

BOUNDARY COMMISSION  
ST. LOUIS COUNTY, MISSOURI  
MEETING MINUTES

December 13, 2022

ROLL CALL

Commissioners Present: Rick Dorsey, Tom Mooney (via proxy), Ann Pluemer (arrived at 6:35 p.m.), Tom Schneider, Kathy Schweitzer (via Zoom), Ben Uchitelle, and Steve Wegert

Commissioners Absent: Stephanie Robinson

Commission Staff Present: Michelle Dougherty, Executive Director  
Michael Hart, Legal Counsel

Others present: Paul Weatherford, St. Louis County Planning Department  
Jacob Trimble, Acting Director, St. Louis County Planning Department  
Sam Page, County Executive, St. Louis County  
Paul Hampel, Aide to the County Executive, St. Louis County  
Justin Klocke, City Administrator, City of Manchester,  
Paul Rost, Legal Counsel, City of Manchester  
Darren Wernig, Communications Specialist, City of Manchester  
Megan Huether, Alderperson, City of Manchester

Chairman Wegert called the meeting to order at 6:30 p.m., December 13, 2022 in the 1<sup>st</sup> Floor Conference room of 231 S Bemiston, Clayton MO 63105, online via Zoom, and recorded and later uploaded to YouTube with accommodations made for the public to attend as well.

ROLL IS CALLED – QUORUM DECLARED

Roll was called and a quorum declared by Ms. Dougherty.

Mr. Dorsey made a motion to accept the proxy of Tom Mooney. Ms. Schweitzer seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Uchitelle made a motion to accept the proxy of Kathy Schweitzer. Mr. Dorsey seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

APPROVE AGENDA

Mr. Schneider made a motion to amend the agenda by moving Old Business ahead of New Business on the agenda. Mr. Dorsey seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Dorsey made a motion to approve the amended agenda. Mr. Uchitelle seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

APPROVE MINUTES

Mr. Dorsey made a motion to approve the minutes of October 25, 2022. Mr. Uchitelle seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

#### YTD BUDGET FINANCIAL REPORT

Ms. Dougherty stated the Commission's Municipality fee account has increased since the last report because Normandy has reimbursed the commission for the proposal costs from 2020.

She also said for the end of the year about \$15,000 left in salaries plus fringes, retirement contribution, rent and legal plus website fees being around \$7,000 that the Commission should end the year with expenditures around \$188,000. This would be about \$80,000 under budget.

#### STAFF REPORT

Ms. Dougherty relayed a conversation she had with Bob Grant from the County Counselor's office about the Commission process and upcoming meetings.

She also shared she'd received a request from Mark Harder's assistant for information relating to efforts to incorporate south county within the last 10 years. Ms. Dougherty told them that there had been no efforts in the last ten years but that the Southpointe initiative in the mid-1990s. She told them it would be a few days before she could get them any information the Commission might have.

Mr. Hart reported that he spoke with Bob Grant from the County Counselor's office about the rebate program proposed by Manchester. Mr. Grant said the County wouldn't be filing any lawsuits until something was firm and definite.

#### PUBLIC COMMENTS

There was no public comment

#### OLD BUSINESS

##### A. BC2201 City of Manchester Annexation proposal.

Chairman Wegert asked for the Commissioners' thoughts on the proposal.

Mr. Dorsey stated this proposal was better than Valley Park's. He didn't like how Manchester didn't disclose their business license fee in their plan of intent. He stated Manchester's boundaries would be cleaned up. He commented that the County will lose revenue. He said it was still very close in his mind.

Mr. Schneider stated as a former municipal official he was well aware of the successes and failures of municipalities and the successes and failures of St. Louis County. He felt the pluses outweigh the minuses for the annexation area.

Ms. Pluemer seconded Mr. Dorsey's concerns about the lack of disclosure of the business license fee in the plan of intent.

Mr. Uchitelle stated he was still uncertain about the proposal. He listed a few areas of concern. The first being the unincorporated pockets left after a successful annexation. He repeated Manchester's assertions that in November they would consider proposing to annex the three unincorporated pockets but in December they said they would seek to annex the pockets.

The second concern being the difference in response time between what the County and Manchester reported.

The third concern is the issue of the rebate. He felt the residents in the annexation area would find their taxes increased if the rebate program was found to be not legitimate.

Mr. Uchitelle's fourth concern revolves around Love Park. He stated his concerns were somewhat allayed knowing that Manchester would police the park but work with St. Louis County on keeping the park viable.

His fifth concern was the number of letters and comments from the people in the annexation area who were opposed to the annexation.

Mr. Uchitelle also believes in letting the people vote and didn't feel it was just a tax grab. He stated Manchester proposes hiring 12 new police officers and St. Louis County will lose several million dollars but will not eliminate the police officers who would not be needed any longer in the annexation area if it is successful.

Mr. Uchitelle suggested since a few members were not present the Commission have a special meeting in early January where the Commission concentrated solely on the Manchester annexation and make a decision.

Ms. Schweitzer stated that Mr. Uchitelle's concerns were also her concerns. She stated she is uncertain about the proposal at this juncture. She said Manchester did a good job of explaining why the pockets weren't included in their plan of intent. She said it appears Manchester is planning on spending the extra revenue on expanded personnel and services. She queries what is the benefit to the residents? She said she is trying to meld all the information to get to a decision that is beneficial for everyone involved. She agrees the Commission should hold a special meeting in January where it is the only thing on the agenda.

Chairman Wegert said his comments echo Mr. Dorsey's and he is of the mind of letting the people vote on it. He said the pockets are addressed in the plan of intent. Regarding the rebate, it will have to resolve itself when it is created. He doesn't feel this is a tax grab. He felt Manchester did a good job of explaining of why and what they are planning on doing. It appears to him that Manchester is in a better financial position than the County is at this point in time. He is comfortable that Manchester can provide better services to the area

than St. Louis County. Chairman Wegert said he supports having a special meeting in January.

Chairman Wegert shared comments from a discussion with Mr. Mooney. Mr. Mooney's concerns lie primarily with the business license fee. Chairman Wegert countered that the businesses in the area will benefit from increased services from the city of Manchester.

Mr. Dorsey recalled how in the Valley Park case the businesses banded together to make their position known. He was concerned since the Commission only sends to the registered voters that the Commission didn't hear from any business owners in the area. He suggested the Commission review its rules on how to get the information out to the businesses in any future proposals. He said he would like to hear Stephanie Robinson's opinion on the proposal, too. Mr. Dorsey supported having a special meeting in early January.

Ms. Pluemer asked if the Commission could send out notices to the businesses in the area. Mr. Dorsey stated it was a little late in the process now. Ms. Dougherty stated it might not be legal since the comment period has ended. Mr. Schneider stated there has been a lot of press on the proposal so he felt they must be aware of what's going on. Mr. Dorsey reiterated his position for in the future notifying the businesses in annexation proposals.

Mr. Uchitelle made a motion to hold a special meeting on Tuesday, January 3, 2023 at 6:30 p.m. to focus and render a decision on the Manchester annexation. Mr. Dorsey seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

B. BC2202 City of Ballwin's Simplified Boundary Change: Annexation of Cascades Subdivision Summary of Decision

Mr. Dorsey made a motion to approve the Summary of Decision for BC2202 City of Ballwin's Simplified Boundary Change: Annexation of Cascades Subdivision. Ms. Schweitzer seconded the motion.

Roll Call Vote  
Rick Dorsey – Y  
Tom Mooney – Y  
Ann Pluemer – Y  
Tom Schneider – Y  
Kathy Schweitzer – Y  
Ben Uchitelle – Y  
Steve Wegert – Y

*The motion passed.*

C. Sunshine/FOIA requests policy on fees

It was decided to table discussion on the Sunshine/FOIA requests policy and procedure until the January 2023 meeting.

NEW BUSINESS.

A. Officer Nominations/Elections for 2023

Ms. Schweitzer reported that the nominating committee proposed the following officers:

Chair – Ben Uchitelle

1<sup>st</sup> Vice Chair – Tom Schneider

2<sup>nd</sup> Vice Chair – Stephanie Robinson.

Chairman Wegert objected to Stephanie Robinson as 2<sup>nd</sup> Vice Chair due to her absences from meetings. It was agreed that someone else should be nominated for 2<sup>nd</sup> Vice Chair. After asking for other nominations and receiving none, Mr. Dorsey volunteered to serve as 2<sup>nd</sup> Vice Chair.

Mr. Dorsey made a motion to accept Ben Uchitelle as Chair via acclamation. Mr. Schneider seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Dorsey made a motion to elect Ben Uchitelle as Chair. Ms. Pluemer seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Dorsey made a motion to accept Tom Schneider as 1<sup>st</sup> Vice Chair via acclamation. Mr. Mooney seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Dorsey made a motion to elect Tom Schneider as 1<sup>st</sup> Vice Chair. Ms. Pluemer seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Uchitelle made a motion to accept Rick Dorsey as 2<sup>nd</sup> Vice Chair via acclamation. Ms. Schweitzer seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Uchitelle made a motion to elect Rick Dorsey as 2<sup>nd</sup> Vice Chair. Ms. Schweitzer seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Ms. Schweitzer left the meeting and her proxy was assigned to Ben Uchitelle

B. Annual Executive Director Retirement Contribution

Chairman Wegert asked if all that was required here was approval to make the contribution. Ms. Dougherty replied affirmatively.

Ms. Pluemer asked for some discussion on what had been decided in August on the retirement contribution. Mr. Hart asked if this should be in closed session. Ms. Dougherty stated if they wanted to go into closed session they could. Mr. Dorsey said it was related to a compensation package and that they should be in closed session.

Chairman Wegert made a motion to go into closed session to discuss personnel matters. Mr. Dorsey seconded the motion.

Roll Call Vote

Rick Dorsey – Y  
Tom Mooney – Y  
Ann Pluemer – Y  
Tom Schneider – Y  
Kathy Schweitzer – Y  
Ben Uchitelle – Y  
Steve Wegert – Y

*The motion passed. The closed session began at 7:17 p.m.*

Mr. Dorsey made a motion to end the closed session. Mr. Uchitelle seconded the motion.

Roll Call Vote

Rick Dorsey – Y  
Tom Mooney – Y  
Ann Pluemer – Y  
Tom Schneider – Y  
Kathy Schweitzer – Y  
Ben Uchitelle – Y  
Steve Wegert – Y

*The motion passed. The closed session ended at 7:41 p.m.*

Results of the closed session

Mr. Dorsey made a motion to reconsider the retirement contribution. Mr. Uchitelle seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Dorsey made a motion to reinstate the contribution to 13% of the executive director's salary. Mr. Uchitelle seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Uchitelle appointed Ms. Pluemer and Mr. Dorsey to the personnel committee.

ADJOURNMENT

Mr. Dorsey made a motion to adjourn. Ms. Pluemer seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.* The meeting was adjourned at 7:43 p.m.

Respectfully submitted,  
Michelle Dougherty  
Executive Director

Approved: January 24, 2023