

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

**MINUTES OF PUBLIC HEARING - BC9603
JUNE 4, 1996**

COMMISSIONERS PRESENT:

Ed Bruer
Al Eckert
Agnes Garino
Scott Middelkamp
Jack Rehagen
Ken Tretter
Jack Wiesehan
Anna Wingron
Don Wotjkowski

COMMISSIONERS ABSENT:

Barbara McGuinness
Willie Weary Jr.

OTHERS PRESENT:

Carl Ramey-Administrator
Steve Martin - Legal Counsel

CALL TO ORDER

The meeting of the Boundary Commission at the Lawson Elementary School, Florissant, Missouri to conduct public hearings on proposals submitted by the City of Florissant (BC9603) and the City of Hazelwood (BC9605) to annex unincorporated territory known as Crest Aire was called to order by Chairperson Wingron at 7:00 PM on June 4, 1996. Chairperson Wingron indicated the order of the public hearings would be to hear the proposal of the City of Florissant first and then the proposal of the City of Hazelwood.

**PUBLIC HEARING - BC9603 - CREST AIRE ANNEXATION PROPOSAL -
CITY OF FLORISSANT**

A. CONVENE PUBLIC HEARING

Chairperson Wingron convened the Public Hearing for BC9603, a proposal by the City of Florissant to annex an area known as Crest Aire.

B. PRESENTATION BY PROPOSING AGENT - CITY OF FLORISSANT

Mayor James J. Eagen allowing the proposal to the Commission. Mayor Eagen indicated the proposal to allow the City of Florescent to annex the Crest Aire subdivision to the

City of Florissant would be in the best interest of those living in the subdivision and the City of Florissant. He indicated Mr. John Hessel, City Attorney, would be the primary presenter.

Mr. Hessel provided the Commission with an overview of the proposal, as submitted to the Commission on April 15, 1996. He indicated the area was considered by the City as an unincorporated pocket. The City of Florissant bounds the area on the north, east and west sides. A reasonable analysis of delivering services to this area would suggest the City of Florissant is in the best position to offer efficient, effective services to this area. In the long run the City believes it is in the best interest of the City, the residents and the County to have this area become apart of the Florissant community.

Mr. Hessel reviewed the prior history of attempts to annex to this area to the City of Florissant. He indicated the most recent attempt was in November, 1993. At that time there was also a competing proposal submitted by the City of Hazelwood. He indicated the prior Commission, after reviewing their proposal found it in the best interest of the area to allow a vote on annexation by the City of Florissant. In November, 1994, which was after the then Boundary Commission law was no longer in effect, the matter was voted upon and defeated.

Mr. Hessel indicated the City's desire to annex the area was the result of a natural, logical expansion of its borders. The street network either is a extension of a existing Florissant street or intersects a Florissant street. Neighbors currently operate under different sets of rules and service because the area is unincorporated. Financially, the City does not look at the area as offering any substantial increase in revenue. The City's analysis suggests revenue produced from the annexation would total \$149,000 while expenditures are estimated at \$141,000. It is not logical to leave the area in St. Louis County or incorporate it into the City of Hazelwood.

Mr. Hessel advised the Commission the City was prepared to offer the residents of Crest Aire a full range of high quality municipal services, including the police department and the many recreational facilities, including Koch Park which is situated across Howdershell Road from the area.

C. QUESTIONS FROM THE BOUNDARY COMMISSION

Commissioner Eckert questioned who would provide fire protection to the area. Mr. Hessel indicated under the statute Florissant Valley Fire Protection District would continue to offer that service.

Commissioner Rehagen raised questions regarding the timing for offering street lighting to the area, the method of street maintenance and the City's policy regarding sidewalk maintenance. Mr. Lou Jearls, Director of Public Works for the City of Florissant, responded by indicating he anticipated it would take two to three years to extend street lighting to the area. Regarding street maintenance, depending on the condition of the street, it is the practice of the City to do concrete slab replacement on concrete streets. The Crest Aire area has concrete streets. It is the City's policy on sidewalks that the adjoining property owner is responsible for maintenance.

Commissioner Garino sought clarification of the need for additional personnel to service

this area. Mr Hessel indicated the City would not have to add additional to service the area.

Commissioner Bruer sought clarification of the boundaries of the area and what was included in the proposal; what was in the City of Florissant and the City of Hazelwood. Mr Hessel clarified the corporate boundaries of the area in relation to the proposal.

Commissioner Wojtkowski asked what the process for installing street lighting would be for the area. Mr. Jearls responded the standard for lighting was every 600 feet and at intersections. After the City completes its analysis of the need for the area, the City Council would make the appropriation and Union Electric would begin installation. The proposal guaranteed the City would provide street lighting. Mr. Hessel indicated they can not legally promise or bind a future Council to an appropriation, but the proposal did guarantee the City would extend this service.

Commission Garino wanted further clarification of the southern boundary. Mr. Hessel indicated the eastern portion of the area runs along backyard lines, while the western half abuts St. Ferdinand's Seminary and is currently open space.

D. PUBLIC COMMENT

Mr. Roy Hooser, 1802 Croftdale Drive, Florissant, MO 63031, did not feel overall the boundary change was logical. He did not favor the boundary change and preferred not being annexed. He felt the neighborhood was in the best position to speak for what is in their best interest

Mr. Lawrence J. Holmes, 1235 Flordawn Drive, Florissant, Mo 63031, indicated he and his wife were original residents of the Crest Aire area and would like to remain in the County.

Mr. Joe Eagen, 155 Paul, Florissant, MO 63031, indicated he would reserve his comments for the second public hearing on the Hazelwood proposal to annex Crest Aire, BC9605.

Mr. Tom Schneider, 265 Gerald, Florissant, MO 63031, indicated he was a Council Member for Ward 3 which abuts the Crest Aire area on three sides. He is in support of the proposed annexation. Looking at the long range with the streets intersecting with those of Florissant, traffic signals and recreation Crest Aire is a natural fit with the City of Florissant.

Ms. June McAllister Fowler, St. Louis County Planning , 41 S. Central, Clayton, MO 63105 submitted a written statement regarding the position of the County towards this annexation proposal. She stated while the County's position on this proposal was neutral, the County would always remain a committed provider of municipal services to the area. Commissioner Bruer asked whether it was possible to receive in advance the preliminary written comments of the County. Ms. Fowler indicated she would try to have those available in advance of the Commission's public hearing. A complete report will be submitted to the Commission within the twenty-one (21) day filing period after the Public hearing.

E. Adjournment

Chairperson Wingron advised the public that any further written comments regarding the proposed annexation must be filed with the Commission by June 25, 1996. She also indicated that a copy of the proposal and map is on file for inspection at the offices of the Boundary Commission, 1516 S. Brentwood Blvd., Suite 101 in Brentwood. Additional information may also be obtained by contacting the Commission at 961-7877. There being no further members of the public desiring to comment, the hearing was declared closed at 7:35 p.m. by the Chairperson.

Respectfully submitted,
Carl E. Ramey
Administrator