

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

**TRANSCRIPT OF  
BC2202 PLAN OF INTENT PUBLIC HEARING  
CITY OF BALLWIN SIMPLIFIED BOUNDARY CHANGE: ANNEXATION OF  
CASCADES SUBDIVISION**

**AUGUST 24, 2022**

**COMMISSION ATTENDANCE:**

<b>Commissioners</b>	<b>Present (P)/Absent (A)</b>
Rick Dorsey	P
Tom Mooney	A
Ann Pluemer	P
Stephanie Robinson	A
Tom Schneider	P
Kathleen Schweitzer	A
Ben Uchitelle	P
Steve Wegert	P

**OTHERS PRESENT:**

Michelle Dougherty, Executive Director

Michael Hart, Legal Counsel

CHAIRMAN WEGERT: This is a Public Hearing for the Simplified Boundary Change for the Annexation of Cascades Subdivision by the City of Ballwin. We don't have to do a Roll Call.

DOUGHERTY: No.

CHAIRMAN WEGERT: But I ... some of you may have done this before. Some of you have. You may get a chance to hear it again later for the next Public Hearing, but as I said, this is a Public Hearing for the Annexation of the Cascades Subdivision by a

Simplified Boundary Change ... and that's an important phrase, a Simplified Boundary Change, 'cause some of the time limits change because of the method that's being used.

I'd like to begin with just a few introductory comments relating to the Boundary Commission. The Boundary Commission is an independent governmental body that reviews boundary change proposals in St. Louis County. We get our authority from the State Statutes and from St. Louis County Ordinance. The Commission is comprised of eleven members along with our two staff members, our Executive Director, Michelle Dougherty, and our Legal Counsel, Mike Hart. The eleven commissioners are all appointed according to the following process ... method. 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 Executive, and three members are joint appointments of the Municipal League and the County Executive. We meet monthly with additional public hearing scheduled as necessary to consider Map Plans and Boundary Change Proposals.

Tonight's Public Hearing provides an opportunity for the City of Ballwin to explain and comment on the proposed annexation. The area is assigned File Case No. BC2202. Public Comment will be directed towards that annexation being tonight, and the Commission's staff will be available after the meeting to answer any questions regarding the process. Tonight's Public Hearing is unique, but we're getting better at it, in that we have several options for participation. We have those of you who are here. We have members of the Commission and public attending via Zoom, and we are live streaming the hearing to the Commission's YouTube channel. I think we probably need to change that because Anne's here. We don't have any Commission members attending by Zoom, is that correct?

DOUGHERTY: Not this ... no.

CHAIRMAN WEGERT: We ask for your patience should we encounter any technical issues, but we're learning as we go and appreciate your patience. The Commission welcomes your participation in the Public Comments section of tonight's Public Hearing; however, for those of you present in person, you'll need to fill out a ... excuse me, fill out and present to Michelle a Public Comment Form that can be found at the back table.

DOUGHERTY: Back table.

CHAIRMAN WEGERT: We ask that you do this prior to the end of the St. Louis County's presentation. For those of you connected via Zoom, we ask that you indicate via the messaging feature if you wish to make a comment and to make sure it happens before the end of the County's presentation.

As a reminder for those who are attending via Zoom, please mute your microphone and turn your video off until called upon to speak. For those watching the live streaming, we

invite you to send your comments to the Commission via email or U.S. Mail. The contact information can be found on the information box on our channel.

All commenters are allowed five minutes. We ask that you keep your comments brief and try to avoid repeating what the previous commentors have stated. If there are members of [the] public who signed up to speak but couldn't because of time constraints, please know that the Commission will also take Public Comments either by letter or email for up to 21 days after tonight's meeting.

The deadline for written public comment is September 14th. Those comments will be part of the Public Record. You can get our contact information by visiting our website, [www.boundarycommission.com](http://www.boundarycommission.com) or by picking up an information sheet in the back.

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 within the next 21 days. We have four months, in this particular case because it's a boundary ... a simplified boundary change, but those four months began with the acceptance of the proposal, which was June 21, so the decision date will be October 29th of this year.

Ballwin will have 15 minutes followed by a Q&A from the Commission, and St. Louis County will have 15 minutes for their presentation followed by a Q&D from the Commission after which we'll begin the Public Comments Section. There will be no Q&A from the Commission during the Public Comments. We ask that everyone ... we ask everyone to respect the time guidelines, and I will now ask the Commission Members to introduce themselves, include their residence, and appointing authority. So we will begin with Anne, how about we start with you?

PLUEMER: My name is Ann Pluemer, and I'm from South County Unincorporated.

UCHITELLE: My name is Ben Uchitelle. I am from Clayton, appointed by the Municipal League Mid-Size Cities.

DORSEY: I'm Rick Dorsey from Unincorporated North County, and I was appointed by County Executive Charlie Dooley.

SCHNEIDER: Tom Schneider from Florissant, and I was appointed by Mayors of Large Cities.

CHAIRMAN WEGERT: And I'm Steve Wegert, appointed by Mayors of Large Cities, and I'm in Ferguson. So that takes care of, I believe, everyone. At this point we'll call the representative from Ballwin to start your presentation.

BALLWIN: I apologize [SOUND VERY LOW AND THEN NOTHING]. My apologies. Good evening. My name is Shawn Edghill. I am Planning Technician for the City of Ballwin. I am here to present on the Simplified Boundary Change Annexation Request regarding Cascades Subdivision. So as spoken to by the Boundary Commission, the Simplified Boundary Change is an opportunity to interact. It is required that we provide to the Boundary Commission a verified petition containing no less than 75 percent of registered voters within an area to be annexed in conjunction with our Plan of Intent. It does provide the opportunity for an expedited review process of four months as well as the opportunity for them to decide internally to approve or to allow the option to go to the ballots to be voted on at a later date.

To provide location, the Cascades Subdivision is located in the southeastern quadrant of Ries and Big Bend, located on the southern border of Ballwin. We share approximately 17 percent of their border meeting the 15 percent minimum requirements. The Ballwin received a verified petition containing approximately 78 per cent of the registered voters of the area, and given it's location, we wanted to provide information to both the Boundary Commission as well as the audience available here that the area where the Cascades Subdivision is located sits within an area of Ballwin's Map Plan between 2018 and 2022 that was not overlapped with any other municipality. As you can see through my visual aid on here any corresponding colors provide areas of overlap with Ballwin's Map Plan. Orange for Wildwood, Yellow for Ellisville, Pink for Manchester, and Blue for Valley Park. The green area in the center there indicates where there is no other overlap only Ballwin had included this subdivision as well as the next subdivision, Charleston Oaks, within the area to be considered for annexation during this Map Plan Period. Additionally, we are the only municipality who shares a border with either subdivision.

To provide compactness of the area, we wanted to indicate that there are three street connections into this subdivision: Cascade Lake connects into Big Bend at the border of Ballwin. Additionally, Cascade Circle and Cascade Terrace connect into Ries Road which follows south from Ballwin's border. We do not expect any major impact to be Applied to our services should annexation be successful, and no barriers exist either natural or artificial that would impede efficiency of delivery of our service to the subdivision. Additionally, we can see no detriments or impact to St. Louis County in regard to services such as police access to subdivisions in the surrounding area should this be a successful annexation.

In the case of a successful annexation, Ballwin would take over nearly every service provided by County currently that includes police services, parks and rec opportunities will present themselves to any incoming residents. You will have the opportunity to be part of our trash contract. We also provide code enforcements. Our Building Department does all of our own mechanical, electrical, plumbing permits as well as building or fence permits as well so everything is done in house and not contracted out. Additionally, we would take over any streetlights within public right-of-way, and you would also have

access to our Public Works and that includes street maintenance and sidewalk maintenance.

To build upon that, depending on when the effect of inclusion would occur into the City of Ballwin, we also provide seasonal services through our Public Works and that does include leaf pickup during that autumn as well as snow plowing during the winter for all public streets, and also to kind of elucidate into trash removal services, the state law does not ... it prohibits us from imposing our trash contract on any annexed population for a period of two years. They are welcome to voluntarily include themselves into our trash contract during that time period; however, it is recommended that they do so as a whole community to impact the roads any further by having multiple trash carrying services occur at the same time.

To move on to Tax Base, we want to note that our review of adjoining areas, the areas subject to boundary change, the full County-at-large as well as the City of Ballwin, we do not believe there will any impact on our ability to raise revenues as well as any impact negatively to the tax base.

To provide an approximate one-year source of revenue if there was a successful annexation, the City of Ballwin would achieve this from taxes, fees, and permits.

An item that we also want to make sure that all incoming residents are aware of: real estate taxes as well as personal property tax, there will be no change. The City of Ballwin for several decades now has not had either taxes and so any taxes paid would be paid from the current rate which is through County.

Sales tax. There is a one percent higher sales tax for the purchase of vehicles that raises it up to 8.732 percent.

Utility tax raises from 5 percent to 7 percent.

Moving towards zoning. This is one item that I do want to point out. The current zoning under St. Louis County is there are four zones. This is a point that I do want to allow St. Louis County to have response on is potentially inappropriate looking at St. Louis County's current zone standards and it could be a grandfathered allowance, but our four as it currently stands does not permit four-multiple family residences of which this particular subdivision actually started off solely multiple family and then added in single family in the ... in the 1990s. In response to this, Ballwin is proposing that we put our own R-4 Zone to this location as a recent opportunity potentially more appropriate given that our R-4 provides for both single family and multiple family. I will note here that there is a small non-conformity that would occur if this were to occur, and that is along the western edge, certain structures, I believe six of the structures do begin to enter into the 60-foot buffer that we prefer to have at a public street right-of-way, that that would be

taken into consideration should anything happen to the structures in that it would be imposed in a rezoning initiative.

So, bringing up the effective date as the Boundary Commission had mentioned should this be decided and approved or recommended, they do have the opportunity to bring the item either to a ... to the ballots for voting. If that were the case that would likely wait until the April elections at which point if it were successful, it would take about six months for them to formally become part of Ballwin, meaning that it would take until about October 2023 to become part of Ballwin. If they do decide to approve internally, that timeline can vary as they currently are starting within their review period already, but it would be 90 days from that point of approval.

So, to hand on the note, we do want to point forward to the Boundary Commission that our Board of Aldermen, when reviewing this, did unanimously approve this item for ... to bring forward your guys and we also want to take that in conjunction with the fact that given the fact that the individuals live in the area have attempted to try and ... be taken into consideration since 2019. They had brought together 78 percent of their registered voters to bring forward signatures. We would humbly request that you consider ... consider approving internally rather than bring the item to a vote if you so choose.

Other than that, I will be at the end of my presentation. Does anyone have any questions?

CHAIRMAN WEGERT: Thank you. How much time did he use?

DOUGHERTY: He has four minutes and forty-six seconds left.

CHAIRMAN WEGERT: Okay. Questions from the Commission. In no particular order. Rick?

DORSEY Okay. Sir, on page 9 of your proposal, I was looking at street lighting, and you say the subdivision provides the street lighting now. I presume that's under a contract with Ameren that they provide and then the Association pays for the street lighting, is that correct?

BALLWIN: That is my understanding, yes.

DORSEY But you say Ameren is going to provide the street lighting afterwards.

BALLWIN: No, I apologize. That would be a mistake on my part. We would be taking over. It would be under the City of Ballwin's account with Ameren.

DORSEY                      Okay. And it already been determined whether the streetlights will be dedicated to the City so that the City will take that over?

BALLWIN:                      That would something we would discuss with the residents in the area, but should it be within public right-of-way, they would have that opportunity for us to take over.

DORSEY                      Okay. And just so I understand it, there are no commercial areas in this?

BALLWIN:                      Correct. No everything that is in there is either single family or multi-family ...

DORSEY                      Okay, so the only, the only change in sales tax would be they would pay one percent higher on their purchase of a vehicle, is that correct?

BALLWIN:                      Correct, yes.

DORSEY                      And Ballwin's utility tax is 2 percent higher than St. Louis County's, is that correct?

BALLWIN:                      Yes, it goes from 5 to 7 percent.

DORSEY                      On page 3 of your Proposal, you say there are 105 parcels, 43 of which are developed for multi-family and 52 that are developed for single family. There's 10 parcels missing.

BALLWIN:                      There are certain locations that would fall under a vacant or agricultural area that are generally in between the multi-family and \_\_\_\_\_ locations.

DORSEY                      Okay, is that common areas for the subdivision or ...?

BALLWIN:                      I believe that was intent when it was originally constructed.

DORSEY                      All right. Thank you.

BALLWIN:                      On that note, if I may also bring up and I apologize, I meant to bring this up during my presentation, we did also speak with Mr. Trimble about two days ago regarding the legal boundaries that were submitted in the Plan of Intent. It was brought to our attention that about four years after it was originally built that there was a section of land that was excised and given to the neighboring parcel of Brook Elementary. We will be amending our legal description and providing you the appropriate information taking out the section that is initially including from the original plats. Additionally, the St.

Louis County has also requested that we include Ries Road's right-of-way within this as it stands between both items under consideration today.

SCHNEIDER        I have a similar question. On page 10, it has percentage of land use and it has vacant 16.66 acres, about 71.5 percent; then on 11, it says that Ballwin doesn't anticipate any development of any consequence. The area is largely developed with being unlikely that future development would occur. So that doesn't ...

BALLWIN:        The areas are still currently vacant. The space in between also includes a clubhouse. The area seems unlikely to be developed largely due to ... I believe it's Fish Pond Creek that goes along the eastern side of the subdivision that taken into consideration, it seems unlikely that future development were to ... would occur.

WEGERT:        Ben.

UCHITELLE:       Yes. A question. You indicated that some 78 percent of the residents of the proposed annexed area approved it or signed a petition.

BALLWIN:        Yeah.

UCHITELLE:       And did you get much pushback from others? What sort of response did you get from the remaining percentage who did not sign?

BALLWIN:        So, from what we've gathered, we did not hear anything in terms of negative pushback. Everything we received was through their community property manager, and from what we understand, everything's been positive that we have been informed of at least.

UCHITELLE:       But you only got 78 percent. Not to minimize 78 percent.

BALLWIN:        No, of course, unfortunately I'm not ... I can't say as to why 22 percent ...

UCHITELLE:       So you don't know if there were objections, some people didn't want to sign.

BALLWIN:        It wasn't brought to my attention as to why they wouldn't sign, but at the very least 78 percent were very much interested. And to answer further questions, this is City Administrator of Ballwin, Eric Sterman.

STERMAN:        Hi. Sorry to just step in real quick. Just to give a little background, the City of Ballwin hasn't gone out and solicited annexations. This is something the Board has set out in some of their strategic goals that they're open and they're ... you



know, welcoming of neighborhoods that wanted to annex in Ballwin, but we're not going out and soliciting them. So specifically speaking to the petition, we did not play a role in seeking those signatures. The subdivision, whether it's trustees or residents within these areas have gone out and solicited the signatures on their own so we weren't really part of that process other than we received ultimately ... and we told them we were going to bring this forward if it could be done as a simplified boundary adjustment meaning that they had to meet that 75 percent threshold.

UCHITELLE: So you're satisfied with 78 percent to go forward because obviously that's what you're doing?

STERMAN: You know, it seems that pretty high number, especially in this day and age, to get physical signatures of registered voters. In fact, some of the feedback we got from the subdivisions was that it was just hard to just track people down whether, you know, people don't answer their door, there's people away at college, there's, you know, pandemic, so we do think that 75, 78 percent represents a pretty high standard that they had to meet and the fact that they met that, we think that is ... is important.

UCHITELLE: Question on the trash collection. Didn't quite understand what you were saying if the annexation goes through.

BALLWIN: Yes.

UCHITELLE: Will the people will be able to immediately join or not join or some can join, and some can't, or what happens there?

BALLWIN: My apologies. So we're simply not allowed to impose immediately our current trash contract on any newly annexed areas. Residents have the opportunity to ... to become a part of it should they so wish. It is simply our recommendation that they do it collectively as a subdivision. The main purpose there is due to the fact that if individuals ... if some individuals sign up for our trash contract while others do not ...

UCHITELLE: John Smith can join and Mary Jones \_\_\_\_\_

BALLWIN: Correct. Up until two years past annexation. But we do request that everyone sign up at the same time for the benefit of their roads as having two different trash collectors come down could be a lot of wear and tear and simultaneously could be pretty confusing for their ...

UCHITELLE: Will it be cheaper for the less expensive [sound level drops] and after the annexation in joining your trash collection or more expensive ...

BALLWIN: I'm unsure as to what St. Louis County's current costs are. We've just signed up for a new contract with Republic to last for six more years. On that one ...

STERMAN: We don't offer like \_\_\_\_\_ services, I believe with the County Contract. So Ballwin, we bid out, we just bid out as Shawn mentioned our trash service. We include trash recycling and yard waste all at one monthly cost. That cost varies depending on the size of the container you select. So I'm not familiar with what the County rates are in that Trash District right now, but they would be ... as Shawn mentioned, they'd be welcome in the two years ... that's a state law that we have no say in. In the two years immediately following the annexation, they'd be welcome to move to Republic Services under the Ballwin contract or stay with their County Provider or go elsewhere. After two years, the City of Ballwin does require that all residents get trash through our contract and hauler.

UCHITELLE: And that may be more expensive or less expensive than what they're paying now.

STERMAN: Again, I think with some services in other cities or in the County, yard waste can be optional which could, you know, influence the cost. You could have different size containers. So I can't speak to ... for everyone if it would be an increase or a decrease, but we do competitively bid our service.

UCHITELLE: Do you know if the current trash collection in the area, Cascades, is optional or one by one or \_\_\_\_\_ confusing if the annexation occurs.

STERMAN: It's my understanding and I believe the County can speak to this, but the County divides unincorporated areas into districts, and then they contract out trash service for those districts just as a city does so that there is just one hauler per area.

UCHITELLE: Thank you.

CHAIRMAN WEGERT: Any other comment? Ann? I just have ... I'm fascinated at how municipalities choose to handle these types of things. We've met your City Administrator. Your title, again.

BALLWIN: Planning Technician.

CHAIRMAN WEGERT: And how did you draw the short straw \_\_\_\_\_.

BALLWIN: Are you saying something about my height, sir?

BALLWIN: As Planning Technician, part of my job description does include providing all annexation requests towards the Boundary Commission.

CHAIRMAN WEGERT: Gotcha. And I'm curious, do you have any of your elected officials in the audience?

BALLWIN: Yes, actually, we have our Mayor and several Aldermen as well city staff are all available in the back of the room here.

CHAIRMAN WEGERT: Thank you. That's all I have. So I guess at this point we bring the County up for their presentation.

TRIMBLE: Good evening, Commissioners and good evening, everyone. My name is Jacob Trimble. I am the Acting Director of Planning at St. Louis County, and I'd like to thank you for the time this evening to [arrive] for you all some of our analysis of the request that is before you this evening that we have done up to date. So as everyone knows, echoing some of what my colleagues at the City of Ballwin have said, this is a Simplified Boundary Change which under the Revised Statutes of the State of Missouri means that there has been a verified petition signed by at least 75 percent of the registered voters within the area that has proposed to be annexed, and that the area is primarily residential in character and has an average residential density of not less than one dwelling per three acres and if this is approved as a Simplified Boundary Change, this does not require a vote by the people, it can be effectuated by the Commission.

So, but like every ... like every annexation request, it does have to meet and go through the substantive review process in which the Commission shall determine if the Boundary Change will be in the best interest of the municipality that is proposing the boundary change, the unincorporated area that is proposed to be annexed, and the areas of the County that are surrounding and next to the proposed boundary change. And whenever the Commission is looking at one of these requests, it is looking at it from eleven factors and these eleven factors are enumerated in State Statute, and here in the County we typically put them into four broad categories. You have geographic concerns, you've got financial concerns, you have service provision concerns, as well as zoning and land use concerns.

But before I jump into this request, I want to step back a little bit and talk about the geography of the County and of this request. St. Louis County is the most populous county in the State of Missouri with just north of a million residents and provides the provision of local services to our unincorporated residents is done by St. Louis County so \_\_\_\_ St. Louis County operates as the local government for all of unincorporated county, which is approximately 315,000 residents, a third of the residents, a third of the land area. We provide contract services of varying degrees to 90 percent of the municipalities in St. Louis County, and our service philosophy is based on the idea that residents should have direct contact with professional staff and there are multiple points

of contact to contract St. Louis County Government including the full-time assistant to the Seventh Council District, Councilman Harder is the Councilman for this District.

So give you a little bit of context as to the request, the two requests that are before you this evening, the City of Ballwin, you can see here in the darker grey, and then you can see the unincorporated areas are in this tannish color. You can see that ... you can see that the orange and the red, those are the two, the two requests that are before you this evening.

So this annexation area at a glance, it's 40 acres in size with an estimated population of 271 residents with a 103 total housing units and an assessed valuation of about 7.2 ... excuse me, I am on ... they have opened up the Charleston ... the Charleston Oaks ... although thankfully the beginning of these two presentations is essentially the exact same. So, I apologize for that.

How do I open the other one? Thank you very much for that, I appreciate it, and I apologize to everybody and again, thankfully the beginning of these presentations is the exact same.

So for this Annexation Area At a Glance, is 23.3 acres in size with an estimated population of 250 residents, 95 total housing units with an assessed valuation of pushing about \$3.5 million.

So moving on to the Geographic concerns regarding this ... this ... this petition. So it does meet the minimum statute ... statutory requirement for 15 percent compactness with the adjoining municipality. It does meet 16.62 or 16.6 percent. And like my ... my colleague from the City of Ballwin did indicate, we've had some conversations, I've had some conversations with the City of Ballwin regarding their legal description as provided in the Plan of Intent, and we have ... I'm certain that we can come up before the Boundary Commission makes a decision that these issues can be addressed, but I did want to bring to the attention of ... of the Commission. So what you have here [captured] is really what the request is about, but the legal description in the document is what the red line indicates, so you can see that is ... there is a difference between the maps as indicated and the legal description so I'm certain we can get those ... those lined out.

In terms of Zoning and Land Use for the site, the existing site is zoned R-4 Residence District in County's Zoning Ordinance. It is 100 percent single family. And that's a difference ... we consider them ... they're single family attached and single family detached residential units in this area, so it is 100 percent single family development. The other parcels are common ground, so it is, those common ground ... those other lots in the subdivision are owned by the trustees of the Cascades so all of this, all of the properties are encumbered in one way or another. There is not ... unless in the future if

this were to pass, this is common ground and you wouldn't see new homes on the common ground.

So in terms of Financial impacts, so property tax rates, the City of Ballwin does not levy a property tax either residentially, commercially, or on personal property, but I just wanted to show here that your property taxes are actually a laying of multiple taxing jurisdictions. So you can see here all the taxing jurisdictions that your properties are subject to which is what creates your total ... your total property tax levy.

The one thing that will change particularly for residents is there is an increase in sales tax and that does mean that residents will see an increase when they go to purchase new vehicles particularly. So depending upon how frequently and how expensive a vehicle that someone purchases, they will be seeing, you know, some increase depending on the ... on the size and frequency of that ... of that change. So a new vehicle in the United States is averaging about \$47,000.00 according to Kelly Bluebook, which is going to mean that an average resident is going pay about \$500.00 more each time that they go to have a new vehicle purchased.

So Revenue Lost by the County, from our initial projection, we are ... we are estimating that the County would lose approximately \$39,000.00 from this action.

So, moving on to Service Provision. So local services to this area are provided by St. Louis County operating as the local service provider. That includes police service, services for ... by the Department of Transportation and Public Works which includes streets, sidewalk and bridge maintenance, snow removal, permits, inspections, and code enforcement, parks and recreation, public health which includes vector control, you know, mosquito and rat abatement, animal control which we do county-wide, waste collection as well as offering our sewer lateral program.

So, St. Louis County Police. We are the largest and highest capacity law enforcement agency in St. Louis County, and we are one of the few agencies in the country that do have the triple CALEA accreditation, and St. Louis County is proud of the excellent police services that we do provide.

So, our West County Precinct Neighborhood Policing Office has extensive partnerships and relationships in the area including we do have a Walk and Talk Programs where we walk subdivisions each week meeting with residents. Our officers are active on social media, and they will provide you with their direct emails and phone numbers is there are any questions or concerns.

Moving on to services provided by the Department of Transportation and Public Works. The City or ... excuse me ... the County does provide very limited permitted services to residents and businesses in Ballwin, but it is very limited. I think amusement rides, ... so there is some very, very limited, but the vast majority are done by the City of Ballwin.

And in this general area from 2021 until the end of July, there were 26 re-occupancy permits. There were eight property maintenance notices sent out by the County, five of which were for tall grass, tall grass, yeah, issues.

Our Sewer Lateral Program. We are very proud of our sewer lateral program, and we find it to be the best in St. Louis County. We do ... it is \$28.00 annually. We have no coverage caps on the sewer lateral program. The cost with the City of Ballwin is also \$28.00 although they do have a small application fee and they do have a cap on what they ... on what they provide. However, in our last check of this, there have not been any sewer lateral repairs needed in this area for the last several years.

So, in terms of snow maintenance or Snow Removal and Road Maintenance, we do offer, or we do provide snow removal to all the public rights of way in this area including Big Bend, Ries Road, and we have a snow removal target of 24 hours after snowfall. Now, one of the issues with this request is that Cascades is that the entirety of the rights of way are private in the Cascades, so the County does not provide maintenance of private streets and private rights of way, all of which in the Cascades are private.

So in terms of St. Louis County Parks and what we provide, we manage ... we are the largest provider of parks in our region. We offer programs and activities year-round, and nearby in this area is Ohlendorf West Park where we do have a playground, fitness trail and a GaGa Ball Pit ... and I didn't know what that was until just quite recently so ....

And our Department of Public Health does provide vector control services. Again, that's rat abatement and mosquito abatement. We provide animal control services county-wide, and we also provide waste collection services to the proposed annexation area. And talking about waste collection, this is part of Trash District #4. Our service provider right now in this contract is Waste Connections. The monthly cost is \$15.50 in year one, which will then slowly rise to \$17.45 in year five. You can get a discount if you are an older adult. It includes once a month bulk item pickups and three seasonal yard waste pickups and additionally residents can layer on other services as ... as is needed.

So, in summary to this, this approval does provide limited financial impact on residents and St. Louis County. There is some loss to St. Louis County, and there is some additional expense to residents, but it is fairly limited. The proposed annexation does not present practical difficulties in the service provision to our remaining unincorporated areas. To our knowledge, this effort has been initiated by the residents in the proposed annexation area, and as a policy, and as you find on our Map Plan, the County asserts that it is one of the best service providers of local services in our region, and we want to see all of unincorporated county stay unincorporated; however, with this request, we see no substantive concerns regarding the proposal.

CHAIRMAN WEGERT: Comments from Commission members. Let's start down at this end.

SCHNEIDER           None.

CHAIRMAN WEGERT:   Rick.

DORSEY:             Jacob, I understand you said that the streets in the Cascades are private streets.

TRIMBLE:            Yes.

DORSEY             Okay. Because Ballwin's Plan of Intent, it says they're going to take over the maintenance. They said the County currently provides the maintenance. You're saying the County doesn't provide maintenance.

TRIMBLE:            The roads are private. Yes.

DORSEY             So obviously we'll need Ballwin will clear that up. It's my only question.

CHAIRMAN WEGERT:   Good.

UCHITELLE:          [sound too low] Same question as Rick.

CHAIRMAN WEGERT:   You're good. Then in keeping with my fascination \_\_\_\_\_ are any elected officials in this area here tonight or ....

TRIMBLE:            No, I don't believe that ... they have been asking me questions, particularly Councilman Harder and his aide, they've been asking me questions. They both had other ... they both had other things that kept them from ... from this evening.

CHAIRMAN WEGERT:   I understand. Thank you. Brings us to Public Comment.

UCHITELLE:          Can I just ask one more question?

TRIMBLE:            Yes.

UCHITELLE:          So you said that in conclusion that ... I think you said that it's okay as far as the County is concerned with respect to this proposed annexation or are those my words?

TRIMBLE:            I would say that those are your words. But what I will say is that the County ... as represented by our Map Plan, and we also ... the County also has a Map Plan that we also produce every year, which we consider both a legal and sort of policy guide. And as a policy the County finds that it is highest capacity and best provider of local services and as such, we would prefer all of Unincorporated County stay

unincorporated; however, we also look at every request based on ... on its merits and on ... and what is actually at play. And so when we look at something like this, you know, we look it and say we have no substantive concerns, you know, with the request. And, you know, recently, I think it was a couple of years ago we worked with Ballwin on a request that we actively aided and supported and that was the taking in of the Waterford Subdivision, if the ... if the Commission may remember that. So, you know, that is a ... you know, that was a case \_\_\_\_\_ a win/win for both the County and for the City. This is a case in which, you know, we can see that there is significant support by the residents. They initiated it. The City is prepared to take on ... is prepared to take it on and while the County would always prefer to see in Unincorporated, we also that it could make much ... it could make plenty of sense being in the City of Ballwin as well.

UCHITELLE: Thank you.

CHAIRMAN WEGERT: Thank you. That brings us to Public Comment.

DOUGHERTY: I have not received any ... any papers from anybody for the Cascades.

CHAIRMAN WEGERT: Okay. So we have ... we have none.

DOUGHERTY: We have none.

CHAIRMAN WEGERT: We have none.

DORSEY Mr. Chairman, I move we adjourn this meeting.

CHAIRMAN WEGERT: In a moment we can do that. We have the next Public Hearing at 8 o'clock. There's a motion to adjourn.

UCHITELLE: Second.

CHAIRMAN WEGERT: All those in favor signify by saying aye.

VOTE: AYE.

CHAIRMAN WEGERT: The opposed? We're back at it at 8:00.