment Form and present it to Michelle. We ask that you do this prior to the end of St. Louis County’s presentation. If you’re speaking as an individual, you’ll be allotted three minutes. If you’re speaking on behalf of a group or association, you’ll be allotted five minutes. The Commission will also take Public Comment either by letter or email up until December 31, 2018, on all these submitted Map Plans, these or any other ones. Those comments will indeed be part of the public record. As a reminder no decisions will be made tonight. This is an informational hearing only. Each presenting city will have 15 minutes. You’re listed on the Agenda, and we ask that you respect that time guideline.

I would like to ask the Commission members to introduce themselves and include their residence and their appointing authority. We’ll begin with Steve.

WEGERT: I’m Steve Wegert. I was appointed by the Mayors of Large City [stet] and I represent North County. In a previous life, I was former Mayor of the City of Ferguson, so I’ve been through this on an involved basis. Now I get to see it on the other side.

WATSON: My name is Kyra Watson. I’m an appointee of Mayors of Small Cities. Like Steve, I was Mayor of Berkley and have 12 years of planning and zoning experience.

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

CHAIRMAN SCHWEITZER: And I'm Kathleen Schweitzer. I was appointed by County Executive Dooley to represent West St. Louis County Unincorporated.

MOONEY: My name is Tom Mooney. I'm a resident of Clarkson Valley. I'm appointed by the County Executive Stenger to represent new incorporated areas in the County.

PLUEMER: My name is Ann Pluemer, and I was appointed by County Executive Steve Stenger to represent the South County Unincorporated area.

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

UCHITELLE: Ben Uchitelle from Clayton. Was the Mayor of Clayton, and I was appointed by Mayors of Large Cities.

CHAIRMAN SCHWEITZER: All right. We will begin after those remarks with a presentation by Ferguson.

[inaudible comment]

CHAIRMAN SCHWEITZER: That would be wherever you want to.

[inaudible comment]

McCOY: Hi. I'm Missy McCoy [sounds like] with Lewis Rice and represent the City of Ferguson, so I will be describing their Map Plan submission, and then if we have ... if there are any specific questions, I will answer them for you or Elliot, who's been with the City, is here as well to ... to help answer some questions for you.

So, to start we'll run through the criteria that the City kept in mind when it was developing the Map Plan submission for this round. It really focused on four main criteria, those criteria being that the areas included were adjacent to current city boundaries, that they were accessible by an arterial road without entering into another city, that they included or were on the outside of back property lines so you were including both sides of streets, not just one or the other, and they also focused on unincorporated area of St. Louis County. So, I think that's true for both Phase One and potential Phase Two, which leads into my next description or the next criteria question that the Commission wanted to address, and that's Phasing. And so the City of Ferguson does intent to include phasing their Map Plan submission. So, Phase One is located primarily north of 270, and then Phase Two is located primarily east of the current city boundaries. Those are both shown on the Map Plan submission which you

should all have in front of you. And Phase One provides direct access to both West Florissant Road and New Halls Ferry Road so, again, focuses on those arterial roads within and just outside of the City.

In the ... so ... we're focusing just on Phase One right now too. And with Phase One, the intent of the City in annexing the Phase One property into the City would be to control land on both sides of 270, and this seems to be consistent with the MODOT proposal for one-way outer roads and would seem to give benefit to both businesses and residents along both of those ... of both north of 270 and south of 270. Also, the City is [inaudible] development plans with several other cities along West Florissant, and they're working for a coordinated revitalization area in hopes of eliminating some past conflicts where there were some issues with multi-jurisdictional zoning and just making sure that things are more consistent for ... for business owners and for residents along both sides.

In the portion of West Florissant that's into Ferguson would eliminate some future conflicts like those jurisdictional zoning issues in the past. With the same thing for New Halls Ferry and Old Halls Ferry. And as far as the timetable right now, the City does not have a timetable proposed as of yet.

So Ferguson is the best community to serve these areas for a few reasons. One, for the bulk of the property in the proposed Phase One, Ferguson is the nearest city. They'd be best able to provide resources and emergency responses to both residences and businesses located in Phase One. Again, going back to the City having jurisdiction on both sides of 270 essentially from Sugar Trail Drive on the east to Starlight Drive on the west, the intention would be to coordinate and effectuate a high quality and consistent commercial development on both sides of Highway 270.

Some of the advantages of the proposed Map Plan submission are providing those residences and businesses located there proximity to local government since Ferguson is the nearest local ... is the nearest city to them along with that providing staffing and expertise along with municipal services that they may not have available now from St. Louis County. In addition, potential for improved property values by stabilizing tax rates through enhanced commercial development, and also making sure that commercial development is uniform and consistent with zoning controls that are in place rather than having to be subject to multiple different zonings on different sides of the highway.

And as far as support for the proposal, again we feel like our proposed Phase One provides the resources that Ferguson can to residents in the areas along with an increased emergency response or emergency responses that could be a little bit faster than perhaps these residents are available to them right now along again with some uniform development on both sides of 270 and improve property values.

And as far as whether or not residents have expressed interest in being annexed into the City of Ferguson, a 2014 survey that was done by a couple of researchers at the University of Missouri St. Louis had found that 41% of people in the area favored being annexed in with about 21% undecided, and 38% opposed.

Now, are there any questions from the Commission?

UCHITELLE: [no mic – very hard to hear] Do you plan to move ahead with this?

LIEBSON: We're not planning to move ahead at this time, but it's something that we are ... it's on our long-term horizon to look at and some day the council will decide that they'd like to go forward with it, but we have no plans right now.

PLUEMER: With Phase One, are you taking in another school district or are you still in Ferguson/Florissant School District?

LIEBSON: I believe there are parts of it that are outside of the ... of Ferguson/Florissant School District ... that's

UCHITELLE: So you have no current plans?

LIEBSON: No, we don't.

DORSEY: Is there a reason that your northern boundary stopped with Seven Hills Subdivision and didn't take the area just north of that that Florissant has identified as their Area 28?

LIEBSON: Could you ...?

DORSEY: Okay, if you go up to the north end ... I used to live there so I know it very well. I was the State Rep for that area.

LIEBSON: Okay.

DORSEY: Okay. So if you go up between Old Halls Ferry and New Halls Ferry, your northern boundary stops at the end of Seven Hills Subdivision instead of taking what is the tail end of Paddock [inaudible].

LIEBSON: So this ... up at this very top ...

DORSEY: Up at this very top, right here.

LIEBSON: Yes.

DORSEY: There's another subdivision just to the north of there that is also unincorporated, and why did you stop at Seven Hills and not continue on all the way up to Parker Road.

LIEBSON: I don't know why the initial decision was taken to do this. This is a ... based on what was done in the 2011.

DORSEY: Yeah, they couldn't answer it then either.

LIEBSON: And I've only been here for two years so ... unfortunately, I don't have an answer for you on that. I would ... this proposal was a reduction of what was done in 2011 because we felt it's more realistic, a manageable annexation proposal for our City than what we proposed in the past. Why they didn't go up north, I don't know. I could speculate, but I ... I don't think that's appropriate.

DORSEY: All right.

CHAIRMAN SCHWEITZER: Any questions from other Commissioners at this point? Then we will thank you for your presentation.

McCOY: Thank you.

LIEBSON: Thank you.

CHAIRMAN SCHWEITZER: All right. The next presentation will be given by Bellefontaine Neighbor [stet].

DOERR: Good evening, everyone. I thank you for the opportunity to speak to you this evening. This is my second time speaking to this Commission. I did speak five years ago when I was first elected as Mayor of the City of Bellefontaine Neighbors. The City of Bellefontaine Neighbors has presented its Map Plan Proposal on annexation to the St. Louis County Boundary Commission prior to this meeting as required. The City's Map Plan submission identifies an area north and northeast of the City's corporate limits between Highway 270 and Mississippi and Missouri Rivers. There is an area that is west of Highway 367, but the border is so jagged that I did not try to identify that's why the map is doing that for us. The Map Plan is a general map outlining the maximum boundaries that our community may want to consider annexing in the next five years. We recognize our ability to reduce the size and magnitude of the area but cannot expand its original boundaries. More importantly, we recognize there is no obligation for the City to annex any or all identified unincorporated areas. The Map Plan process will allow the Boundary Commission the ability to review, comment, and provide direction for our plan.

The primary benefit to the City for considering our plan is to ensure that if or when future development occurs in this area, it does so under the highest quality and standards. It should be noted the City will not undertake any annexation that would jeopardize the delivery of quality services to the citizens and community businesses. The City of Bellefontaine Neighbors offers a variety of services to our residents, and those services would benefit future residents. Not only do we provide many services, there is a Board of Aldermen that will assist any resident having concerns. If a resident has a question or a problem, he or she is able to call his or her Alderman for help, a much simpler system that is currently provided. Our City Hall is located in the area nearby rather than miles and miles away. Bellefontaine Neighbors is submitting the same plan that it has in the past. The Mayor and Board of Aldermen want to be able to have the ability to adapt to new or unforeseen opportunities that may present themselves in the future. Although we do not currently have a timeframe for any annexation plans, the future growth of our City hangs in the balance of us having a plan on record. It is our hope to some day grow in size and population becoming one of the largest cities in St. Louis County. I should also point out the areas designated in our plan are mostly residential and keeping that in mind, St. Louis County has done nothing to abide ... to aid in bringing commercial development to this area. Large undeveloped acreage sits with no plan for development. We as a city can bring growth to this area by managing a plan that makes sense for development while St. Louis County has done nothing to promote area growth within the areas of this plan.

I and the Board of Aldermen thank you for allowing me the time to address the Commission with our Map Plan and hope the future of Bellefontaine Neighbors will be great for our City and St. Louis County.

And by the way, I'm Bob Doerr. I'm the Mayor of Bellefontaine Neighbors. Forgot to introduce myself. Are there any questions?

CHAIRMAN SCHWEITZER: Any Commissioners with questions? Ann Pluemer?

PLUEMER: Mayor, you mentioned a couple of times that you haven't had any help from St. Louis County to bring in development?

DOERR: That area hasn't.

PLUEMER: That area. Okay, but you if you annex this, you plan to ... you would be able to ...

DOERR: There's a lot of undeveloped property up in that area. It's a large area as you can see by the map, and you can ride the area and see for yourself, there's a lot of open land that has never been developed and there's no plans to develop. And it needs to be developed. It's very important to this area. It's vital not only to the people who live in Missouri, but the people who live in Illinois who come over here

every day through Highway 367 and Highway 270. It's a huge amount of people that live in Illinois. You develop that area and hopefully the people will benefit from it. Right now, there's no benefit. We have nothing in North County when it comes to shopping. Zero, and we need to get something going up there.

PLUEMER: Okay, and you're talking to your County Council person or ... who is not aiding you?

DOERR: It's not that we're not being aided. The City of Bellefontaine Neighbors is limited as to commercial development because of its boundaries, current boundaries, but if we are allowed to expand in the future, those areas that we would expand into the City and incorporated into the City of Bellefontaine Neighbors, we could then help to develop economically.

PLUEMER: Okay. Thank you.

UCHITELLE: Question. Am I correct that Black has proposed a development area or annexation area surrounded by Black Jack?

DOERR: We would surround our good friends in the City of Black Jack.

UCHITELLE: How do they feel about that?

DOERR: Oh, I don't know. We're friends.

UCHITELLE: So they have similar plans, I presume.

DOERR: Just keep it in mind that this allows us the opportunity. It doesn't necessarily mean that we would adopt all of these areas into ... incorporate into the City of Bellefontaine Neighbors.

CHAIRMAN SCHWEITZER: Any additional questions from Commissioners?

UCHITELLE: What I don't understand if you explain that this such an important, good, beneficial possibilities, why don't you move forward?

DOERR: Well, there're several reasons why we haven't moved forward. One, past administration was St. Louis County. We tried to move forward in one area and was told it wasn't going to happen. And it was all residential so why would the County not allow us to incorporate a residential area, a small residential area. They stopped us in our tracks. That's why we haven't proceeded.

UCHITELLE: So you have no plans to proceed. Hopefully, we're going to proceed in the near future. Currently there's no plan other than the plan that you have before you as far as the Map Plan goes.

DOERR: We, of course, have no desire to become landlocked. This is the only opportunity is to expand north.

CHAIRMAN SCHWEITZER: I do have a question.

UCHITELLE: Well, if you expanded you would landlock Black Jack?

DOERR: That depends on where you go and what the County would allow. The Planning Commission would allow.

UCHITELLE: I'm just looking at your Map Plan.

DOERR: It's no different than Ferguson trying to landlock Dellwood. Basically the same thing. And that map was proposed five years ago also. So ... yes, mam.

CHAIRMAN SCHWEITZER: So you speak of the necessity of potentially annexing this unincorporated section relative to development of it. I'm just kind of curious as to what, if any, development has occurred with the existing boundaries of Bellefontaine Neighbors recently?

DOERR: Nothing has occurred, but there is hope for that area up on the map north of 270 if you look at the old ... what was it called? The old golf course that borders 270

DORSEY: Northshore.

DOERR: Northshore. Thank you, Rick. That is ... the plans have been on the books for probably five years now to develop that property, and they're finally moving forward because they were able to raise the flood plain level on that property, getting it out of the flood plain so now those people plan to develop it. They've had a master plan for probably five years. If that goes through, then that will aid in the development of all the other properties around it.

CHAIRMAN SCHWEITZER: Okay. Thank you.

DOERR: You're welcome.

CHAIRMAN SCHWEITZER: Any additional questions from Commissioners? Hearing none, we'd like to thank you for your presentation.

DOERR: Thank you for the questions.

CHAIRMAN SCHWEITZER: Next presentation will be given by Black Jack.

McCOURT: Good evening, Chairman Schweitzer, and members of the Boundary Commission. I'm proud to present our Map. Basically, it's pretty much the same as we presented five years ago, and it takes in the surrounding ... all the surrounding area of unincorporated St. Louis County, and it is phased based on population. The City of Black Jack is a bedroom community. There is no way currently in our City nor pretty much surrounding us that you can put too much business. You know what happened at Jamestown Mall. The area north of us is all [inaudible] topography and sink holes so it presents some challenges to what can be put in there. The City of Black Jack will probably remain a bedroom community for at least the near future. We have no choice in that. Everything around us is residence. The City of Black Jack is ... it's not a small community. We're right at 7,000, 6,954 I think right now. So we're not a small community. We're about 118th in the state of Missouri in city size. So, to be a viable city from what I understand if things ... if the legislature changes things, to be a viable city you need to be a population of 18,000 to 22,000 to be able to have enough tax base to support. We don't know what the legislature's going to do. I don't think anyone on the Commission knows. They're making a lot of changes. They're trying to make a lot of changes. There's a lot of money being put into studies telling the cities in St. Louis County what we need to be. We don't know what that's going to be. This is our best plan at this particular time. We're not looking right now to annex any area because we don't know where it's going to go. We spend a lot of money and not ... and, you know, it'd be for not. So, this, as I said, this is the plan. Basically the same plan we had five years ago. It's a phased plan. It's based on population, and it's pretty much ... the initial parts of it for sure is for a bedroom-type community. Is there any questions? Yes, sir.

UCHITELLE: [inaudible]

McCOURT: We have about 25 businesses, the biggest, largest is Delmar Gardens and Art's Lawnmower. So it's, you know, it's just neighborhood-type businesses, and you know, you can support those. Black Jack, if you look at the typography, Black Jack is built on ridges, and if you go 100 yards off of Old Jamestown, Parker, or Halls Ferry, the land just goes down. There's no place to park or anything else. It's just not feasible to put any large businesses in there. It just isn't going to work.

UCHITELLE: So, once again, you have no plans, you're just presenting this plan the same as five years ago.

McCOURT: Yes, sir.

UCHITELLE: But why wouldn't you want to start to move forward?

McCOURT: Right now, I would be scared to with everything in the legislature and what's being proposed and how they're talking having a statewide vote on how the cities and, you know, St. Louis County supposed to be. I don't ... I don't think this time for our size city and amount of money we'd have to invest would be a worthwhile investment to our residents.

UCHITELLE: Thank you.

McCOURT: Yes, sir.

CHAIRMAN SCHWEITZER: Any additional questions from the Commissioners?

McCOURT: Thank you for the opportunity to present.

CHAIRMAN SCHWEITZER: Thank you for your presentation. Next on the Agenda is presentation by the City of Bridgeton.

GREATENS: Good evening. My name is Zack Greatens. I'm the Planning and Zoning Officer for the City of Bridgeton. As you saw on the Map Plan that we submitted, we included the areas of Earth City and then the area to the east of Bridgeton, which includes airport property. A lot of my comments will be more about the Earth City area than the airport vicinity. I'm just going to answer the questions that were distributed to us prior to this meeting.

Regarding what were our city's criteria for including the areas in our plan, regarding the Earth City area, Bridgeton shares the majority of the common boundary adjacent to Earth City and we have more points of access into and out of Earth City than any other municipality. Our comprehensive plan references potential annexation in this area under its goals and objectives, and it would provide an opportunity for economic growth and expansion of businesses in Bridgeton. It would also be an opportunity to clean up some of the boundaries near the north end of Earth City along St. Charles Rock Road where some of the municipal boundary cuts through some buildings and properties.

Regarding the airport vicinity to the east, Bridgeton does share a lengthy border along this area and, again, our comprehensive plan references potential annexation and opportunity for economic growth.

Regarding phasing, phasing has not been considered for either of these two areas, and regarding a time frame, we do not have a timetable for making proposals at this time.

Why is it important for our city to implement various components of this Map Plan? As stated, it would be consistent with the goals and objectives in our comprehensive plan and would increase the number of businesses in Bridgeton and provide some economic growth opportunities.

Why our city is the best to serve this area? Regarding Earth City, again, Bridgeton does share a longer border with Earth City than any other municipality, and there are multiple points of access into and out of Earth City from Bridgeton. We could provide all the necessary services to this area ranging from street maintenance to snowplowing, to police, et cetera.

Regarding the airport area to the east, we do have some commercial properties adjacent to this area that are within the Bridgeton City limits and we provide services to them already.

What advantage would we offer to residents of this area? Actually either or both areas do not have any residential property and no residents living in it. They are all commercial or airport property, but as stated, we could provide all necessary services to the areas to these commercial property owners and tenants.

Any arguments we would make in support of the proposal to property owners of this area if we were to propose annexation, we would provide full analysis at that time, and we have not had any interest expressed by property owners in either area to annex this area.

And that's all I have.

UCHITELLE: [inaudible] unincorporated Earth City. Why don't you move forward with that? Why don't you move forward? It looks like a natural or is Maryland Heights also interested or what's the situation?

GREATENS: It's my understanding that Maryland Heights is not interested in it at this time. I don't believe they submitted a Map Plan. It's my understanding that Bridgeton did look into ... did submit a proposal some years ago and there was some opposition from St. Louis County at that time so any future proposal, it would probably depend on the amount that the Mayor and City Council would want to move forward.

UCHITELLE: Have you discussed it with St. Louis County?

GREATENS: Not recently.

UCHITELLE: But here it sits ready to be annexed for all the benefits you just outlined. I still don't understand why you don't move forward?

GREATENS: I think it would, again, would depend on the degree that City Council and the Mayor would want to move forward with that.

UCHITELLE: I know that, but why wouldn't the City Council and the Mayor be interested?

GREATENS: At this time, I don't know.

UCHITELLE: Have they discussed it? Has it come up or ...

GREATENS: Not recently. Our comprehensive plan update was in 2013, so about five years ago, and that's the last time it was generally discussed. Of course, that's, you know, a policy document, but that's as far as I know.

UCHITELLE: [inaudible] annexation of Earth City?

GREATENS: Yes, annexation of Earth City was included on that.

UCHITELLE: But nothing has been done whatsoever?

GREATENS: Correct.

CHAIRMAN SCHWEITZER: Any other ... Rick Dorsey?

DORSEY: The one area you didn't address and the one that really makes sense to me is that small area at 70 and 270 that looks like an unincorporated pocket between you and the Village of Champ. Is there any ... do you know of any intent to move forward on that? Because that looks that should be a 1-2-3 kick.

GREATENS: So the area we had shown in green there.

DORSEY: Yeah.

GREATENS: We included that just as part of the general Earth City proposal, but haven't discussed that in detail at this time either.

DORSEY: All right.

WATSON: I have a question. Why provides your fire service now?

GREATENS: We have a mix of ... it's mostly Pattonville, and then Robertson in the northern part of the city, and then we have a small area that is West Overland and that's more near Lindbergh in this area.

CHAIRMAN SCHWEITZER: [inaudible]

???: So, if this is all commercial property, and I'm a business owner in that area, which I'm not, but hypothetically, let's say, what can I expect to see change?

GREATENS: Well, we do have ... City Hall is a lot closer in proximity than any other County area, and we have a fine police department.

???: Are taxes going up or are taxes going down?

GREATENS: I don't have an analysis of that at this time.

WATSON: I have another question.

GREATENS: Yes.

WATSON: In the Earth City area, there are a lot of businesses that are there. Some of them are I guess reaching the end of their lifecycle. Would you all be able to invest the type of monies that are necessary to either revitalize or put new establishments there?

GREATENS: I don't know if we necessarily have the finances right now, but we definitely would be willing to work with them to move forward to basically maintain the economic development of that area. That's something that we focus on regularly within our existing city limits, so we would absolutely want to do the same for any future property if they were to be in Bridgeton.

I'm sorry. I was just going to mention ... Mr. Dorsey, your question about the area Interstate 70, I think that's actually on MODOT right-of-way, also. I don't think there's any private property within that area.

???: I'm just curious. How many registered voters are within the Earth City area?

GREATENS: I don't believe there are any.

UCHITELLE: [inaudible] no registered voters, you say. How does that work ... if you sought to annex it?

GREATENS: I don't have an answer to that. I don't know.

CHAIRMAN SCHWEITZER: Any additional Commissioner questions? All right. We will thank you for your presentation. Next up is the City of Florissant.

JEARLS: Madam Chairman and Members of the Boundary Commission, good evening. I'm Lou Jearls, formerly the Director of Public Works for the City of Florissant, officially retired May 31, but they've kept me on retainer just for this evening, and I'm happy to be here to present to you our annexation Master Map Plan for the City of Florissant. By the way, Todd Hughes, P.E., is the current Director of

Public Works, so all future correspondence should be directed to him at my old address and phone number and you've got his email.

Florissant in general is primarily considered a bedroom-residential community. We are the largest municipality in the St. Louis County having a current population, 52,158, encompassing approximately 13 square miles. The City operates daily under the direction of and administration of the office of the Mayor through the following departments, the Senior Citizens, which is a great department; Human Resources; City Clerk and Printing; IT Department; Public Works, another great department since I was the director; City Attorney's office; Park and Recreation; Police Department; Finance Department; Community Development and Housing Center; Economic Development; Media Department; and Municipal Courts.

The Annexation Master Map Plan that you see here was updated and prepared earlier this year by the very capable staff at St. Louis County GIS Service Center, specifically Mary Kaufendafer [sounds like]. Give her a gold star. She does a great job every time I've called on her. So kudos to her.

The Map generally shows most of North St. Louis County. To the west and north is the Missouri River. To the east is Louis and Clark Highway 367. To the south is I-270. Major highways and roadways are also show and other cities. Potential annexed areas, annexation areas are outlined in a heavy-black lines [stet] and also have a number designation. The number designations for the various annexation areas do not indicate any phasing or priority, but the numbers vary because the City has successfully annexed many areas in the past.

In the Boundary Commission letter of September 25, you asked us to address specific questions so first, "What were the city's criteria for including these areas in the plan?" Well, primarily residents many of these areas have consistently and steadfastly requested to be annexed by the City. We hope to maintain and improve property values and quality of life throughout the proper community planning and zoning thereby preventing adverse land development and improper land usage adjacent to city borders. We want to realign city boundaries to natural and logical borders. We hope to provide the City with a steady and logical and consistent growth. We want to offer residents and businesses who already share common interests with many Florissant residents and businesses such as schools, churches, shopping centers, restaurants, post office, we want to offer them the opportunity to receive all the city services that Florissant has to offer. We feel we can provide a more convenient and accessible level of government.

Your next question, "Do we have an order of phasing for the future annexation proposals?" We do not. As mentioned earlier, the number designation for various annexation areas do not indicate an order or priority.

“Do we have a timetable?” And we do not. Currently, we’re not working on any annexation proposals.

“Why is it important to implement the various components for a Master Plan?” As mentioned earlier, we want to offer all the services of the city to residents and businesses who already like interests and who have already expressed an interest in being annexed and who already have common interests with many residents and businesses in the city. We are interested in a steady and logical growth pattern for our city, one that will maintain and improve property values through proper enforcement, planning and zoning codes, as well as fair and consistent enforcement of building codes and occupancy codes. Further, realigning our boundaries to logical border will help with the more cost effective and efficient distribution of services to our residents and businesses.

Next question: “Why is Florissant the best community to serve these areas?” We have been serving residents, businesses, schools, churches in our community since 1767, that’s over 251 years. That is to say, we are not new to providing municipal services. We are a strong, effective, responsive, reliable, hard-working, financially solid and proven governmental agency with a track record second to none. Financially, our budget has grown to \$41 million for fiscal year 2019 in part due to the successful voter approval of several propositions in the past.

We are known nationally as one of the safest cities west of the Mississippi of our size, and we have been recognized nationally as being one of the top best places to live ... top 100 best places to live.

“What advantages does Florissant offer residents in businesses of these areas?” St. Louis County is a large governmental agency trying to provide services that can better be provided by local city governments serving a much small and a specific area. A local governmental agency better understands the conditions and concerns of their own area. A local agency can respond faster to problems in our own area through all three level branches of our government. Because St. Louis County encompasses such a large physical area, Florissant police can generally respond a lot quicker to calls for service, often in less than three minutes. St. Louis County residents and businesses are served by seven council members whereas Florissant has nine council members, but the difference really is in the population. Florissant members serve about 5,800 residents per council member whereas St. Louis County would serve about 142,000 residents per council member, almost 24 times more than Florissant. Consequently, residents and businesses are closer to their Florissant Council Person. The economy-of-scale argument doesn’t always work either to the residents’ advantage. Often time being slower or untimely or more expensive. It is important to note that St. Louis County will still provide many services to residents and businesses annexed into the city. You don’t leave St. Louis County. You join City of Florissant having a more responsive, understanding, easily accessible governmental agency. City Hall is a shorter drive than

downtown Clayton. We have a lot less traffic and more accessible free parking (sorry about that, free parking), and on most days you can come unannounced without an appointment to visit the Mayor or any Department Head visit face-to-face to get your questions answered or problems resolved.

“What arguments would you make to residents and businesses to support the annexation into the City? Besides all the above, at this point the residents and businesses want to know what we can do for them personally? What’s in it for them?” It boils down to not only all the services we offer, but also the responsiveness, the level and the quality of the services that we deliver. It would be impossible to detail all the benefits received from each City Department in a brief time here, so I’ll toss you just a few. Take for instance, our Police Department is not only internationally accredited and nationally recognized since 2001, it was CALEA’s Flag Ship Agency in 2010 for having and maintaining the highlight level of compliance and professionalism in a law enforcement agency. Now our Parks Department offers an impressive variety of leisure activities, of venues, having 17 parks, 380 acres, 27 ballfields, tennis courts, hand courts, golf course, outdoor pools, archery range, fishing lake, disc course, and two civic centers. Our Public Works Department, I could elaborate on for hours, but trying to keep it brief is comprised of four basic divisions, Health [sounds like], Street, Building, and Engineering Divisions with our main focus on maintaining residential and commercial property values throughout our city through our various programs. And our Senior Citizen Department really is second to none, has weekly and monthly activities throughout the year.

“Has there been any expressed interest for residents in these areas proposed for annexation?” Yes, specifically in areas 1, 2, 4, 5, 10, 12, 11, 13, 29, 28, 18, and 20. And you’ll notice that some of those areas are quite a bit away from the City of Florissant so naturally we would have to annex certain areas before we even entertain the ideas of inviting others to come in.

So, in summary I hope I have answered all your initial questions and clarified our position concerning the annexation map. I would be glad to answer any questions at this time.

CHAIRMAN SCHWEITZER: Any questions from Commissioners? Ben.

UCHITELLE: Question. What would be for equal living in the unincorporated area, what would be the down side? What would be the detriment to all your eloquent arguments for ...

JEARLS: I have ... I didn’t make a list ... I really ... you know, I really don’t know. If I have to argue County’s point of view, I image we do have some sales tax ... additional sales tax issues, so it would be a little more costly to live in the City of Florissant.

UCHITELLE: Would there be a greater property tax?

JEARLS: No. I don't think we have a property tax.

UCHITELLE: But there would be a greater sales tax.

JEARLS: We have capital improvements sales tax, we have park improvement sales tax. Voters passed 60 to 40 a street tax, a quarter cent street tax so there will be additional in those areas.

UCHITELLE: So why aren't you moving forward then? I mean you made all these terrific arguments. Why isn't the City of Florissant actively moving forward?

JEARLS: I can't answer that at this time. I know we've talked to residents, and we like to see a lot more consensus in some of the areas before we move forward, but at this time I don't think the Mayor is interested in doing an annexation with the census coming up.

UCHITELLE: So, there are no plans whatsoever at this ...

JEARLS: Not in the immediate future, but yes, in the future.

UCHITELLE: Or maybe in the future, but no plans now?

JEARLS: No, nothing in the immediate future.

UCHITELLE: Thank you.

CHAIRMAN SCHWEITZER: Any other Commissioners have any other questions? Hearing none, we will thank you for your presentation.

JEARLS: Thank you.

CHAIRMAN SCHWEITZER: And next up is Hazelwood.

ZIMMERMAN: Good evening, ladies and gentlemen. Thank you for your time tonight. I apologize. This is my first time going through a Boundary Commission Hearing or even attending a Boundary Commission Hearing. I'm not used to them coming from Illinois, so if I do something that is inappropriate, then I apologize in advance and please excuse me for my ... for my lack of knowledge when it comes to the process. We do have a number of comments and all of our comments you are also being provided a copy of in writing; however, what I'm going to be referencing will be this map. You previously have received this map, but so that you know this is the map I will be referencing that we handed out to you.

So the area that we are looking at annexing is what I like to call the donut hole. There's a small area in the southeast side of the City of Hazelwood that has never, ever been annexed. As a matter of fact, if you take a look at the corporate boundaries of the City of Hazelwood along both South Lindbergh and McDonnell Boulevard east of Lindbergh, you will see that it is very hopscotch in and out. Based on the research that we had done, it appears that sometime way in the past since 1949 when the City was incorporated, the City annexed a bunch of lots along Lindbergh and it goes in and out but, of course, those boundaries have changed. So, part of the issue is, as you can see on your map, half of the Boeing Engineering Campus is in the City, half of it is out of the City, but the County, for taxing purposes considers it to be in the City. A portion of the GKN Building mostly is in and a portion is out. Then the rest that you have is the donut hole. Nobody serves that area whatsoever, and that is part of the problem that we've discovered in the last five years. This, by the way, it is this area highlighted in red that is outside [speaker walked away from mic ... very faint] this area right here, and again why I called that is because literally nobody serves that. As a matter of fact, part of the reason why this came to our attention was, as you may recall, Boeing worked very hard and successfully brought the Triple 7X Wing Composite Facility, but as part of that they needed to have some significant upgrades to [inaudible]. And during the course of a number of conversations between us, the City of Berkley, and St. Louis County, it was discovered that nobody owns the road. I've never seen a road with that much traffic that nobody owns. This is an opportunity if the City were allowed to annex this property that by using our half-cent economic sales tax, one of the few municipalities in St. Louis County that have that, we must spend at least 20% of that every year on infrastructure, we could use that to improve the road. Now, I will tell you that in order to resolve this issue because apparently from what we can tell Banshee was built by McDonnell Corporation as a private road, as a pass-through for their employees to get to what is now the FA18 or the FA18 plant. It was also serving the F4 plant which is located inside the fence line of the airport. It had never been maintained since then it would be in a terrible place. Well, the County ultimately decided they would come in and at least repair it, but there still is no designated maintenance responsibility agency for a fairly major road in North County for the amount of traffic that it carries. So that would be one advantage to the City being allowed to annex this area. In addition, because nobody really serves it other than the County, the City has taken steps to provide services within the donut hole. We have ... our police department has responded to the GKN Building 175 times in the past five years. The Fire Department has responded 125 times during the same period because what happens is they dial 911; it ends up either Dispatch says, "Well, where does this go?" and they call Hazelwood because it seems like it would be in Hazelwood or they call the County and the vast majority of the cases, the County calls us and says, "You guys are a lot closer, can you go there and then when we get there, we'll be able to take over from that area." That's why you've seen so many service calls in that area. In addition, the Fire Department provides, fire, EMS, Confined Space Rescue and Training Services pursuant to a contract that we signed in 2001. GKN pays a fee to the City to provide that federally required OSHA training that they

have to have, and anytime they go into a confined space, the City of Hazelwood is their designated response agency and we have to be monitoring their activity while they're going in there with ... with the ... in their confined space, say very large confined spaces that they simply don't have the equipment capable of responding to. So, in the end the City of Hazelwood is also the closest responsible agency within this area that we can annex. It's also the last area available for the City to annex. Everything else around the City of Hazelwood is already in other incorporated communities. So this would allow us to provide general services to the area which we do by contract. It also allows us to continue to provide services to those same facilities Boeing and GKN that we're already serving because as you can tell, there's a number of facilities owned by those companies that are in the corporate limits of the City of Hazelwood that we already respond to. As a matter of fact, two weeks ago I was at the IBM Building or the Blue Zoo for those of you from North County. They have changed that from a server farm to filling it with people, and they are shutting down their iconic building 270 at the corner of McDonnell and 270 and so we're helping them not only in marketing it, but they've basically replaced servers with people. Well, our emergency response in that scenario is very, very different and so they reached out to us. They told us they were going to sell the building, they told us what doing with people. We went with them and we had meetings with them. We are going to be working with them on an emergency response training protocol both for Active Shooter and for Fire and Safety to exit because we now have a building that had a few hundred people at the most to well over a thousand people in that building. So that's how we continue to work with these two companies in that area.

In addition, we are the only city with contiguity. As you know you are required by state statute to have contiguity to annex an area. The only other city that has contiguity is the City of Berkley and they would have to go through federally owned land, which I don't believe is one of the authorized exceptions under the statutes, and it's my understanding from the Boundary Commission staff that the City of Berkley also ... also the City of Berkley did not submit a Map Plan, so we are literally the only agency that could annex this area in the next five years as we have planned to before.

And so, lastly, both Boeing and GKN is well aware of our interest in annexing when the time is right for them and the time is right for us that may happen, but if we are not allowed to have this area in our five year plan, then no body can annex it and if they needed annexation like in 2015, it's like "Holy cow, what are we going to do with this road?" they would not have had the capability of doing so? So we are asking for your support to allow this to continue to be in our five-year plan.

I would be happy to answer any questions that you have tonight. Thank you.

UCHITELLE: Sort of like a broken record here. I apologize. Are you going forward with this donut or are you not going forward?

ZIMMERMAN: At this time neither of the property owners have expressed an interest in moving ahead with this. We like our friends at Boeing and our friends at GKN and we work well with them, and we would not want to pursue a hostile annexation, if you will.

UCHITELLE: Well, why wouldn't your friends at GKN and Boeing want to be annexed for all the reasons that you've given?

ZIMMERMAN: We have expressed that to them. We believe that they should see value in that. They are choosing not to see value in that at this time.

UCHITELLE: They're concerned about what?

ZIMMERMAN: I really wouldn't want to speculate as to what some private resident of the City of Hazelwood might be considering.

UCHITELLE: Would it be property taxes, increased taxes? What would be the reason this donut would not be advantageous for them and for you?

ZIMMERMAN: Again, I cannot speculate as to their reasons and it would be inappropriate for me to try.

UCHITELLE: So, in other words, what you're saying is I think that if they're kind of against it or lukewarm, you're not going to go ahead.

ZIMMERMAN: That is correct. We like very our friends there, and we work well with them on their facilities that are within the corporate limits of the City, and we're happy to keep it that way until they're ready for our additional services.

UCHITELLE: So right now you won't do anything as long as they're unready, unwilling to move forward.

ZIMMERMAN: That is the City's position at this time, yes.

UCHITELLE: Thank you.

CHAIRMAN SCHWEITZER: Any other questions from Commissioners? Hearing none, we will thank you for your presentation, and you did just fine.

ZIMMERMAN: Thank you very much.

CHAIRMAN SCHWEITZER: Next up will be St. Louis County. [away from mic] I would like to remind everybody [inaudible] comment, you need to fill out a comment card and give it to Michelle before the end of St. Louis County's presentation, please.

TRIMBLE: Good evening, Commissioners.

CHAIRMAN SCHWEITZER: I'm sorry. Sir.

DOUGHERTY: They're on the back table.

CHAIRMAN SCHWEITZER: Oh, they're on the back table.

TRIMBLE: My name is Jacob Trimble. I am a planner with the St. Louis County Department of Planning, and I'm here with the St. Louis County Map Plan.

So what's unique about the St. Louis County Map Plan is that we're sort of a little bit different than what we've heard from our counterparts in the municipalities. Whereas they're establishing the legal right to have proposals for annexation at some point in the future over the next half decade, our document is establishing the legal right for unincorporated residents to establish unincorporated areas which would stop annexations in their area. Additionally ... in addition to that, it's sort of a policy document that as you see on our Map Plan, we are showing all of unincorporated St. Louis County on our Map Plan showing that we would like for all of it to remain unincorporated. Additionally, you see that there are two colors. There's green and there's sort of a rust color. The rust-colors areas are contiguous areas with fewer than 2,500 residents and that's important because State Statute does not allow for the establishment of an "Established Unincorporated Area in Contiguous Areas of Fewer than 2,500 Residents." But in the green areas those established areas can be created. But this document shows that the County is willing, ready, able, and desires to continue the maintenance of services to all of Unincorporated St. Louis County as it currently exists. So, the County is sort of a unique service provider in our region. We do offer services to all one million residents. Things like the Record of Deeds are all done in Clayton. You know, the Board of Elections is a county-wide service. So there's that part of it. There's a second part in which more than 90 percent of municipalities in St. Louis County do have a contract with the County to provide some sort of service that can range from there are several municipalities that we offer police servicing to, but it can also range to technical/mechanical inspections from our Department of Public Works and that's because with our economies, with our scale, with our size we're able to have an expertise at the County Government that perhaps some of our municipal counterparts just can't keep on staff because it's not ... it's not necessary for a municipality of their size. So we have those sorts of services and provide those services in various degrees to more than 90 percent of municipalities. At a third level of service provision, the County is the local service provider for Unincorporated County which is more than 320,000 residents. So, if you took that would be as a standalone municipality, Unincorporated St. Louis County would be the second largest municipality in the state of Missouri and the largest municipality in our region with the City of St. Louis having fewer than 310,000 residents.

So we are sort of a unique service provider for our region, and there are a couple of services that I think the County is especially proud of and it thinks is does exceptionally well for the residents of Unincorporated County. One of which I think at the top of our list is our internationally recognized and accredited law enforcement agency, St. Louis County Police Department. It is one of only 7 percent of agencies in the county that have a CALEA accreditation. CALEA is the Commission for the Accreditation of Law Enforcement Agencies. Additionally, it's one of only 15 agencies in North American including Canada and Mexico that has a Tri-Arc designation receiving separate accreditation for both its Police Division, its Communication Division, and its Police Academy. So there's been audits that show that the County Police Department is incorporating best practices in terms of law enforcement, and we believe that we offer excellent service. Additionally, the Police has divided the County into various Precincts, and the County believes and asserts that its response time to residents of all Unincorporated County [inaudible] very favorably to the rates ... response rates that are provided by municipal police services and we strong assert that our response times would be of similar and would be within appropriate bounds by national standards.

Additionally, a service that unincorporated residents benefit from is our trash and recycling service. So the County by its ... by the size of it and its scale has divided the Unincorporated County into various Trash Districts and because of our size we're able to solicit contracts from a large number of haulers that compete to offer that trash service, and because of that competition, because of that size at an ordinance-based timeframe in which those contracts put out to bid, we offer trash service at a very competitive rate when you compare it to residents in many of our municipalities. That minimum level of service that we offer includes weekly trash pickup, recycling, yard waste at various intervals, bulk ... bulk trash rates also picked up. So we feel that we do trash and recycling, another very sort of boring service, but a very important service for the residents of the County well.

Additionally, we are one of the largest providers of road service in the state of Missouri. Our arterial roads do cross jurisdictional boundaries, but we also do provide all the standard sort of transportation services to our local roads through our subdivisions including, you know, including making sure ADA compliance, complete streets type work in the future, paving, pot holes, things of that nature. And the County would assert that it provides those services at a ... at a very high level.

Additionally, the County provides ... has a large Planning and Zoning Department. It has a Mosquito and Vector Control, Human Services. We're very proud of the Park Services that we provide not only to residents of all of St. Louis County, but, you know, specifically to our unincorporated residents. So we, you know, we offer all of those sorts of standard local services.

One of the issues or one of the things that I think the County is very aware of is ensuring that it's highly responsive to the needs and wants and, you know, things that

its residents need to have happen. As such, the County has recently created the Gateway 311 Program, which replaces the former number 615-5000, and it's sort of in its infancy now, but the sort of goal of this 311 number is that over time that this will grow large enough that you ... any resident can use their smart phone, can be on the computer. They can call this 311 number and there will be a person on the other end of that that will walk them through any sort of problem that's going on so that way they have just one person that's walking them through it, and that's because St. Louis County wants to ensure that it is highly responsive to all 320,000 residents that reside in Unincorporated County.

So one thing that we think or one thing that the County asserts is that with our economy ... with our size comes a certain efficiency in offering these services. You can see from our Map Plan that it is somewhat disjointed. That's just the nature of our geography, but because we are ... have so many residents and we are so large, we are able to provide an efficiency with those numbers that do let us get those services to residents at a very, we think, at a very affordable rate and at a very efficient rate.

We also would say that any annexations that occur in St. Louis County in Unincorporated St. Louis County that are unbalanced do negatively affect the ability of the County to provide local services and thus, you know, we are concerned about any sort of annexations eroding our ability to offer services to those residents who remain unincorporated.

So, that's sort of the basics of it and if you have any questions, I'd be happy to answer them.

UCHITELLE: We've just heard all these cities asserting rather strongly or imply that they can do a better job than you because they're there, they're nearby, they're not far away. You have all these efficiencies and all this stuff, but a particular resident is near Hazelwood or Bridgeton and the like. How do you answer that question?

TRIMBLE: Well, the County does have various facilities countywide, such as this facility that offers opportunities for residents to not have to go to Clayton for everything because that is something that the County is ... knows that it has ... you know, that people feel like Clayton maybe too far away. So the County has worked to ensure that it does have some sort of facility ... there's facilities countywide that can offer community services to residents that are closer to home. And additionally, the 311 Gateway app and program that is sort of being launched is also the ... one of the County's responses to ensuring that it is meeting the needs of all the unincorporated residents and additionally incorporated residents as well.

UCHITELLE: Once again, we've heard from all of these cities tonight indicating that they could do a better job than you have done or could do. Now you can dispute that, but they're pretty firm in that.

TRIMBLE: I'm not surprised. You know, the County ... at any proposal for ... at an annexation level, the County be doing an in-depth analysis that includes things like tax rates ensuring that any sorts of services that are provided, you know, ensuring that the County tax rate, you know, does the municipality have an additional tax rate that it's going to put on top of the County's tax rates while offering essentially the same service without much of an improvement, if any improvement. You know, so that's one sort of argument that comes up frequently when we see these annexation proposals is how do you balance the County very frequently having a lower tax rate while offering the same services. I think you have to make a very strong argument that the services that a municipality offers are significantly better than the County's to justify the increase in taxation; however, I will say that is clearly dependent upon the proposal and what the exact proposal is by the municipalities.

CHAIRMAN SCHWEITZER: Any other questions by any other Commissioners? Hearing none, we will thank you for your presentation. And now we come to the Public Comment period. Do we have any?

DOUGHERTY: You have [talking at same time].

CHAIRMAN SCHWEITZER: Well, okay. It would appear as though you're the only one that submitted one. First name is Arnold, yes.

HINCKLE: Yes.

CHAIRMAN SCHWEITZER: Arnold Hinckle.

HINCKLE: Yes.

CHAIRMAN SCHWEITZER: You have the floor for three minutes unless you're representing a group and then you have five minutes.

HINCKLE: No, I'm not representing a group even though I'm the President Pro-Temp of the City of Black Jack. I'm here as a resident of North County. I heard St. Louis County, and heard Hazelwood, and heard Berkley speak. My concern is I'm a Boeing employee. I heard that company mentioned. It's a particular road in North County, Eva Road that runs along side the old Khoury League fields. It connects McDonnell Boulevard to Frost Avenue. We have been told that it's part of Hazelwood. We've been told it's part of St. Louis County. We've been told it's part of Berkley. That road is in great need of repair as soon as yesterday. So I would like to hopefully maybe find out who owns that road and who's responsibility is it to fix that road.

ZIMMERMAN: I can answer that question.

CHAIRMAN SCHWEITZER: Please do.

ZIMMERMAN: Yes, thank you. The answer to that question is the City of Berkeley owns it. This all the same part of conversation with the Triple 7X Project in 2015. It is very clearly in there. The County knows it. The City of Hazelwood knows it. The City of Berkeley quite frankly knows it. The County has been trying ... it is our understanding even though it's not in the corporate city limits of Hazelwood, the County has been trying to work with Berkeley to come up with money to ... to rebuild it and to raise it out of the flood plain, but the status of those negotiations, I don't know, but I can tell you 100 percent guarantee you, that road belongs to the City of Berkeley.

CHAIRMAN SCHWEITZER: Thank you much. Oh, we have another one. Okay. Dr. Miranda Avant Eliot [sounds like].

ELIOT: Well, I'm a newly elected official in Bellefontaine so I'm just trying to get familiar with the process. So, here in the presentation, it didn't sound like many of the municipalities were ready to move forward with anything so with the Public Hearing, what is the purpose? Will you all take what is proposed even though there are no plans and what do you do with that information? That's what I'm interested in being further education.

CHAIRMAN SCHWEITZER: Michelle Dougherty, our Executive Director will answer you.

DOUGHERTY: Thank you. So the Map Plans are required by the State Statute for any municipality who might want to do something in the next five years, they have to file a Map Plan. It doesn't commit them to doing any proposal, moving forward on anything. The Boundary Commission has to hold public hearings, which is what we're doing here. It's informational. There's no decision. The Boundary Commission does not approve a Map Plan. It doesn't reject a Map Plan because those are what the municipalities are submitting. Should any municipality wish to move forward, the first thing the Boundary Commission would do would find out if they submitted a Map Plan. And I wanted to answer earlier when Mr. Uchitelle was asking Bridgeton why they hadn't moved forward. Bridgeton did not file a Map Plan in the last cycle, so they were not able to do any annexations in our last cycle.

UCHITELLE: Thank you.

DOUGHERTY: So, if we would check and see if Bellefontaine Neighbors had filed a Map Plan and if this proposal that they are submitting falls within their Map Plan so ... and then at that point, there's a lot more in depth and bigger proposals, more public hearings, more analysis by St. Louis County, more discussion, and then if the

proposal is approved by the Boundary Commission and a vote, then it's sent to the voters and still ultimately has to pass the ballot. The voters have to approve it. If the Boundary Commission receives a proposal, all the same analysis and the Boundary Commission rejects a proposal for whatever reason, there doesn't go to the vote of the people. It just stops.

ELIOT: Okay. So is there normally a timeline like if something is presented and any of the municipalities wanted to amend what they presented as a proposal.

DOUGHERTY: Well, the Map Plans that have been submitted, you cannot increase the size, but if you wanted to amend your Map Plan to reduce the size, you can do that until April 7, 2019, okay?

ELIOT: Thank you.

DOUGHERTY: Sure. That's probably more information than everybody wanted to know, but ...

CHAIRMAN SCHWEITZER: Well, we knew you'd do an excellent job. That's why you're doing the explaining.

In that case then, I will entertain a motion for adjournment.

DORSEY: So moved.

WEGERT: Second.

CHAIRMAN SCHWEITZER: All those in favor?

COMMIMSSIONERS: Aye.

CHAIRMAN SCHWEITZER: Adjourned. Thank you all for coming.