

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

**MINUTES OF PUBLIC HEARING - BC9605
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 - BC9605 - CREST AIRE ANNEXATION PROPOSAL - CITY OF HAZELWOOD

A. CONVENE PUBLIC HEARING

Chairperson Wingron convened the Public Hearing for BC9605 at 7:50, a proposal by the City of Hazelwood to annex an area known as Crest Aire.

B. PRESENTATION BY PROPOSING AGENT - CITY OF HAZELWOOD

Mayor David Farquharson introduced the proposal to the Commission. He indicated that Mr. Ed Carlstrom, City Manager, would be the primary presenter for the City.

Mr. Carlstrom indicated the City would present an audio/visual program on their proposal. The slide presentation indicated the services offered by Hazelwood were of a high quality, while their taxes remained low. Over the past forty years there has been a positive tax trend for the community. 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. In general, the City feels it is in a position to offer better representation to the area than is currently provided by the County.

Mayor Farquharson offered brief comments to the Commission in support of the City's proposal. A copy of his comments was given to the Chairperson.

Mr. Carlstrom acknowledged the City of Hazelwood distributed two fact sheets comparing services and taxes of St. Louis County, Hazelwood and the City of Florissant. He indicated the fact sheet comparing the services needed to be updated as the City's population, Ratio of Wards to Population and Police Officers per 1,000 Population were incorrect due to recent annexations.

Mr. Carlstrom also referred to a petition the City of Hazelwood received in 1992 from residents of Crest Aire seeking to be annexed to Hazelwood. Mr. Carlstrom asked the Boundary Commission to give the residents of Crest Aire the opportunity to vote on annexation to Hazelwood.

C. QUESTIONS FROM THE BOUNDARY COMMISSION

Commissioner Bruer asked whether there were any discrepancies between what was included in the fact sheets handed out to the public tonight and the proposal as submitted. Mr. Carlstrom indicated there was not.

Commissioner Garino sought further clarification regarding the payment for fire service. Mr. Carlstrom indicated the City would pay the fire protection district the amount of money it was losing through annexation. The City is currently doing it with other annexations. Commissioner Garino asked where the funds come to pay what the residents are currently paying. Mr. Carlstrom indicated fire service would cost approximately \$53,000. He reviewed for the

Commissioner the estimated revenues derived from the annexation and compared it against the costs which included the cost of fire service. He indicated the City was in a position to pay this cost based upon their financial analysis.

Commissioner Rehagen requested further information on the City's schedule to provide street lighting to the area. Mr. Carlstrom indicated the City would work with Union Electric to develop a schedule for installation. After City Council approval of the installation, it would then be up to Union Electric to schedule the work. Mr. Rehagen also asked about the City's street maintenance practices. Mr. Carlstrom indicated that concrete streets received slab replacements, while asphalt streets were overlaid with asphalt. Mr. Rehagen also questioned how the City intended to treat situations where there is a code discrepancy between what is currently allowed in the County and Hazelwood's codes. Mr. Carlstrom indicated if it is legal in St. Louis County, it will continue to be legal in Hazelwood.

Commissioner Wiesehan questioned how long Hazelwood will continue the arrangement on the payment with Florissant Valley Fire Protection. Mr. Carlstrom indicated the City is working on a contract with the District on how to handle the administrative process of making the payments.

Commissioner Al Eckert asked if there any other discrepancies the Commission should be made aware of regarding the fact sheets distributed by Hazelwood. Mr. Carlstrom indicated to his knowledge there were none. Mr. Eckert also asked how long the City would be in a position to maintain their payments to the fire district without reimposing the fire protection tax levy on the property owners of the area. Kevin O'Keefe, City Attorney, responded that under the Hancock Amendment to the Missouri Constitution the City can not raise a tax without a vote of the people. It is the City's intention to continue its obligation as long as it is able.

Commissioner Garino sought clarification of a statement in the proposal found on page 22 regarding the City's handling of zoning classifications. Mr. Carlstrom indicated the City would take the existing zoning and match it to the best category in the Hazelwood zoning ordinance.

D. Public Comment

Mr. Charles Zweifel, 1962 Croftdale, Florissant, MO 63031, indicated to the Commission that the City of Florissant had two previous opportunities to annex the area and in both cases lost the election. Although it may seem logical to some to have the area be a part of Florissant, the people want to be in Hazelwood and not Florissant.

Mr. Charles (Steve) Schuller, 1755 Keeven Lane, Florissant, MO 63031, told the Commission the City of Florissant has been defeated in the past. The City of Hazelwood should be given a chance now.

Mr. Joe Eagen, 155 Paul, Florissant, MO 63031, stated that under the unincorporated pocket proposal of the City of Florissant each resident in Crest Aire could vote against being incorporated into the City of Florissant, but nothing could be done to prevent it because of the number of votes in Florissant. He believes the residents should have an opportunity to vote on the proposal of the City of Hazelwood.

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 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. She also indicated a full report from the County Planning Department on the proposal would be forward to the Commission within the twenty-one (21) day period after the hearing.

Mr. Randy Blackburn, 1405 Flordawn, Florissant, MO 6303, felt honored that both cities sought their subdivision. He favored the City of Hazelwood. He queried what else can the area do to convince the Commission they do not want to be in Florissant, but rather Hazelwood.

Mr. David Farquharson, 619 Holiday Avenue, Hazelwood, MO 63042, stated he had nothing further to add. Chairperson Wingron extended her apologies for not recognizing him properly at the beginning of the City's presentation.

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. She also asked if there was any way of improving the hearing process please let the Commission know. There being no further members of the public desiring to comment, the hearing was declared closed at 8:30 p.m. by the Chairperson.

Respectfully submitted,
Carl E. Ramey
Administrator

Approved: June 18, 1996