

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

**TRANSCRIPT OF  
BC2002 PLAN OF INTENT PUBLIC HEARING  
SIMPLIFIED BOUNDARY CHANGE: ANNEXATION OF WATERFORD SUBDIVISION**

**JULY 28, 2020**

**COMMISSION ATTENDANCE:**

<b>Commissioners</b>	<b>Present (P)/Absent (A)</b>
Rick Dorsey	P
Steve Frank	P
Tom 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

CHAIRMAN SCHWEITZER: Therefore, since it's now 7:01, we will go ahead and ... and call this ... this open meeting to order. So that we are now convening Public Hearing BC2002, which is a Proposal for the Simplified Boundary Change: Annexation of Waterford Subdivision by the City of Ballwin. We are going to continue the tradition; we make some introductory remarks, and this is a Public Hearing to hear a proposal from Ballwin on the Proposed Simplified Boundary Change Annexation of Waterford Subdivision.

The Boundary Commission is an independent government body that reviews boundary change proposals in St. Louis County. It derives its authority from a State Statute and from St. Louis County Ordinances. The Commission is comprised of eleven members along with our two staff members, our Executive Director, Michelle Dougherty, who is right there, and our Legal Counsel, Michael Hart, who I don't see on frame. The Commissioners are all appointed according to the following: Four are appointed through the St. Louis County Municipal League on behalf of Mayors of Small Cities, Mayors of Mid-Size Cities, and Mayors of Large Cities. Four members are appointed by the County Executives, and three members are joint appointments of the Municipal League and County Executive. We meet monthly with additional public hearings scheduled as necessary to consider Map Plans and Boundary Change Proposals.

Tonight's Public Hearing provides an opportunity for the City of Ballwin and St. Louis County to explain and comment on the Proposed Simplified Boundary Change Annexation of Waterford Subdivision, the area assigned File Case No. BC2002. Public comment will be directed toward Simplified Boundary Annexation Waterford Subdivision being discussed tonight, and the Commission staff will be available after the meeting to answer any questions regarding the process. The Commission welcomes your participation in the public comment section in tonight's public hearing, and I believe we have six or seven folks who have requested to speak. If you've not yet requested to speak, I believe you can still do so during the hearing; however, by completing the form found on the link on YouTube, is that correct, Michelle?

DOUGHERTY: Yes, yes.

CHAIRMAN SCHWEITZER: And it's labeled Public Comment, is that correct?

DOUGHERTY: It's ... it's in the description underneath and they can click on that link.

CHAIRMAN SCHWEITZER: All right, we're good. We do ask though that you do this prior to the end of Ballwin and St. Louis County presentations. If you want to speak, you will be allotted a maximum of five minutes and the Commission will also take public comment either by email or by letter that posted that's for up to 21 days after tonight's meeting. Those comments will also be made part of the public record.

As a reminder, no decision will be made tonight. The Commission will review the information in the proposal by Ballwin and your comments and any comments that we receive in the next 21 days. We have four months to make a decision, but that four-month period begins with the acceptance of this Proposal which was June 23, 2020, so the decision date is October 23, 2020, or by that point in time. Ballwin and St. Louis County will both present and each will have a maximum of 15 minutes for their presentations. We ask that you respect that time guidance, and I will now ask the Commission members to introduce themselves and include their residence and their appointing authority, and we'll begin with me since I'm already speaking. I'm Kathy Schweitzer. I'm the Chair of the St. Louis County Boundary Commission, and I was

appointed ... Unincorporated West St. Louis County and I was appointed by the County Executive.

I see Ben. Ben, would you like to introduce yourself and ...

UCHITELLE: Yes, I'm Ben Uchitelle. I live in Clayton, Missouri, and I was appointed by the Municipal League to serve as a Commission member.

CHAIRMAN SCHWEITZER: Commissioner Steve Wegert.

WEGERT: I'm Steve Wegert. I live in Ferguson. I was appointed by the Mayors of Large City representing North County.

CHAIRMAN SCHWEITZER: Commissioner Rick Dorsey.

DORSEY: I'm Rick Dorsey. I was appointed by County Executive Charlie Dooley in 2012 to represent Unincorporated North County.

CHAIRMAN SCHWEITZER: Commissioner Steve Frank.

FRANK: [muted]

CHAIRMAN SCHWEITZER: Steve, you're muted. You are going to have to unmute yourself. Steve Frank, can you hear me? You're muted.

UCHITELLE: Go to the bottom and unmute yourself.

FRANK: Okay, I hit unmute so can you hear me now?

CHAIRMAN SCHWEITZER: Yes, indeed.

UCHITELLE: Yes.

CHAIRMAN SCHWEITZER: Yes.

FRANK: Did you say "yes"?

CHAIRMAN SCHWEITZER: Yes.

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

CHAIRMAN SCHWEITZER: Commissioner Kyra Watson.

WATSON: My name is Kyra Watson. I was appointed by the Mayors of Small Cities, and I live in Berkeley, Missouri.

CHAIRMAN SCHWEITZER: Commissioner Ann Pluemer.

PLUEMER: I was appointed by Steve Stenger, the County Executive, and I represent South County Unincorporated.

CHAIRMAN SCHWEITZER: And Commissioner Tom Mooney.

MOONEY: I ... My name is Tom Mooney. I was appointed by the County Executive, and I am an appointee from the Incorporated Small City of Clarkson, Missouri ... Clarkson Valley, Missouri.

CHAIRMAN SCHWEITZER: All right. Thank you much. I don't see any other additional Commissioners here. Michael Hart, our Legal Counsel, would you like to introduce yourself, sir?

HART: [muted]

CHAIRMAN SCHWEITZER: You're muted.

HART: I'm Hart, Legal Counsel for the Boundary Commission. I'm Of Counsel with Copeland Thompson Jeep in Clayton, Missouri.

CHAIRMAN SCHWEITZER: Thank you very much. All righty, we will move forward then. So first up on the Agenda is the presentation of Ballwin, and then the Commissioners will ask questions if they have any.

EDGHILL: Thank you very much. My name is Shawn Edghill. I am the Planning Technician for the City of Ballwin. Together with me is City Administrator Bob Kuntz as well as Mr. and Mrs. Nappier, who are former Trustees and are still current residents of the Waterford Subdivision. In one moment, I will share my screens just to find my presentation. All righty. Now first things first. My presentation is to be based on the 11 points for consideration for the Boundary Commission's (inaudible) First things first is the legal description. This location is approximately a mile down from Chester Road off Reinke Road, nestled between Ballwin and Ellisville and Unincorporated St. Louis County. To give you a graphical representation this is its location.

The orange section is Ballwin, pink is Ellisville. We border it by about 18% coterminance and the remainder is bordered by Ellisville. The Waterford Subdivision is 27 parcels upon which 26 are developed as housing units. The one remaining is a ... a vacant lot that is used as a retention basis that is immediately perpendicular to the Reinke Road.

So Part 2 here is the Creation of Municipal Boundaries. Now our logic here ... and you understand that if successful in annexation, this would create (inaudible) into Ellisville's current boundaries. It does not affect them in any shape or form, but our logic behind this it means coming from the intense interest by the ... the residents of the area. What made me push this forward was a high interest pertaining from a petition that was brought forward containing 80% of the residents currently living with their boundaries and I believe it was 37 out of 42 so that together with their proximity to Ballwin, their

current mailing addresses, needs of service and community of interest all went to the fact that we believe, in fact, a logic extension to our boundaries. Together with this we do also have a compactness of area. Where it is currently located will not affect our (inaudible) to the north, south, east, or west. It is within our current boundaries insofar as it is right in between us and a portion of Ellisville and will not affect our furthest outpoints. Together with that is the fact is the location in question only has one ingress/egress that goes directly into Reinke Road by way of Kylewood Place. Entirely accessible, there's no major impact upon the efficiency of delivery of our services and there are no current barriers that would impede the efficiency of the delivery to the subdivision itself.

In terms of service provision, we mainly would perceive that anything that is currently dictated by County would in turn be provided by Ballwin. This would include legislation, administration, policing, parks and rec, planning and zoning and code enforcement would all change upon the... the date that they become part of Ballwin. In terms of whether or not St. Louis County would be willing to give us the right-of-way for Kylewood Place and Kylewood Courts, we would be able to provide our public work amenities as well. That would include leaf pickup, brush pickup, and snowplowing during seasonal times as well as street maintenance and sidewalk maintenance as the issues arise. Now this would be, of course, in this situation, where following the next fiscal year, not be within this year.

Now, one thing that we also wanted to make sure was mentioned is that what won't change will be Fire Protection District, the current facilities, social services, public school, and library districts all those will stay the exact same.

When it comes to any kind of trash removal, as shown here as solid waste, by state law we do not impose any kind of requirement that they follow with our trash removal contracts for a time period of two years. It is up to them on a voluntary basis if they want to be included and (inaudible) but as of right now, it would be a two-year period between the point where they are included in our boundaries and when it is changed over to the trash removal service that we contract with.

Moving forward, we can talk more on the tax changes and impact on tax base. Overall, from any perspective we don't believe that a location of this size will have any major impact on the ability of raising revenue. The area subject to the boundary change, in this case, Waterford, existed in this municipality here in Ballwin as well as adjoining areas of residents, we don't believe there will be any impact. The location's entirely residential, and we don't foresee this caught in any change to the tax base.

In terms of the County, we believe this to be a nominal impact in terms of any kind of revenue generation or tax base, and actually to their kind of numbers to this, this is a ... an idea that we have brought forward from our Finance Department. To kind of get an idea over one-year period what we would accrue from this particular location (inaudible) This would be taxes and fees approximately \$17,000 to \$18,000 dollars that would be redirected from St. Louis County to the City of Ballwin. To inform all interested

residents, we want to make sure that they are aware of any changes. There will be no change to the real estate tax, and we have no personal property tax. The major changes that will occur will be sales tax and utility tax where Ballwin does have higher rates. It is one percent higher in Ballwin in terms of sales tax. St. Louis County collects 7.738%; we collect 8.738%. For utility tax, it is 2% higher, 5% right now for St. Louis County, 7% for Ballwin. To that effect, we do not have any of those to have any extraordinary effect on the distribution of tax arising from this annexation in any way shape or form.

Following that, we do want to bring up the zoning of the location. We do not anticipate that we will be immediately rezoning them upon successful annexation to our boundaries; however, in preparation, we do wish to state that right now they are zoned, St. Louis County's R-2 zone, and we feel that the most appropriate rezoning would be our R-3. They have similar setbacks and together with that, we also have local subdivisions including the Waterford Oaks and the Oakwood Farms are both R- ... municipalities R-3 zone, and then there is also Crest(inaudible) R-3 Zone and over in this section just over to the east. Victoria Lee Manor was annexed by the City of Ballwin in 1999 from St. Louis County and we rezoned it in the identical fashion of St. Louis County's R-2 Zone to our R-3 Zone.

Following this, effective date of proposed boundary change would be depending upon what path we decide to take should this be successful. The effective date of annexation would be six months following the approval of the annexation issue by the voters of the ... residing in the area and in the City of Ballwin on the ballots. But, if it were to be decided by the Boundary Commission whether we were to include them in our boundary, then it would be a 90-day period as opposed to six months. And to that effect, we do want to request the Commission to consider this. We believe that would be beneficial for all parties involved for the matter to be ... to be decided by the Boundary Commission as opposed to being brought forward at the ballots given the location's small size and population as well as the residents' intense interest in being included in our City.

That ends the conclusions to my presentation. I'll take any questions.

I'm sorry, Miss Schweitzer, you are ... you're actually muted. I didn't get your question.

UCHITELLE:           You're muted, Kathy.

Kathy, you're muted.

CHAIRMAN SCHWEITZER:       I know, Ben. Thank you, Ben. No, I did not mute myself. I'm just asking if any of the Commissioners have any questions for the City of Ballwin.

DORSEY:    Yes, I have a couple. You mentioned that the sales tax is going to go up if the annexation is completed. Is Ballwin a point-of-sale city or a pool city?

EDGHILL: It's a hybrid of both.

KUNTZ: It would be pool.

EDGHILL: But we do also have point of sale.

DORSEY All right.

PLUEMER: This is Ann Pluemer. I just looked it up on Maris ... I'm a realtor. Had a question. It sounds like you have several other Waterford subdivisions but with different names. Why ... why an annexation of just 68 homes? Seems like a small amount of homes to annex, to go through all of this for just 68 homes.

EDGHILL: Sixty-eight residents are going to be affected. It's actually only 26 residences ...

PLUEMER: Okay, so for 26 homes it seems like a small annexation.

EDGHILL: Yeah, so in this case the main purpose was to allow our abilities to do a dry run so a smaller location we thought would be an easier one before any future attempts. Together with that, we ... this is part of our annexation philosophy. We are wanting to help closeup any unincorporated St. Louis County that is in direct connection with us. This location in particular had residents who were particularly interested in being part and so we wanted to kind of start with just a small location.

PLUEMER: Okay, so this is ... this is the start of your annexing?

EDGHILL: Right, this would be the first in a, hopefully, dependent on COVID-19 effect, that this may be the beginning for our 2018 Map Plan.

PLUEMER: Thank you.

DORSEY: I noticed one of the lots is vacant there. Will the change from the County's zoning to Ballwin's zoning significantly ... significantly affect anybody who would want to develop that lot?

EDGHILL: The lot is vacant for the purpose of a retention basin, so I don't believe there is any reason for that to be developed.

DORSEY: Okay.

CHAIRMAN SCHWEITZER: Any other Commissioners? Ben? I think you ... Ben.

UCHITELLE: Yeah, yeah.

CHAIRMAN SCHWEITZER: Ben?

UCHITELLE: Yeah. Several questions. First question, why has it taken so long for you all to consider this annexation? The subdivision has been there for years. What is propelling this move now?

EDGHILL: So, I cannot speak to my predecessors who would have been here for the majority of that time period, but I can tell you that for at least the last 20 years, the location has been in contention between ourselves and Ellisville, and during this attempt to annex the location, we have worked with Ellisville. They did state that they would not put forward any points of concern in our attempts to do this given the residents' intense interest.

UCHITELLE: Follow up question in that regard. Ellisville surrounds it on three boundaries and Ballwin, just one. Why is Ellisville not more interested? I ask this question of the Ballwin people.

EDGHILL: That is a good question. I can't speak for Ellisville's purpose behind not moving forward with this, but mainly I think that the reason that they are stepping away is largely given the high amount of residents living in the area who put forward signatures on that position.

UCHITELLE: Who prefer ... in other words, the residents had a choice and they prefer ... at least those who signed the petition to go with Ballwin rather than Ellisville?

EDGHILL: Correct. Yeah, and naturally that is our intent for all future annexations during this Map Plan. We do not want to move forward with any annexation attempts unless the residents first put forward a note of interest through petition.

UCHITELLE: Another question. Eighty percent ... I saw the petition. Are there some residents who oppose this?

EDGHILL: No. That 80% is based off of how many people signed the petition ... based on the amount of registered voters in the area so that's the 37 individuals signed the petition out of the 46 registered voters that we know of that now reside in that subdivision.

UCHITELLE: Have you heard of anybody who's objecting to the ... this annexation?

EDGHILL: I have not received any dissent. Are you guys aware of any?

AUDIENCE: No.

EDGHILL: They are not aware of any, no.

TWO COMMISSIONERS SPEAKING AT ONCE.

PLUEMER: Go ahead, Ben.



UCHITELLE: Trash collection. It was a little unclear about the trash situation.

EDGHILL: Yes. So for trash collection, we would not...

UCHITELLE: Where does the trash collection now?

EDGHILL: Right now it is held by the ...

AUDIENCE: Think it just changed.

EDGHILL: So it just changed. It's by Waste Collections. And it is the subdivision's so we would not impose our current contract on them for a minimum of two years' time. So, in that time period, they're allowed to come forward voluntarily and request a change, but for at least a two-year period they would be allowed to continue with what they've done.

UCHITELLE: Is your trash collection more expensive or less expensive than theirs?

AUDIENCE: (Background)

EDGHILL: So, according to our City Administrator, our current hauler would be willing to honor the rate that they are currently at should they choose to voluntarily come into our trash plan.

UCHITELLE: Thank you.

CHAIRMAN SCHWEITZER: Commissioner ...

PLUEMER: My question is does the County Council person that represents this area, is he or she in agreement?

EDGHILL: Yes, this would be included in our Ward 2, and that would be Alderman Kevin Roach and Alderman (inaudible) as well. Both men have shown interest.

PLUEMER: I was talking about the County Council person for Unincorporated St. Louis County ... for St. Louis County District.

EDGHILL: That would be Harder. He was also agreeable. Yes.

PLUEMER: Okay. All right.

CHAIRMAN SCHWEITZER: Any other Commissioners have questions for Ballwin?

MOONEY: I do. Tom Mooney. Can I go?

CHAIRMAN SCHWEITZER: Yes, please.

MOONEY: Okay. Question for you about your petition. Was there any process or any effort to validate any of those signatures or make sure that those are real voters?

EDGHILL: Yes, absolutely. So all of our signatures were compared to the Board of Electors list of registered voters who reside in that area so it was ... we completely vetted it against that and it's actually based off of ... Wild Horse ... there's a section of Wild Horse, I believe it is section 42, which Waterford actually is the entirety of so the vetting process was actually very simple.

MOONEY: Okay. Second question is I found the tax increases to be interesting. Do the people that live there know that's coming? What's the process for disclosure there?

EDGHILL: Yes, we have informed them in previous public hearings when we met with people who live in the area that there were going to be certain increases and, as of yet, we have not received any major concerns from them.

MOONEY: Thank you.

EDGHILL: We had at least two subdivision meetings.

MOONEY: Okay. That's all I have. Thank you.

CHAIRMAN SCHWEITZER: Any other Commissioners have questions?

WATSON: I have a question, and this may be more for the residents of that area. What makes it more attractive for them to join Ballwin as opposed to Ellisville? If anyone can answer that question.

NAPPIER (AUDIENCE): I can. It's the services that are available. We're kind of this little island stuck out in the middle of nowhere ...

WATSON: Right.

NAPPIER (AUDIENCE): ... unincorporated so the frequency of our snowplowing is nil. Our trash pickup is getting pushed .... And is supplied to us through St. Louis County (inaudible) with their new hauler, I guess it was about two years ago, 18 months ago, something like that, you know, they would pick the trash up this week but maybe not for another two weeks (inaudible) show up. And so, now they've cancelled that contract and put a contract in with the new waste hauler who does a good job. They're on time when they're supposed to be, have not missed days since they've been (inaudible) Past services from St. Louis County. Again, we're in the middle of nowhere. I can tell you the last time I saw a St. Louis County police officer drive through our subdivision has been years ... unless they were called. So, it's the services aspect of it. If you're concerned about why we would want to go with Ballwin as opposed

to Ellisville, and we all talked about that. With Ellisville, we're on the outer fringes of their area, and with Ballwin we're very close to the parks and rec, to The Pointe, and things like that. The golf courses, we're much closer to those in Ballwin than going to say Blueberry Park, the closest Ellisville facility.

WATSON: Okay.

CHAIRMAN SCHWEITZER: Any other Commissioners have any questions?

PLUEMER: I do. Ann does.

CHAIRMAN SCHWEITZER: I can't see you, Ann. Where'd you go?

PLUEMER: I had to do something. Do any of you in this room live in this ... that subdivision?

NAPPIER (AUDIENCE): Yes. Both.

PLUEMER: Oh, the Trustees, okay. I didn't know if anybody on the ... on your staff lived there ... kind of brought it up.

CHAIRMAN SCHWEITZER: Okay. I have a couple of questions. So, and this may perhaps be answered by the residents. So your prior hauler was Meridian?

NAPPIER (AUDIENCE): Yes.

CHAIRMAN SCHWEITZER: And your current hauler is Waste Connections through ... what trash district are you in?

NAPPIER (AUDIENCE): I'm sorry.

CHAIRMAN SCHWEITZER: What trash district are you in?

NAPPIER (AUDIENCE):: That I cannot answer.

CHAIRMAN SCHWEITZER: Okay.

NAPPIER (AUDIENCE):: The new guys are awesome ... and wonderful.  
(inaudible)

CHAIRMAN SCHWEITZER: And City of Ballwin, you contract for Waste Collection, yes? And who do you contract with?

KUNTZ: Republic [?] Services

CHAIRMAN SCHWEITZER: Republic Services [?], okay. And I have another ... so can you tell me what the difference is in zoning County R-2 versus Ballwin's R-3? I'm just kinda curious.

EDGHILL: Yes, absolutely. So, with that it's ... the difference is mainly that the setbacks are the most similar in comparison to the rest of our zones so we do the most appropriate. The difference is ... would be I believe for St. Louis County, their front yard minimum yard requirements is 25 feet, side yard is 10 feet, and rear yard is 15. Ours are very similar to this. For our R-3 it is front yard of 20 feet, side yard of 8 feet, and rear yard of 18. And the one thing to note here of specificness is intensity of use. Some locations especially along the southern edge of this subdivision that have high intensity for their square footage. There are some that are very small, as 6,000 sq. ft. Generally, with our R-3 zone we have a minimum allowance of 20,000 sq. ft., but we do have included in here that so long as the house was built and duly recorded prior to June 1<sup>st</sup>, 1991, which to the best of our knowledge, every single one of these residences were built prior to that date, such lot may be included for R-3.

CHAIRMAN SCHWEITZER: Okay. And one other real quick question. So, I noticed on the chart of services that the subdivision I'm assuming is currently paying for electrical for street lighting, yes?

EDGHILL: Correct.

CHAIRMAN SCHWEITZER: And the City of Ballwin would thus be taking over that bill for the subdivision as well as perhaps increasing lighting in the subdivision or is that not part ...?

EDGHILL: ... that would be dependent on if the street were to evaluate and find any concerns in terms of ... you know ... dangerously unlit locations for terms of safety, we would erect those streetlights and the currently existing streetlights will still be maintained by the subdivision.

CHAIRMAN SCHWEITZER: Okay, so the streetlighting then, in fact, would be continued to be paid for by the subdivision, yes?

EDGHILL: Any new streetlights would be that would be constructed will be held by the City of Ballwin

CHAIRMAN SCHWEITZER: So new streetlights would be Ballwin's responsibility. Existing streetlamps would be the subdivision's, correct?

EDGHILL: Yes.

CHAIRMAN SCHWEITZER: Does the electrical bill get split that way too? Just asking.

EDGHILL: No ... (after conferring with others) We're not anticipating any change really.

CHAIRMAN SCHWEITZER: Okay. Those were the only questions I had. Thank you.

If there are no additional questions from the Commissioners, we will have ... I'm sorry, Ben.

UCHITELLE: One more question. You said the subdivision trustees said they hadn't seen a county police protection car in a long time, I think you said. Who has been providing police protection during all these years?

NAPPIER (AUDIENCE): Well, fortunately, we haven't had a need. But that's but ...

[Phone call]

CHAIRMAN SCHWEITZER: Try that again.

NAPPIER (AUDIENCE): Just a general statement based on the frequency of seeing a police car in our subdivision in a patrol situation, just not someone who had been called. But we see Ballwin and Ellisville going down Reinke Road every day.

UCHITELLE: Do they ... does Ballwin or Ellisville come into your street informally?

NAPPIER (AUDIENCE): They do not.

UCHITELLE: Thank you.

CHAIRMAN SCHWEITZER: Any other questions from Commissioners?

WEGERT: I have a quick one. Relative to street construction, a comparison between the County's ... currently the County's street versus Ballwin's street. Are they similar in width, thickness, curbing? Looking at in terms of down-the-road capital improvements.

EDGHILL: Yes, ... [several talking at same time] They meet Ballwin's standards. We've actually had our Director of Public Works evaluate the area informally and he did not note any immediate concerns in terms of maintenance so should the right-of-way be brought into Ballwin's care, there is no immediate concern that has been brought forward.

WEGERT: Thank you.

CHAIRMAN SCHWEITZER: All right. Hearing no other questions from the rest of the Commissioners or any other questions from any Commissioners, St. Louis County will now give their presentation and you have 15 minutes.

TRIMBLE: Good evening. Can everyone hear me?

CHAIRMAN SCHWEITZER: Really well, yes.

TRIMBLE: I apologize for that.

CHAIRMAN SCHWEITZER: No, no. I'm not being facetious. Really, it sounds great.

TRIMBLE: I apologize. I'm trying to figure out how to get this shared up on the screen for everyone.

DOUGHERTY: Jacob, there should be a share screen button at the bottom of your screen.

TRIMBLE: Un-huh.

DOUGHERTY: And you click on that and then you should be able to find your screen to share ... perfect ... all but not me. Don't share me.

TRIMBLE: All right. Oh no. Is this not ... is it not showing up?

DOUGHERTY: You're sharing the picture of the zoo.

TRIMBLE: Okay.

DOUGHERTY: If it would be helpful, I can share your presentation from my screen and click through it as you indicate you'd like me too.

TRIMBLE: That would be fine. I apologize for that, Michelle.

DOUGHERTY: No worries. No worries at all. Okay, so let me do exactly what I said I was going to do. Let me find it first. There it is. And now we go to ... got it. There we go. Go ahead, Jacob.

TRIMBLE: All right. Good evening, Commissioners. My name is Jacob Trimble. I'm a Planner with the St. Louis County Department of Planning, and I'm here to discuss the Annexation of Waterford Subdivision. Next Slide.

DOUGHERTY: Okay.

TRIMBLE: So, Waterford Subdivision is an unincorporated area of St. Louis County with approximately 68 residents. It is made up of 26 single-family detached

homes and one common ground parcel which is occupied with a stormwater detention facility. It's approximately 6.3 acres in size, and it does contain approximately .3 lane miles of right-of-way. The entire subdivision is fully developed and there is no ... there are no vacant lots in the parcel. Next Slide.

So, St. Louis County as a service provider and as a jurisdiction. We are a County of a million residents give or take. The County is the provider of limited services to all county residents; that includes election administration, arterial road maintenance, and other specialized services that the County is best able to provide based on size and with our size our increased expertise. In terms of Unincorporated St. Louis County, approximately one in three residents do live in Unincorporated St. Louis County, approximately 350,000 residents of which these 68 residents are a part of that. And as the service provider to all unincorporated residents, we provide all local services including local street maintenance, police, zoning, you name it in terms of local municipal services, we provide those. Next Slide

Now the Waterford Subdivision as an unincorporated pocket and how it sort of came to exist. It has existed as an unincorporated pocket since October 1999 when Ballwin did successfully complete it's southwest annexation area. At that time in 1998, the County did concerns regarding the existence of this pocket as well as the creation of unincorporated Reinke Road and the right-of-way; however, at the time the legal description of the area was not changed and that pocket has existed since that time. So, in many ways this action that we're discussing this evening corrects a 21-year issue by expanding municipal jurisdiction into an unincorporated ... a fairly small unincorporated pocket. Next Slide.

And what are ... what are unincorporated pockets and what are the issues for their existence? Well, the Boundary Commission does have a precise definition in your rule book, but in essence, it is a small area with a low population density that is only accessible via a roadway from another jurisdiction whether that be a municipality or if it's on the border of the County with another County. And the Waterford Subdivision clearly meets that definition of an unincorporated pocket. As a general ... as a general rule, this fragmented nature of jurisdictions increases the cost of service delivery per unit, per property, however you want to measure it, and as the local service provider for all unincorporated areas, the County has to provide a full spectrum of services no matter how isolated or difficult it is to provide that service. And, depending on the size, location, and makeup of each individual pocket, the provision of local services may or may not be better suited to a local jurisdiction or a local municipality that's closer to the unincorporated pocket. Next slide, please.

So, for this action, it is fairly small and annexation into the City of Ballwin would result in changing which government provides local services. I think for particular note for residents are sort of the big three, police service, trash service, and street service, all of which would move from St. Louis County to Ballwin and ... but I would note that the County is prepared, able, and quite happy to continue providing services to the area should this annexation fail. Next slide.

So, some highlights of what those impacts financially will be to residents, as I hear ... as we heard from our friends in Ballwin, they do not have a property tax or a personal property tax on residents so that will not ... there will not be a change there. County property tax is levied on all properties county-wide whether it is in a municipality or not, and for the residential rate you can see it here on the screen. As noted, the sales tax will increase for the area. Now there are no commercial businesses in the area, but that will mean that residents of Waterford Subdivision are subject to a one percent higher sales tax when they purchase vehicles, RVs, things of that nature. So a ten-thousand dollar increase in vehicle will mean a hundred dollars more in sales tax, so if someone buys a twenty-thousand dollar vehicle, they will see a two-hundred dollar increase in their sales tax or if they're buying a much larger vehicle, you know, just scale that up. Utility tax is higher in the City of Ballwin at 7% versus 5% for residents of Unincorporated County. The trash fee for Ballwin is significantly higher, but what I would say about that is that you're seeing two sort of different philosophies in terms of trash collection. The City of Ballwin seems to have a philosophy of sort of packaging everything together in terms of not only your weekly service, but also yard pickups, and other forms of pickup all be combined into one whereas the County takes on a ... a more buffet-style, the giving residents the option to have exclusively once a week trash which is what we're showing here at \$38.00 a quarter or adding on for additional costs things like trash pickup for, you know, bulk items or things of that nature. And the County does require you buy it by the quarter, but you don't have to buy it for the whole year so if you only want to have trash removal in the spring and the fall for your lawn clippings and things of that nature, you only have to add on for part of time. So there's a little bit of difference in philosophy there between the two jurisdictions. But the sewer lateral fee would remain the same. And in the 21-day comment period, St. Louis County will be providing written comments where we do provide fiscal ... you know ... our beliefs fiscal impacts to St. Louis County government as this comes through. But, final slide, please.

In making ... in coming before you this evening, we just want to note that St. Louis County is the largest provider of local services in the State of Missouri, and we believe that residences ... residents and businesses benefit from our economy of scales and our expertise. We believe that unincorporated residents receive amongst the highest quality of services in our region at a very comparable ... or a very competitive rate. The County is prepared to continue providing those services should the annexation fail, but the County also recognizes that this a pocket that is fully surrounded by Ballwin and Ellisville and thus a local municipality may be more capable of providing services in this instance. The County finds that there is significant support for this action amongst residents and the County, in this case, is supportive of the annexation of Waterford Subdivision.

And that concludes my comments.

CHAIRMAN SCHWEITZER:  
St. Louis County?

Great. Any question from Commissioners for



WEGERT: Just curious what a closest unincorporated area would be near ... near this proposed section?

TRIMBLE: Well, there is an unincorporated section south, but it is quite a ways as you do have to go through ... you do have to go through either Ellisville or Ballwin to get to it so it is ... it's not ... you can get to it ... I think Kiefer Creek Road is maybe some of the closest where there are also some ... the border's a little jagged there, but south of there a very large expanse of unincorporated area once you get south of there.

WEGERT: Thank you.

CHAIRMAN SCHWEITZER: Any other questions from any Commissioners for St. Louis County? Okay. I guess we don't have any other questions. We have reached the Public Comment portion of the Public Hearing and I have registration forms in front of me. Michelle, have any additional ones come in?

DOUGHERTY: The alderman ... Alderman Roach registered but he said that he didn't want to actually want to speak; however, he's registered, if he chooses to speak.

CHAIRMAN SCHWEITZER: All right, in that case ...

DOUGHERTY: He's on the screen as "Ballwin Alderman Roach."

CHAIRMAN SCHWEITZER: All right. Well, I'm just going to read the names as I see them here on the Public Speaker ... the Public Hearing Speaker Registration Forms. If you'd like to speak, that's fine. If you choose to submit comments in writing after the public hearing, that's also okay. If you don't want to say anything, that's also fine. Just say "I'm not going to speak at this time" when I call your name. The first name I have is Shawn Edghill. Shawn, are you there?

EDGHILL: I'm the Planning Technician ...

CHAIRMAN SCHWEITZER: Okay. Did you want to speak anyway?

EDGHILL: No.

CHAIRMAN SCHWEITZER: No. All right. Very good. Chris Conway.

EDGHILL: Mr. Conway is our Parks and Rec Director, and he's actually currently unavailable. We have Hedy Boone here Director of Recreation.

CHAIRMAN SCHWEITZER: Okay, Michelle, how do we handle that? Oh wait. Wait. I saw her name. I see a Hedy Boon. Miss Boon, would you like to speak?

BOON: No thank you.

CHAIRMAN SCHWEITZER: Okay. Very good. Denise Keller. Is Denise with us?

KELLER: I don't wish to speak either.

CHAIRMAN SCHWEITZER: All right. Very good.

KELLER: Thank you.

CHAIRMAN SCHWEITZER: Jim Lake.

LAKE: No, I don't have anything either. Thank you.

CHAIRMAN SCHWEITZER: All right. Very good. Well, that ... that was pretty zippy. Wait ... we've got a couple more. John Hoffman. Mr. Hoffman. John Hoffman. Registered to speak, but I guess it was just too much excitement for him, and he's gone to watch TV. Okay. All right. And then actually, Mr. Doug Shaffler, if I pronounced that correctly, said that he has no comment unless there is a question that needs to be answered. He is the Police Chief for the City of Ballwin. Any Commissioners have any questions that he's more than happy to answer? Hearing none. All right. I guess everybody who registered to speak has in fact decided not to speak, which is just fine.

ROACH: I'd like to speak if I could just get a moment.

CHAIRMAN SCHWEITZER: Sure.

ROACH I'll be someone who is willing to speak.

CHAIRMAN SCHWEITZER: All right. Very good.

ROACH: My name is Kevin Roach. I'm an Alderman for the City of Ballwin and this geographical area would be added to my Ward if the Commission approves of the proposal so I thought I would attend the meeting and I'm speaking in support of the application. Chief among my reasons is because this proposal really began at the ... with the residents' initiative wanting to become a part of the City of Ballwin, and I would welcome them as constituents to Ward 2 so I am in support of the application.

CHAIRMAN SCHWEITZER: All right. Thank you very much for your comments.

ROACH: Thank you.

CHAIRMAN SCHWEITZER: At this point we have ... we have reached the end of the Public Hearing, and we are adjourned, and I thank everybody for attending. Remember you still can send in comments for up to 21 days after today via email or US Postal Service. Thank you all for coming.

We're adjourned.

UCHITELLE: Kathy, very good job.

CHAIRMAN SCHWEITZER: Thanks, Ben.

UCHITELLE: Very good job.

CHAIRMAN SCHWEITZER: It's a little warm in this office. Think I'm going to open the door.

UCHITELLE: There you go. Take care. Goodbye everybody.

ALL: Bye!