

BOUNDARY COMMISSION  
ST. LOUIS COUNTY, MISSOURI  
MEETING MINUTES

January 3, 2023

ROLL CALL

Commissioners Present: Rick Dorsey, Tom Mooney, Ann Pluemer, Stephanie Robinson (via Zoom), Tom Schneider, Kathy Schweitzer, Ben Uchitelle, and Steve Wegert

Commissioners Absent: None

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

Others present:

Paul Hampel, Aide to the County Executive, St. Louis County  
Mike Clement, Mayor, City of Manchester  
Justin Klocke, City Administrator, City of Manchester,  
Paul Rost, Legal Counsel, City of Manchester  
Darren Wernig, Communications Specialist, City of Manchester  
Spencer Haeggberg, City of Manchester

Chairman Uchitelle called the meeting to order at 6:31 p.m., January 3, 2023 in the 1<sup>st</sup> Floor Conference room of 231 S Bemiston, Clayton MO 63105, online via Zoom, and livestreamed 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.

APPROVE AGENDA

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

PUBLIC COMMENTS

Mr. Schneider made a motion to permit public comment. Mr. Wegert seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Hampel, aide to the County Executive, spoke on behalf of the county executive and on behalf of the residents of St. Louis County. Mr. Hampel stressed that if the proposal goes through St. Louis County will lose over three million dollars annually. He stated that although it will benefit one municipality it would negatively affect the rest of the County. He listed a variety of services that would be impacted by the loss of revenue. For these reasons and others, Mr. Hampel respectfully requested the Commission reject the proposal.

Mr. Clement, Mayor of the City of Manchester, spoke on behalf of the city. He started his comments by remarking that 62% of the current city of Manchester joined it via

annexations in the past. He commented that those 62% would agree that Manchester provides better services than St. Louis County. He referenced the absence of the snow plows in the unincorporated area after the recent snowstorm. He stressed that Manchester's focus is on better services and to invest the revenues back into the area. He stated the unincorporated residents should be questioning why the county isn't providing the services. He asked the commission to really look at who benefits more from Manchester providing services or St. Louis County. He continued with commenting that the businesses in the area were upset with St. Louis County and had been holding their comments until a decision is made at the Commission. He disputed the amount of revenue the County states it would lose if the annexation were successful. Mayor Clement encouraged the Commission to let the voters decide.

## OLD BUSINESS

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

Chairman Uchitelle opened the floor for discussion on the proposal.

Mr. Dorsey opened his comments with reiterating that he has given this a lot of thought. He felt the statute asked the Commission to consider the preponderance of evidence. He felt Manchester met all eleven factors required in the statute. He felt it is in the best interest of the City of Manchester. He said if the city is wrong, the voters would vote them out. He said he has experience living in unincorporated areas as well as incorporated. He felt that municipal government is in the best interest of residents to be annexed, generally. He questioned whether this proposal was in the best interest of the people in the unincorporated area. He wasn't sure but he felt that they had a right to vote on it. He stated its in the best interest of the residents to vote on it.

Mr. Dorsey commented on the remaining unincorporated pockets being left out in the cold. He encouraged the remaining areas to petition to be a part of a city citing the recent subdivision annexations that Ballwin had put through.

Mr. Dorsey feels this proposal should go forward by the narrowest of margins.

Mr. Schneider stated this proposal is revenue neutral to all the other pool cities. He highlighted that the new configuration of the city of Manchester would become more compact and allowing for easier delivery of services. Mr. Schneider agreed with Mr. Dorsey that Manchester has made a good case. He also can see the County's point of view and expected the administration to object the annexation much like the administrations in the past. He welcomes the County's input. Mr. Schneider stated there will be annexation proposals where the County has compelling reasons to prevent it from being placed on a ballot. However, this is not one of those proposals. He commented that just because it goes on a ballot does not guarantee it will pass. He predicts the County will put more police on the subdivision streets, will plow the snow right away, and fixing those streets. He stated this is not a slam dunk just because it's goes on a ballot. He said the County and Manchester will both make their cases to the voters and the voters will decide.

Ms. Robinson commented that after extensive review of all the information, she was concerned for the unincorporated residents and asked what benefit there would be for them to vote in favor of being annexed. Ms. Robinson's second comment is with the current state of the economy, the increase in taxes would be an additional burden. She stated she believes people should be allowed to vote and wondered how many current residents would be in favor versus how many unincorporated residents would be against.

Ms. Pluemer stated her largest concern was having her taxes increased and those dollars going to the City of Manchester. She referenced the mayor's comment of 62% of Manchester's residents resulting from annexations and that with this annexation proposal it's a continued chipping away from unincorporated St. Louis County. She stated she is against the proposal.

Ms. Pluemer's asked how many votes it takes to pass the proposal if it does go to the ballot. Mr. Hart replied 50% plus one in both areas.

Chairman Uchitelle commented that he starts with the belief that people should be allowed to vote as the basis of democracy. He stated the Commission was created to bring a deliberative process to the wild west of annexations in St. Louis County. He referenced the varied and thoughtful decisions the Commission has made over the years.

Chairman Uchitelle commented on the considerable revenue that Manchester would get because of the annexation. He countered that Manchester has also committed to investing those dollars back into the area.

Chairman Uchitelle talked about the overwhelming number of letters from the unincorporated residents opposing the annexation. He said if it goes to a vote, they will have the chance to express their opinions at the ballot.

Chairman Uchitelle continued his comments referring to the unincorporated pockets that will be left if the annexation is successful. He feels comfortable with Manchester's intention to include those areas on their next map plan and annex those in the next cycle.

Chairman Uchitelle believes the County will still be able to provide high quality services to the rest of unincorporated St. Louis County.

Chairman Uchitelle discussed Manchester's tax rebate proposal. He expressed concerns that if the rebate proposal is not feasible, the newly annexed residents will see their taxes increased substantially.

Chairman Uchitelle believes the County's revenue loss will be offset with some future cost savings by not having to provide services to the annexed area. Mr. Uchitelle felt the difference in police response times is a narrow gap. He commented that the issue of Love Park will be satisfied with Manchester and the County working together on it.

After reviewing all the above points, Chairman Uchitelle believes the proposal should be sent to the people for a vote.

Mr. Dorsey made a motion to approve BC2201 City of Manchester's Annexation Proposal. Mr. Wegert seconded the motion.

Roll Call Vote

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

*The motion passed. 5 ayes, 3 Nays.*

Chairman Uchitelle pointed out that there are three vacancies on the Commission but that all those currently appointed voted on the matter.

Mr. Schneider stated he would like to encourage the County Executive to make the appointments to the Commission that are overdue. Mr. Dorsey clarified that the vacancies are the joint appointments which the County Executive and the Municipal League must agree upon. Mr. Schneider also commented on the persecution complex the City of Manchester seemed to carry with them and suggested they review their correspondence and encouraged them to do better.

Chairman Uchitelle hoped there would be a vigorous campaign on both sides.

Mr. Hart asked the City of Manchester what election they would want the proposition to be on. Manchester said they would let the Commission know soon.

ADJOURNMENT

Mr. Dorsey made a motion to adjourn. Ms. Schweitzer seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.* The meeting was adjourned at 7:05 p.m.

Respectfully submitted,  
Michelle Dougherty  
Executive Director

Approved: January 24, 2023