

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

**MINUTES OF PUBLIC HEARING - BC9616  
January 7, 1997**

**COMMISSION ATTENDANCE:**

COMMISSIONER	PRESENT(P)/ ABSENT(A)
ED BRUER	P
JULIUS FRAGER	A
AGNES GARINO	P
SCOTT MIDDELKAMP	P
JACK REHAGEN	A
CHARLES SAULSBERRY	A
JACK WIESEHAN	P
ANNA MARIE WINGRON	A
DON WOJTKOWSKI	P
VACANCY	
VACANCY	

**OTHERS PRESENT:**

Carl Ramey - Administrator  
Steve Martin - Legal Counsel  
Libby Rohlfing - Administrative Assistant

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**CALL TO ORDER**

First Vice-Chairperson Garino called to order the meeting of the Boundary Commission at 7:05 p.m. on January 7, 1997. The meeting took place at the Florissant Valley Community College in Ferguson, Missouri. The purpose of the meeting was to conduct a public hearing on a proposal submitted by the City of Ferguson to annex unincorporated territory described in their proposal as the Northeast Area (BC9616).

**PUBLIC HEARING - BC9616 - NORTHEAST AREA ANNEXATION PROPOSAL - CITY OF FERGUSON**

*A. CONVENE PUBLIC HEARING*

First Vice-Chairperson Garino convened the Public Hearing at 7:05 p.m. for BC9616, a proposal by the City of Ferguson to annex an area known as the Northeast Area.

*B. PRESENTATION BY PROPOSING AGENT - CITY OF FERGUSON*

Mayor Steve Wegert, City of Ferguson, began his presentation of the City's proposal by introducing the staff and Council members present at the hearing. Mayor Wegert then described the area to be annexed as bounded on the west by the City limits of Florissant, on the northwest by Pohlman Road and the Seven Hills subdivision limits, on the northeast by the City limits of Black Jack, and Old Halls Ferry Road to the east. The southern boundary of the annexation area is generally Interstate 270 and the current northern boundary of the City of Ferguson. However, the proposal also includes a section south of I-270 along Halls Ferry Road to include the Capitol Hills subdivision.

Mayor Wegert mentioned the existence of certain discrepancies with the chosen boundaries have been identified since the proposal was submitted. These discrepancies would result in small pockets of unincorporated County remaining. He explained that staff is working to address this problem and will submit a modification under the sixty day period allowed in the Commission's Rules. He described the major landmarks for the area as the Target on Old Halls Ferry, the Cinema, the Brighton Apartment complex, the Seven Hills subdivision, the Sugar Pine and Wellington Apartments, the Clock Tower center, the Wildlife Park, and the Vocational School. The area includes 1.6 square miles with a population of over 4,000. This will increase the current population of the City 15% from 22,290 to 26,300. The expected income from this area is approximately two million in the first year with expenditures anticipated at 1.2 million. The net revenue gain is estimated at \$850,000 which is important to the future City budget.

Mayor Wegert turned the presentation over to City Manager Robert Burns who explained the reasons for this annexation proposal. Mr. Burns discussed the City's long history with annexations dating back to 1894. The City considers physical expansion as key to managing growth and assuring a prosperous future. In 1991 the City undertook a study of their operations and issued a report that called for future attempts to annex surrounding areas of unincorporated County. In 1994 they developed a plan for the following twenty years entitled *Vision 2015* which discussed annexation possibilities. The boundaries chosen in this proposal reflect an internal study of the area in relation to the internal resources of the City.

Mr. Burns listed the following advantages to the City: the provision of vacant land for growth, consistent land use, future stability, and growth of population and tax base. The City currently is fully developed. The annexation area offers a blend of commercial and residential property as well as several large vacant properties along Old Halls Ferry. The City hopes to maintain consistent

and well planned development for the entire area, and has several objectives in mind. First, to create a residential and commercial balance through appropriate development. Second, to take a more aggressive approach to under utilized property. For example, there are several problematic vacancies currently along their northern boundary that present areas for potential redevelopment. This area is the gateway to their community, and they want to protect property values. Third, through aggressive zoning policies, they will work to prevent the proliferation of unwanted businesses such as pawn shops, discount liquor stores, and other undesirable businesses. They take an active role in their own community to keep businesses and enhance growth in the area. This not only contributes to a higher quality of life, but higher property values. The City, through the use of ordinances, prohibits trash dumping, derelict cars in the street, over-occupancy of homes, and the enforcement of minimum exterior appearance requirements. Ferguson also has a Neighborhood Improvement Program to provide low interest loans for home improvement. They enacted a program entitled Community Orienting Police (COPs) that allows for police officers to interface with residents and neighborhoods to keep crime down and facilitate quick apprehension in the City and surrounding areas.

Mr. Burns explained that the 15% increase in their population would add to their prestige in St. Louis County as a large city and further their participation in County affairs. In addition, the City will receive a net increase in their tax base after the cost of providing services. This represents badly needed revenue that would go to capital improvements such as storm water extension projects in the area. But he stressed, this infusion of revenue will not result from higher taxes to the area. The taxes for the residents will be reduced, in some instances as much as 8%. He explained the slight differentiation in tax rates for the area depends on the fire protection district a resident receives service from. Under statutory requirement, the City will pay these districts to continue their service to the area. Subsequently, the City offers a lower tax rate, as well as excellent and aggressive police protection. Their police department is technically advanced and exceeds the FBI national recommendation for officers per thousand. The City proposes to add seven police officers, and offers several programs such as DARE, the Explorers program, and citizen programs that keep officers in close contact with residents in the area through the use of neighborhood and block captains. The City will provide a quicker response time, individual attention and more regular patrols to provide a safer and more stable community.

*C. QUESTIONS FROM THE BOUNDARY COMMISSION*

Commissioner Wojtkowski asked if the City intended to participate in the Old Halls Ferry Traffic Generation Assessment Fund of St. Louis County. Mr. Burns responded yes.

Commissioner Wojtkowski questioned the tax comparison detailed in the City's charts and whether it included the difference in the utility tax which is 6% in Ferguson as opposed to 5% in the County. Mr. Burns answered that the chart only compared property taxes. Mr. Wojtkowski then clarified that the overall tax rates would essentially remain the same, and the charts that indicate a tax decrease may be misleading because they do not reflect the higher utility tax.

Commissioner Wojtkowski requested an explanation of the rationale for extending the area south on the far east end. Mr. Burns explained that residents in areas along Halls Ferry Road approached

the City, and the boundaries were extended to include the existing subdivision using the creek to the east as a natural boundary.

Commissioner Wojtkowski referred to the net revenue the annexation would provide the City of approximately \$800,000. Assuming the costs to Ferguson to service this area are comparable to the current expenditures outlaid by St. Louis County, than it would indicate this additional revenue will result in a large loss of revenue to the County even after the elimination of services. Mr. Wojtkowski asked, if this impacts the residents of unincorporated St. Louis County, then how can the annexation proposal be considered beneficial to the adjoining areas and the County? Mr. Burns replied that the annexation will promote stability and positive standards in the neighboring communities. The County will have an opportunity to reexamine the nature of their expenditures for services in the entire area.

Commissioner Wojtkowski asked if there is currently a problem with undesirable businesses in this area. Mr. Burns responded that in general it is a problem in certain areas along Old Halls Ferry and West Florissant Roads that generally creates a destabilizing affect on the larger community. He stated that the City of Ferguson has been successful in staving off these businesses through the use of ordinances.

Commissioner Middelkamp asked how the City decided upon the seven additional police officers and one additional maintenance worker for this area. Mr. Burns explained the number of police officers was based on nationally accepted FBI standards. They referred to the County records to determine the number of requests for services by both businesses and residences, and added what the City would need to cover shifts 24 hours a day. The additional street worker was decided upon after analysis of the number of additional street miles in comparison to the current number of workers.

Commissioner Middelkamp asked if the ratio of police officers is the same or better with the additional officers. Mr. Burns responded that it will maintain the average the City has now.

Commissioner Middelkamp, in reference to the northern border of the annexation area, inquired about the parcels to the west of the Seven Hills subdivision that were excluded. Mr. Burns explained they chose their northern boundaries to include the entire subdivision. Mr. Middelkamp asked what filled those lots that they did not include them and continue their boundary along New Halls Ferry Road. Mr. Burns responded that he believed the lots are vacant and they simply chose the outer boundary of the subdivision as the natural extension.

Commissioner Middelkamp asked for a confirmation that there are no non-conforming lots in the area. Mr. Richard Shearer, City Planning Consultant, confirmed that the City undertook an extensive survey of the existing County zoning in the area and found no non-conforming lots.

Commissioner Bruer asked again about the northwest boundary and why they did not follow New Halls Ferry Road. Mr. Burns stated they chose to follow the boundary of the neighboring subdivision. The lots are undeveloped land and not part of the subdivision.

Commissioner Bruer asked who maintains the park in the subdivision of Seven Hills. Mr. Burns responded the subdivision maintains it.

Commissioner Bruer stated he assumes the roads are also private and asked about the status of these roads after annexation. Mr. Burns responded that the large majority of private streets are maintained by subdivision assessments and it would be left to the trustees to request a change. If the City is requested to assume maintenance, the City will consider it. They currently provide snow plowing on private streets in the City.

Commissioner Bruer asked the City to explain why they chose to go north of I-270 when all of their current territory falls south of this barrier. He questioned the City's familiarity with the area and the distinct needs or problems that exist. Mr. Burns responded that the only two directions for the City to expand are north and east. They have a number of cooperative agreements with the area currently. Their police and fire departments respond to calls and are familiar with this area. In many ways they consider this expansion a natural extension of their City.

Commissioner Wiesehan expressed his opinion that it seemed the City of Florissant would seem to provide a more natural boundary. He questioned the adequacy of the number of additional police officers and equipment to serve and protect this area. Mr. Burns responded that they provide back-up in the area and are familiar with the problems in the area. He mentioned the disruptions caused by the Palace in both the annexation area and the City, and said they considered these factors in their proposal.

Commissioner Wiesehan inquired about the problems caused by the youth center and the additional protection required by the cinema and the numerous restaurants in the area. Mr. Burns responded that they would actually be able to manage these problems better if the area was part of the City.

Commissioner Garino asked if the City had discussed the possibility of consolidation with Dellwood. Mr. Burns explained that they had approached Dellwood and the Cities of Calverton Park, Cool Valley and Kinloch. Each expressed resistance for one reason or another. They continue to hold discussions with Cool Valley and Kinloch, but Dellwood clearly refused.

Commissioner Garino asked if the City could distinguish the various subdivisions referred to in the discussion for clarification. Mr. Burns agreed to do so. Ms. Garino asked why the Hathaway Manor subdivision was being split. Mr. Burns stated they chose the existing creek channel as the natural logical boundary to follow.

Commissioner Garino asked how much further the neighborhood extended eastward because it was excluded from the map. Mr. Burns agreed to detail the entire area for the Commission in the future.

Commissioner Garino asked what is the difference between columns D and E on the chart of tax rates because the numbers appear to be the same. Mr. Burns indicated he would look in to it.

Commissioner Garino asked if recycling was included in the cost for sanitation. Mr. Burns

answered the \$53 cost for six months included a weekly collection of trash, recycling, yard waste, and white goods.

Commissioner Garino asked about the exact percentage of contiguous boundary in relation to the 15% requirement in the Rules. Mr. Burns responded he would submit the exact percentage to the Commission.

Commissioner Garino asked the City to identify the exact location of the pockets they mentioned in their presentation. Mr. Burns indicated on the map and restated their effort to correct these gaps in the boundary lines.

Commissioner Garino inquired what is the percentage of state and County roads in the annexation area. Mr. Burns indicated he would obtain an exact percentage, but responded that there is a high number of arterial and primary roads in the area including Old and New Halls Ferry Roads, Dunn Road, West Florissant Road, and Netherton Road.

Commissioner Garino asked what part of I-270 serves as the current northern boundary of the City of Ferguson. Mr. Burns responded he believes it is the center line of I-270.

Commissioner Garino asked for the percentage of property owned by school districts and religious institutions in the area. Mr. Burns said he would have to calculate such a percentage, but listed the Little Creek Wild life park, the Florissant-Ferguson school district and the vocational school district.

Commissioner Garino asked if the City would be willing to modify the proposal to include the area discussed earlier that lies outside the northwest boundary lines of the annexation area. Mr. Burns responded yes, the City would be willing.

*D. Public Comment*

Mr. Michael Hackett, Jr., Shop Steward, City of Ferguson Fire Local 2665, stated that they are extremely familiar with the area; they cover it daily with the City of Florissant and often reach the scene first. The City has mutual aid agreements with all the neighboring areas: Dellwood, Black Jack, Florissant, and even Moline. The closest units generally respond and he assured the Commission their response time for the area is excellent, and I-270 does not serve as a barrier. Commissioner Garino asked if he was in favor of the annexation. Mr. Hackett responded that local 2665 remained undecided because the fire districts would remain the same under statutory regulation, and the pay differential seems unfair to many in the unit. Although they have not made a decision, he felt compelled to answer to the questions regarding police, fire and emergency response capabilities.

Mr. Charles Grimm, 10 Lomond, Ferguson, MO, mentioned that in the past, before Florissant established their school districts, northern area residents used the Ferguson schools, and commuting was not a problem. The City of Florissant crosses I-270, so he does not understand why Ferguson can not span both sides of the interstate as well. They bussed children across for

racial reasons for years. Also the City will pay the tax rate of the fire districts for the residents of this area which will lower their property tax rate. Mr. Wojtkowski clarified that his earlier question related to the exclusion of the utility tax from the City charts. The integration of a decreased property tax and an increased utility tax results in a wash to the residents, not an overall tax decrease.

Mr. Kermit Robinson, 11835 Nero, spoke as a resident of Seven Hills subdivision. He stated that the City of Ferguson is not equipped to handle the additional snow removal or provide adequate police service to the area. The area is closer to the City of Florissant, and in his opinion, Ferguson should remain south of I-270 and merge with Dellwood or Kinloch. He questioned the motives of the City in by-passing Hathaway Manor to the southeast and focusing on the northern area. He expressed his grievance with the City of Ferguson's hiring practices because they failed in his opinion to hire black officials to upper level positions. He also felt there is unequal representation in the police department. He argued the annexation would not benefit his subdivision, and though he prefers not to be annexed by any community, he would rather be in Florissant than Ferguson.

R.H. Maschmeier, 706 Risdon Drive, Ferguson, MO 63135, is the Chairman of the Ferguson Planning Commission. He mentioned the Vision 2015 Plan adopted the year before last that explored the possibility of annexing this area and others. He stated that proper land use is important to the City of Ferguson, and the annexation will be beneficial to the citizens of the area. In his opinion the City is separated from the City of Florissant on the west by the Wildlife area and school districts.

Mr. Ted H. Allison, 5 Briarwood Lane, Ferguson, MO 63135, spoke on behalf of Citizens for Ferguson Neighborhoods, a group of citizens chartered to protect their neighborhoods. A former resident of the Seven Hills subdivision, he currently lives in Ferguson and argued the fire and police are far better than the protection provided by the County. He finds the City staff well-mannered, and feels this is the best City administration he has ever lived under.

Mr. Carl K. Herkstroeter, 10221 Capitol Drive, St. Louis, MO 63136 stated that the area north of I-270 and the area to the southeast that includes the Capitol Hill subdivision have little in common. To the north, much of the area is commercial with large apartment complexes as well as residential homes, but in the south the area is strictly residential. Due to the small size of the southern area, they have considerably less voters. He fears if this proposal goes to a ballot vote, the area to the north will dictate the future of their community; they should be considered a separate area.

Mr. Michael Galione, 10539 Old Manor Road, St. Louis, MO is also a resident of the Capitol Hill subdivision in the southeastern corner of the area. He has no complaints of the services offered by St. Louis County, and considers their response times to be excellent. He agrees with the previous speaker that their residential area should be considered as a separate section on a ballot.

Mr. Jim Henderson, 232 Georgia, Ferguson, MO stated he believes this proposal offers a win-win situation for both the City and the area. They would become part of an influential community with better response and representation than they receive from the County. He stated the City police department offers one of the fastest response times in the County, 3.9 minutes, and annexation will

not deprive the fire districts of their revenue. He spoke about the park and recreation services, and the benefits of being part of a point of sale City. The City will stave off undesirable businesses, and the additional revenue will improve the level of public work services to the entire community.

Mr. John Hessel, 500 North Broadway, #2000, St. Louis, MO 63102 spoke as a representative of the City of Florissant. He referred to an ordinance passed by the City in opposition to the proposal. He expressed his utmost respect for the City of Ferguson and discussed the ongoing dialogue and friendly working relationship that exists between the two cities. But Florissant feels the proposal is over-expansive, and the Vocational school is only accessible from Derhake Road which is in the City of Florissant. The proposal will also isolate the park, and includes areas that would belong more logically in Florissant. Proper land use is of critical importance to the City of Florissant, and they must oppose the proposal for the above reasons.

Mr. George S. McKenzie, St. Louis, MO 63136 stated that he has lived in Hathaway Manor for twenty years, the subdivision split by the south east section of the annexation area. He argued the creek does not serve as a natural boundary, and the community will be divided by this annexation. He does not see the advantage offered by the City of Ferguson, especially as the creek will continue to deteriorate and the City has not proposed to speak to that particular problem.

Mr. Glenn Powers, Acting Director, St. Louis County Department of Planning, 41 South Central, Clayton, MO 63105, expressed the County's commitment to continue providing services to the area, and his pride in the quality of those services. Their police department is highly regarded, and their planning department is also concerned about development and land use in the area. The County remains neutral, but hopes the residents study their options carefully and make an informed decision. He did express concern for the remaining parts of unincorporated County and the effects on those residents of further erosion of the tax base.

Ms. Edna Harrell-Davis, 2805 Liberty Landing Court said her subdivision is the newest in the area, and in purchasing her home, she purposely chose not to live in Ferguson. If they are to be incorporated, she would prefer to live in Florissant. The proposal in her opinion will only provide added revenue to the City of Ferguson.

Mr. Charles Hanson, 1040 Wylin Court is a business owner in Ferguson and supports the annexation. He sees it as an issue of vitality and a progressive step to fill the needs of the community in the future. He expressed his satisfaction with the services provided by the City of Ferguson and his respect for the City manager who has benefitted the City through his planning and organization. He has a good working relationship with the City government, and considers the annexation important to the longevity of the entire area.

Mr. Anthony G. Baldi, 306 Roberta, Ferguson, MO stated he chose to live in Ferguson because of the many benefits the City offers. The City's inclusion of both commercial and residential property demonstrates their effort is not a tax grab.

Ms. Merline Anderson, 2861 Liberty Landing Court, St. Louis, MO 63033 spoke as a resident of the newest subdivision in the annexation area. In purchasing her home, she took into consideration



all the amenities offered by the County and has not heard anything previously from the City about this plan and remains uncertain as to what will result from such a change. She expressed satisfaction with the response of County police and Black Jack Fire District, and is concerned about the adequacy of only seven additional police officers and one maintenance worker. She requested more information about the benefits of belonging to the City of Ferguson and what generally is in the best interest of this area.

Mr. Derrick A. Robinson, 4153 Miletus Drive, Florissant, MO, is a resident of Seven Hills subdivision, and as a previous resident of Kinloch, is familiar with various areas of Ferguson. He does not feel joining the City would benefit this area. He feels the City failed in beautification attempts in their own community, and therefore will be unsuccessful in similar attempts in his area. He believes the annexation is an effort to boost the City's tax base in preparation for a redevelopment project in Ferguson that would eliminate the Black Oak subdivision, a residential area, to build a commercial development. He claims the services offered by St. Louis County, as far as police and street maintenance are concerned, are adequate and thinks a solid analysis of the proposal will only reveal an infusion of \$800,000 to the City of Ferguson.

Commissioner Bruer questioned the relevance of the Black Oak subdivision. Mr. Robinson explained it is a subdivision off West Florissant south of I-270 across from the Sams and Builders Square retail stores. He heard that plans have been submitted to destroy the neighborhood for further commercial development.

Mr. Bruce Singletary, 11229 Liberty Lane Drive, expressed concern that his subdivision received no notification and wants more information in order to make a decision. He commented that the proposal contains two very different cultural and age groups, and stressed the need for cultural sensitivity in this decision because not just economic issues are involved. He stated Ferguson has an aging economic base and this is an attempt to pull younger people in. He recognizes no advantage to his neighborhood in being absorbed into Ferguson and does not find seven additional police officers sufficient to cover the area.

Mr. Jerry Johnson, 11850 Seven Hills Drive, mentioned the previous attempt by Florissant to annex the area failed. He thinks if they are going to be annexed he would rather be in Ferguson because there is no significant change in the tax rates and the refuse services are offered at a lower cost. If he joins Ferguson his vote will count twice as much, belonging to a community of 22,000 people rather than a city of 51,000, such as Florissant.

Mr. Thomas H. Gruss, 4335 Metarus, Florissant, MO 63033 stated he was undecided but considers it primarily an economic decision. The residents have not been courted by either of the Cities interested, and the County offered to maintain the status quo. He mentioned the ½ cent sales tax if they shop at stores in Ferguson, and asked how the rules would change if they entered the City. As a resident he would prefer to know all his options first and decide which amongst them was the best.

Ms. Donna Gruss, 4335 Metarus, Florissant, MO 63033 spoke as an area resident of thirty years who is satisfied with the excellent services provided by St. Louis County. She thinks the residents

should be able to choose which city they want to join if they leave the County. She expressed concern that in the future the school districts would change if they enter Ferguson.

Mr. Tom Wolf, 139 Thoroughman, is a Councilman for the City of Ferguson. He stated that the City has no bonded debt and is financially sound with more than 10% in their reserve fund. Addressing the concerns about the police department, he said that municipalities generally improve upon the record of the County police as in the example of Meacham Park annexed to the City of Kirkwood. He argued that the proposal is not an economic grab, though they want to improve their income base with a solid group of citizens to assure the survival of businesses in the long run. Increasing resident property values is a priority and a stronger economic base will benefit the annexation area as well as the City.

Ms. Patricia Dougherty, 10516 Old Manor Road stated she lives in the section south of I-270 and purchased her home intentionally in unincorporated St. Louis County. She is happy with the services provided her and is concerned that her section only includes a few hundred homes and will be absorbed in any ballot vote. She believes her area should be considered separately.

Mr. Norman A. Schneider, 4379 Varano Drive, Florissant, MO 63033 expressed his satisfaction with the services provided by St. Louis County from his experience with their response time. In the past, he was unable to check out books from the Ferguson Library. Commissioner Garino replied that the libraries are totally separate and not affected by annexations.

Mr. John Phillips, 10632 Linnell Drive is a trustee in the subdivision off Old Halls Ferry south of I-270. He asked why the City only included the area west of the creek, and why the residents of his subdivision did not receive letters.

Ms. Desere J. Tessy-Singletary, 11229 Liberty Landing, inquired about possible increases in incidental expenses such as occupancy or parking permits. She selected this area to live because of the conveniences of the commercial area, and currently does not see the benefit to joining the City. The County response time is good and the benefits seem to weigh heavily for the City.

Mr. Richard Oyieai, 10800 Hallstead, St. Louis, MO 63136 said he welcomes this proposal because he finds the services of St. Louis County to be inadequate. He thinks greater drive-by patrols would be an improvement.

Mr. John Pitlyk, 4 Singing Pines, said he lives on the corner of Dunn Road and wants to defend St. Louis County because they provide excellent snow removal, often clearing the roads twice during heavy snow. The County also has an excellent police department, and he never sees Ferguson vehicles in the area. He submitted a petition to the Commission opposing the annexation.

#### *Further Questions by the Commission*

Commissioner Wiesehan asked for clarification of the library situation mentioned. Mr. Burns answered that Ferguson has their own municipal library and until recently County residents did not enjoy borrowing privileges.

Commissioner Bruer inquired about the change in EMS and fire service. Mr. Burns said they would respond first call on EMS services which they currently contract from Christian Hospitals.

Commissioner Bruer asked about the sales tax in the City. Mr. Burns said there is an existing 1% sales tax as well as a ½ cent capital improvement tax, and a 1/4 cent sales tax that would apply to businesses in the annexation area.

Commissioner Bruer asked who maintains the creek. Mr. Burns stated it is a MSD accepted channel and MSD will continue to maintain it.

Commissioner Bruer asked who will maintain subdivision streets and parks. Mr. Burns said they will maintain those streets and areas if a subdivision so wishes.

Commissioner Bruer asked about the Black Oak subdivision mentioned earlier. Mr. Burns responded that the subdivision is in the existing City limits and consists of 81 separate parcels. Residents were approached by private developers to build commercial lots. This is not a proposition of the City, and it requires consideration before the Planning Commission. The developers have to apply to the TIF Commission, but the group (DESCO) has yet to submit the proper paperwork. Mr. Bruer asked if there are any similar situations in the annexation area. Mr. Burns replied not to their knowledge. Mr. Bruer asked when the City last had condemnation proceedings. Mr. Burns answered in 1987, on property in the West Florissant TIF, across the street from the Black Oak subdivision.

Commissioner Bruer asked about their affirmative action policies. Mr. Burns stated the City has undertaken great strides in the past three to six years to increase the number of minorities working in supervisory positions within the police and fire departments and City Hall. He does not know the total percentage. Mr. Bruer asked how many African Americans specifically were on the police force. Mr. Burns stated three of the fifty three officers are African American.

Commissioner Garino clarified for the audience that school districts are dictated by a totally separate law in the state of Missouri and are not affected by annexations.

*E. ADJOURNMENT*

There being no further members of the public desiring to comment, the public hearing was declared closed by First Vice-Chairperson Garino at 9:05 p.m.

Respectfully submitted,  
Carl E. Ramey  
Administrator

Approved January 21, 1997