

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

**MINUTES OF PUBLIC HEARING - BC9604
JUNE 18, 1996**

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Barbara McGuinness
Scott Middelkamp
Willie Weary Jr.

OTHERS PRESENT:

Carl Ramey-Administrator
Steve Martin - Legal Counsel

CALL TO ORDER

First Vice-Chairperson Garino called to order the meeting of the Boundary Commission 7:00 p.m. on June 18, 1996. The meeting took place at the Hazelwood Community Center East, Hazelwood, Missouri. The purpose of the meeting was to conduct public hearings on proposals submitted by the City of Hazelwood (BC9604) and (BC9606) to annex unincorporated territory known as Charbonnier and South Industrial respectively. Vice-Chairperson Garino said the order of the public hearings would be to hear the proposal for BC9604 first and then BC9606. Chairperson Wingron arrived at 7:20 p.m.

**PUBLIC HEARING - BC9604 - CHARBONNIER AREA ANNEXATION PROPOSAL -
CITY OF HAZELWOOD**

A. CONVENE PUBLIC HEARING

Vice-Chairperson Garino convened the Public Hearing for BC9604 at 7:00 p.m., a proposal by the City of Hazelwood to annex an area known as Charbonnier.

B. PRESENTATION BY PROPOSING AGENT - CITY OF HAZELWOOD

Mayor David Farquharson offered brief comments to the Commission in support of the City's proposal. He gave a copy of his comments to the Chairperson. He said the City planned to make a brief slide presentation outlining some services available to the residents of Hazelwood and would be available to the new residents in the annexed area. He stated that Mr. Ed Carlstrom, City Manager, would be the primary presenter for the City.

Mr. Carlstrom said the City would present an audio/visual program on their proposal. The slide presentation showed the services offered by Hazelwood were of a high quality, while their taxes remained low. This is the result of the City having a diverse tax base. The City offers street lighting at intersections. The slide presentation outlined the services offered by the City. In addition, it also indicated the fire and emergency medical services would not change. The City would pay to the Florissant Valley Fire Protection District what the residents were currently paying for this service. Overall, the City feels it can offer better representation to the area than provided by the County.

Mr. Carlstrom described the proposal as an area of approximately 297 acres with a population of thirty-seven (37) people. It is a natural extension of the City of Hazelwood's boundaries. In 1992 81% of the residents in the area signed petitions seeking annexation. The City's interest in annexing this area now is in response to those petitions. Residents of the area have never had the opportunity to vote on annexation to Hazelwood.

C. QUESTIONS FROM THE BOUNDARY COMMISSION

Commissioner Eckert questioned if the City had support in 1992, why were they not submitting their proposal as a simplified boundary change. Mr. Carlstrom responded that in 1992 they had a resident in the area to help spearhead the annexation drive. This type of person was not available this time and the decision was to go to an election. Mr. Eckert asked why the City did not seek to annex the area to the north of their proposal that would remain unincorporated. Mr. Carlstrom said in the past the City received support from the area included in the Charbonnier proposal. It is an area similar to the area most recently annexed by the City of Hazelwood. To the contrary, they have not had similar positive opinions from the area to the north of the Charbonnier area. It has been the practice of the City to seek annexation of those areas where there is an indication of interest or support.

Commissioner Wojtkowski said he did not have a question at this time, but more in the way of a comment. He said that going simplified seemed easier, rather than going to an election.

Commissioner Garino also commented that it seemed easier to go simplified. She asked what the City's intent was regarding the private roads in the area. Mr. Carlstrom said that the City would assume responsibility for any road currently accepted by St. Louis County. As for the other roads, if the property owners brought the road to the standards of the City, Hazelwood would accept the street. It would then become public. She also referred to the City's proposal on page 19 and questioned the tax savings. He explained that the savings was an aggregate number and not for an individual property owner. She also asked whether there would be any additional costs to service the area. Mr. Carlstrom suggested that any additional cost would be extremely small. Ms. Garino asked whether the residents have asked for more services than they are currently receiving, such as street lighting. Mr. Carlstrom said they had not, but there could be some, such as additional lighting, water service or cable television. Ms. Garino also asked what residents currently were paying for fire service. Mr. Carlstrom said the cost was \$2,508. The City would pay the cost of fire service to the Florissant Valley Fire Protection District.

Commissioner Tretter asked what the ISO (fire rating) rating was for the district. Mr. Carlstrom said it was a class three, the same as the City of Hazelwood.

D. Public Comment

Ms. June McAllister Fowler, St. Louis County Planning, 41 S. Central, Clayton, MO 63105, submitted a preliminary written statement regarding the position of the County toward this annexation proposal. She had hoped to get the preliminary report to the Commission in their agenda packet. However, her department ran into a conflict with the 21-day response period on the first two public hearings and was unable to meet that time table. 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. She also said a full report from the County Planning Department on the proposal would be forwarded to the Commission within the twenty-one (21) day period after the hearing.

Mr. George Pezold, 3110 Charbonier Road, Florissant, MO 63031, said he was a resident of the area since 1960. He was the only property owner to object to the annexation attempt in 1992. He said he still did not want to be a part of the City of Hazelwood. He felt disillusioned with Hazelwood. He questioned whether this proposal was considered an unincorporated pocket. What would be the voting requirements for this proposal? Mr. Ramey said this proposal was not considered an unincorporated pocket, although under the proposal of the City of Florissant (Area West BC9601), which includes this area, it is considered a pocket. Under the Hazelwood proposal a separate majority vote in favor of the annexation would have to come from the City of Hazelwood and the area being annexed.

Mr. Donald Roberts, 3173 Charbonier Road, Florissant, MO 63031, indicated his question related to development plans in the area and not specifically to the annexation. He asked what was the status of a proposal to build high density housing on property owned by the McDonnell Douglas Corporation. Mr. Carlstrom indicated the area in question is in the City of Hazelwood, just to the south of the area proposed for annexation. Currently, there are no proposals of this nature before the City. If there was, it would go before the Plan Commission and City Council for approval.

E. ADJOURNMENT

Vice-Chairperson Garino advised the public that they must file any further written comments regarding the proposed annexation with the Commission by July 9, 1996. She also said 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. She also asked if anyone had suggestion on ways of improving the hearing process to please let the Commission know. There being no further members of the public wanting to comment, the Vice-Chairperson declared the hearing closed at 7:40 p.m..

Respectfully submitted,
Carl E. Ramey
Administrator

Approved: July 2, 1996