

**TRANSCRIPT OF MAP PLAN PUBLIC HEARING
TWIN OAKS, VALLEY PARK, & ST. LOUIS COUNTY
November 19, 2024**

COMMISSION ATTENDANCE:

Commissioners	Present (P)/Absent (A)
Tom Mooney:	P
Stephen O'Rourke	P
Ann Pluemer	P
George Riddick	P
Stephanie Robinson	P
Tom Schneider	P
Ben Uchitelle	P
Steve Wegert	P

OTHERS PRESENT:

Michelle Dougherty, Executive Director

CALL TO ORDER

CHAIRMAN UCHITELLE: Okay, I think we'll get started. My name is Ben Uchitelle. I'm the Chairman, the Chair of the St Louis County Boundary Commission, and we're here tonight to hold a public hearing to consider map plans from cities of Twin Oaks, Valley Park and St. Louis County.

A little bit about the Boundary Commission. It's an independent government body that reviews boundary changes proposed in St. Louis County. The Commission's authority is derived from state statutes and the St. Louis County ordinance. There are 11 members, but we currently just.. we currently have three vacancies, and have had three vacancies for a long time, with two professional staff members, our excellent Executive Director and Legal Counsel.

Commissioners are appointed through St. Louis County by the County Executive, a joint committee, and various municipalities based upon population size. We meet monthly. We hold public hearings to consider map plans and boundary change proposals.

The process has two stages. There's the Map Plan stage and the Proposal stage. We're in the Map Plan stage right now. It is part of the process as directed by the state statute, and we do this every six years. Map Plans submitted by July 1st of this year, show what towns may propose for annexation and where St. Louis County may propose "established unincorporated areas". Just because the city is talking about annexation, it doesn't commit you to it. It doesn't mean that there's going to be an annexation. There's nothing on the table, but it's required to do this to have the ability in the future to move forward. There's not going to be any vote. It's merely the city's talking about what, if anything, they may or may not want to do in the way of annexation.

These informational meetings are held to provide information to the public, and about basic map plans and future proposals. We'll take comments tonight and in writing until the end of the year, and you can send those comments through US mail or email. In addition, you can submit written comments through the Boundary Commission's excellent website.

Now next year, between January and April 1, the Commission may comment on Map Plans and encourage negotiations between, for example, two cities who are proposing to compete on a particular annexation area. Then on April 15, the Map Plan boundaries are set, and only submitting entities can revise their Map Plans. Map Plans can't be expanded beyond the original boundaries as submitted on July 1st of this year.

If you'd like to speak, you need to fill out a speaker form, although there are so many, so few, if you just want to raise your hands... We'll accept public comments until the time we go into question-and-answer period after St Louis County makes its comments. Each speaker has five minutes, but you don't have to use all five minutes. You can't use more than five minutes, but you can use less, and we might even wave if you use more than five minutes, but I encourage all public comments. And if you're completely for annexation or against it, now is a good time to start the conversation. If you heard people repeatedly saying the same thing, please don't repeat that anyway. With these introductory remarks, I hope they're helpful, I'll introduce our professional staff, Michelle Dougherty, and our legal counsel is not here tonight because he's celebrating his wife's birthday. That's nice. And starting on my far left, we'll let each Commissioner introduce themselves.

ROBINSON: Hi, good evening. My name is Stephanie Robinson, and I cover the areas that are 10,000 population, 10,000 and under population.

WEGERT: I'm Steve Wegert, appointed by the mayors of large cities now known as Metro mayors. I'm primarily covering the North County area.

PLUEMER: My name is Ann Pluemer, and I'm In unincorporated St Louis County, and I was appointed by one of the County Executives.

CHAIRMAN UCHITELLE: And again. Ben Uchitelle and I was appointed by the Municipal League, Mayors of Mid-Cities, Clayton.

SCHNEIDER: I'm Tom Schneider, retired as Mayor of Florissant and appointed by the Municipal League to represent cities bigger than 20,000.

O'ROURKE: I'm Steve O'Rourke. I was appointed by the County Executive to represent the area of West St Louis County.

MOONEY: My name is Tom Mooney. I was appointed by the County Executive to fill the position of incorporated members or incorporated resident membership.

RIDDICK: George Riddick, appointed by county commissioner for St. Louis County, unincorporated.

CHAIRMAN UCHITELLE: Okay, let's see now, who is the first speaker for tonight? First go ahead.

MILNE: Hi, I'm April Milne. I'm the City Clerk of Twin Oaks. This will be very brief, as we do not have any intention to annex anything at this time, but we would like to reserve the right in the future, should that be a requirement of, maybe, a minimum population or something that might come up in the future. We want to be sure and have the option to do so. So, really quickly, for those of you who are not familiar with Twin Oaks, we are Valley Park's neighbor to the north, just right over here. We were incorporated in 1938. Became a fourth-class city. The residents voted to do that in 2016. We have about 605 residents in a mix of single-family homes, condominiums, and apartments. And we have a thriving and growing business district, which is mostly Schnucks, Walgreens, kind of right there at the intersection of Big Bend and 141. And we're growing all the time. We just welcomed some new restaurants, and we have a couple more coming. So very exciting time to be in Twin Oaks. We've doubled our population in the last five years with the addition of an apartment complex, so we're still growing, even though we're very tiny.

So, the Map Plan that you have in front of you also is, and I apologize that it's kind of hard to see on that big screen, but the same one that we have submitted for the last at least three cycles that I'm aware of. So, it is the unincorporated area just west of us, down to Hanna road from our western border, and then down to Crescent in the south. So, it's mostly a residential area. There are, I think, three condominium complexes in there, and then also the 911 Emergency Center is located in that area.

So, as I said, we do not have any intention to annex anything at this time, nor in the immediate future. We have never been approached by any of the residents in recent years in that area to pursue annexation. So that's kind of where we're at. So, I'm happy to answer any questions that you have.

CHAIRMAN UCHITELLE: Go ahead.

O'ROURKE: Yeah, I'm curious about the who owns the property, the wooded property that's adjacent to the county emergency management...

MILNE: So that is owned by the County. I believe there is a park in there. So that used to be Ollendorf Park many years ago, before the County, I guess, took it over to build the 911 center. So, there is still a wooded trail system in there with some exercise equipment and a small like pocket park that is part of that area. So, it's kind of in between a condominium complex that we have in Twin Oaks, and then it backs up to that 911 center.

O'ROURKE: And I noticed that Crescent Road kind of does a little dip south. But you all did a straight line, so part of that would be left.

MILNE: Yeah. Well, there are two - Crescent Road and Crescent Avenue. There are two different roadways in that area. So, the main one that's coming off of 141 that big white, is Crescent Avenue. And where the straight line is Crescent Road. So, there is kind of an older road that goes through there. It's a one-way road that goes just westbound and connects up with Hanna Road. So that's why we use that as the southern boundary, because south of that is Valley Park. So, they own just south of that where that existing white boundary is, that is within the city.

O'ROURKE: Right? So, I'm wondering who would be left with that little slice of between the ...your current southwest boundary and where Crescent Road runs into, I guess that's utility corridor.

MILNE: Yeah, I think it should be continuous. Crescent Road goes all the way over.

O'ROURKE: It does, but it... it Crescent Road makes a little dip.

MILNE: Yeah.

O'ROURKE: But your property, your boundary line goes straight, and so it's going to leave a little slice. That is...

MILNE: I believe that's ...

O'ROURKE: not clean

MILNE: ...in the Valley Park City Limits. I believe it might be already in the Valley Park City Limits. I'd have to look at it closer. You'd have to show me exactly what you're looking at on the map up closer. So, oh yeah, yeah, I guess right. So that that would remain unincorporated. Yeah, I see what you're saying. Yep. So, that is currently, that is unincorporated, and that would stay that way. And I think there's maybe only one home there. So that part of this southern part of the red area is unincorporated.

O'ROURKE: Know what? That actually is Valley Park.

MILNE: Is it Valley Park? Okay.

O'ROURKE: I'm looking at the municipal boundaries. So that's really interesting, if they would have claimed that little part north of Crescent.

MILNE: Yeah.

O'ROURKE: Okay, my mistake. Thank you.

CHAIRMAN UCHITELLE: Are there other questions? Question: police. Who provides police protection?

MILNE: We contract with St Louis County to provide our police protection

CHAIRMAN UCHITELLE: And fire protection?

MILNE: Valley Park Fire District.

CHAIRMAN UCHITELLE: And garbage collection?

MILNE: The city provides that free of charge to all the residents. We contract that individually.

CHAIRMAN UCHITELLE: And you have no real estate tax, I presume?

MILNE: Correct, for residential. We do have real estate tax, a property tax on commercial properties, but not on residential. So, the residents in Twin Oaks don't pay anything to the city of Twin Oaks.

CHAIRMAN UCHITELLE: Okay.

MILNE: other than just...

CHAIRMAN UCHITELLE: Have you ever had a discussion about joining with Valley Park?

MILNE: Not to my knowledge, we have not, no.

CHAIRMAN UCHITELLE: Because they're your neighbors, neighbors. Okay, other questions? All right. Well, thank you very much. Very good presentation.

MILNE: Thank you.

CHAIRMAN UCHITELLE: All right, next we have Valley Park. Go ahead.

SCHAU: All right, thank you. So, thank you for the time to get set up there. My name is Nathan Schau and I'm the city administrator for the City of Valley Park. I've been there for almost two years, and I've worked for a couple other cities, but not in St. Louis County.

So, this is my first time presenting before the Boundary Commission. Also, with me is actually one of my alderman, Betty Halker, so we appreciate the opportunity to come before you and present our Map Plan. The City of Valley Park is a fourth-class statutory city governed by a mayor and eight aldermen. The mayor's elected at large, and two aldermen are elected each from our four wards. You are in Valley Park right now. Welcome. Thank you for being here.

According to the 2020 census, our population was 6,870 people in the city's approximately 5.09 square miles, with four and a half square miles being land and the rest being water. Although the census decreased from 2010 to 2020, we've seen some recent developments in the 44 West Luxury Living condominium complex and Majestic Point neighborhood, and then various infill housing being built on open lots throughout.

The City provides many services, either directly or through contracted service agreements. Many of these are based out of our new city hall, which is next door. So please come by and visit if you'd like to see it. We're there 8 to 4:30pm. I'd love to show you. Our old city hall is in the levee protected district down on Benton Street.

So, our departments are divided into administration, community development, municipal court, police and public works. Administration is things like business licensing, human resources,

accounts payable, receivable and permitting. Excuse me. Community development includes building inspections and code enforcement. We perform all of our inspections, except for mechanical and electrical which are done by the County. The Valley Park Municipal Court hears various cases ranging from nuisance violations to traffic citations, typical, standard Municipal Court type functions. Police protection is provided through a service agreement with the St. Louis County Police Department. The Valley Park detail is directed by a lieutenant who serves in some familiarities, as a municipal police chief, and the detail operates out of a police station located in the rear of our old city hall. So, they have a dedicated space on Benton Street.

The Valley Park Public Works Department maintains the levee that wraps around the lower end of our community, from the intersection of about Vance Road and Main Street south through the Meramec River east along the river then wraps north and west just before the MSD treatment plant and Simpson Park. The Public Works department maintains five parks, the Meramec Greenway Trailhead and the Meramec Levee Trail. The largest park in our system is the Meramec Levee Recreation Park, which is home to six soccer fields, four baseball/softball fields, an archery range and is adjacent to the river.

The City provides solid waste recycling and yard waste collection to all residential properties into some commercial properties. We have sanitation departments, trucks, and employees. We currently collect residential solid waste twice a week, recycling once a week, and yard waste once a week, all year long. The City provides a sewer lateral repair program that makes repairs to residential sewer laterals or makes funding available to repairs that can't be completed by city staff. And then we also provide street and sidewalk maintenance, improvement and repair, and we are committed to providing efficient and safe snow removal during winter weather events.

This is our 2024 submitted map plan. The current city boundary is the gold shape, and the potential annexation areas are shaded in green, blue, purple and orange. The potential annexation areas were created using roadways, existing property lines and existing municipal boundaries. For example, the Number 1 up in the northeastern corner, it's hard to tell on that map, but it would essentially extend... running along Big Bend road to the Kirkwood city limits and then south to the river, in a way to sort of fill out that space, if you will. With this, I need to make it clear, though, that the City does not have any current plans to pursue annexation. We submitted a Map Plan to preserve our right to potentially pursue annexation, understanding how the five-year Map Plan cycle works, becoming more familiar with that. This Map Plan, if you're familiar, is very similar to previous iterations. I believe the ones from six years ago had less gold on them, perhaps at the time, but by and large, it's mostly very similar.

So, these questions were posed by the Boundary Commission, and I'll touch base through them. So, what were your city's criteria for including these areas? The areas included are either currently contiguous to our current boundary, or in the case of phases 2, 3 and 4, would become contiguous in the event that the previous phase annexation happened. The areas included in each phase would allow the city to control or to grow at a controlled rate that wouldn't detract from the services of the current residents and businesses.

Second one, has phasing been considered? If so, describe the intended phasing? Yes, phasing was considered, and that's what's showing on these maps in the various phases. Effort was taken to consider the amount of time and effort and energy it would be required to grow and then the added strain on current services if that particular phase was added. So, we also gave consideration to proximity to nearby city limits and to keeping current subdivisions intact. So, some of those, like 2 and 3 near the south portion, those lines are kind of filling out, but that's along existing roadways and not cutting through existing subdivisions. So, all of this, well, sorry, so further, sorry.

Okay, do we have a timetable for making proposals? We do not. We do not currently have plans to annex, pursue annexation like I said, just leaving ...reserving our right to do so in the event that, like, it's more likely that someone would approach us than we would pursue it on our own.

Some additional questions, why is your city the best community to serve? What advantage? What arguments will you make? Like I said, I feel like I... I'm a bit saying the same thing repeatedly, but just to make it clear to the Commission, we do not have plans to currently pursue annexation. All the areas that are listed in our map plan ...annexation areas are currently unincorporated, and the City and the County work very well together, as referenced by our contract with the County Police and for some of those inspections, but we just simply want to preserve our ability in the event that something should come up over the next five years.

And then finally, has there been any expressed interest? There have been a couple interests, or a couple residents expressed interest, who live in houses off Hanna road. They approached and essentially just said, 'what would it take?' Because there were some conversations about their HOA dissolving, so we had very preliminary discussions. They approached us about over nine months ago, and nothing since then has been brought forward. So, with that said, I apologize, I'm a bit jumpy around, but happy to receive any questions that you might have for me.

CHAIRMAN UCHITELLE: Questions? Yes.

ROBINSON: You said, who expressed interest? I didn't hear that.

SCHAU: So, there were just a couple residents who lived in houses off Hanna road who said there were grumblings of their HOA dissolving, and they said, 'What can we do to get annexed?' It's like, well, there's a process, there's a map, you know, kind of very preliminary, not kind of - extremely preliminary - discussions at that time, but nothing of substantial interest or of great contribution.

O'ROURKE: Otherwise, you might consider annexing a portion of one of these sections. So, if that, if that were to be if, if someone from a portion of one of these sections were to make an inquiry about being incorporated into or annexed into the city, you would consider that, but not extend beyond what the boundaries of those inquiring?

SCHAU: Yeah, this time, this is, these are the potential areas that we would be considering, and even many of them. So, there could be, say, like, some subdivision in one of the number 4's, if it's not contiguous to our boundaries. Obviously, that's, that's a nonstarter, but if it was something outside of these areas for the next Map Plan cycle, we'd say, you know, it's not included in our Map Plan, but perhaps the future one or something, and then discuss, probably point them to the Boundary Commission rules and procedures and help them understand the process for that .

CHAIRMAN UCHITELLE: Aren't all of these proposed annex or proposed annexation areas contiguous to your city?

SCHAU: The ones as presented? Yes.

CHAIRMAN UCHITELLE: Because you said they weren't.

SCHAU: So, if there's a portion say, like in the like the southeastern quadrant of like the southern number 4 area, and if it's not a part of our contiguous boundaries. So, if you lop up what

CHAIRMAN UCHITELLE: You couldn't do it then?

SCHAU: Correct. So, I'm just reiterating that I agree with you.

CHAIRMAN UCHITELLE: All right.

O'ROURKE: You have some very... there's a lot of slicing of land. And I'm kind of curious about, sort of the history of how Valley Park, you know, the incorporation or your annexation process, and just curious about, like, the little, little notches out where you know you got something, but you're leaving something. It's like, I'm just curious about, and I know this predated you, but ...

SCHAU: Correct. And so, it's my understanding that the very earliest Valley Park did not go south of the river. And then, over time, through various approaches. Properties were added, I think, specifically at the intersection of 141 and 44 that used to be an area called Peerless Park that was independently managed its own community. And for some reason, they, the governing body of that very small community, said, "We don't want to do this anymore." And then it was approached to the City.

O'ROURKE: Probably after a flood.

CHAIRMAN UCHITELLE: We know about that...

SCHAU: Very potentially likely, I would say. And then there's a large ...so the western most boundary, so adjacent to, like, 44 is a significant single owner parcel, and then they wanted to annex, so that kind of pushed out, because it's a one big lot. I believe that's Simpson Materials. So that's all ...just one that came up. So over time, various people approaching... to get it to the shape that it is now. And so that unique shape in some of those phasing would be an attempt to kind of shore up some of the lines along more natural boundaries. So, like Big

Bend Road or like where it is, near Twin Oaks it would cut across along, like property lines, over to Sulphur Spring Road, which is an existing roadway, and things like that.

CHAIRMAN UCHITELLE: Yeah? I'm sorry.

WEGERT: I'm interested in, I can't read the street names on south, south on 141, below 44 that area 3. Can you throw out a couple street names? So how far south? How far south 141 is, is yours?

SCHAU: So, the blue section number 3 that runs...

WEGERT: Yeah

SCHAU: ...adjacent to 141 so that would go down the green area just at 141 and Bowles. That is St Clare Hospital. So that's a St. Clare hospital.

WEGERT: Okay, so you're, you're proposing pretty much south to Fenton, essentially.

SCHAU: That's included on the map plan, right?

WEGERT: Yes.

SCHAU: Yes, and just for the sake of clarity, we're not.

WEGERT: I know. I get it. I get it. I grew up in this area, so I'm just trying to... trying to place where, where, where your plans essentially could be.

SCHAU: On that number 4, the eastern boundary of 4, south of 141, is Hawkins Road, and then it jets to the west, just north of Rockwood Summit High School.

WEGERT: Thank you.

CHAIRMAN UCHITELLE: Questions?

O'ROURKE: You know what? I just ...I use Google Maps to look at boundaries, and usually they're pretty accurate. In your case, they're not at all. So, you might want to reach out to Google and have them update your boundaries.

SCHAU: It's also, if you go on Zillow. They also still have us north of the river. So...

O'ROURKE: Yeah, so I'm looking at the St. Louis County municipal boundaries, and the boundaries there, the same as what you get on your maps.

SCHAU: Yeah.

O'ROURKE: It just would be helpful if you...

SCHAU: I agree. I appreciate that feedback. We also had to make concerted efforts and contact to have City Hall located where it is now. So, if you search Valley Park City Hall, it may still come up as 320 Benton Street. 320 Benton Street, which is our old one, despite numerous contacts to say we are here. Also sign up. This is kind of a tangent, so I apologize if I'm raising my limit, but the city purchased our city hall from the Valley Park Fire Protection District. They used to be a fire station, so sometimes we still get mail addressed to the fire district at 55 Crescent Ave, which it was for a long time, but we moved in March, so...

CHAIRMAN UCHITELLE: Thank you. Your time is up.

O'ROURKE: Thank you.

SCHAU: Thank you.

CHAIRMAN UCHITELLE: That's right. Blame it on Yeah. There you go. Yeah, if anything else you wanted to say?

SCHAU: No sir, appreciate the chance.

CHAIRMAN UCHITELLE: Alrighty. Thank you very much. Here's a familiar face.

TRIMBLE: Good evening, Commissioners, Municipal Colleagues and Residents. My name is Jacob Trimble. I'm the director of planning for St. Louis County, and I'm here to give you our map plan presentation for the fourth time.

As the Commission may recall and may remember, this document is both a legal and a policy document of St. Louis County. St. Louis County and State Statute has the ability to use this document to create basically a mirror process of annexation, which is the creation of "established unincorporated areas", which are resident-driven initiatives to, and they have to be voted on by the people. They come to you that then may require or make it where a municipality could not annex an area. However, the difference in the unincorporated "established unincorporated areas" is that those then dissolve every process. So, if residents in an unincorporated area wanted to do this, they have to come to you every six years and go through this process. So, this document preserves their legal right to do so in the dark purple areas and on the screen, it's not as great. But and then the light purple areas, because those light purple areas have fewer than 2500 residents, you cannot create an established unincorporated area" in those light purple areas. But as a policy document, the County is committed to ensuring that those residents receive the excellent services that we provide to all of our unincorporated residents.

So, you can see here in these dark purple areas, we have four really large contiguous unincorporated areas. It's really focused in the 6th and the 4th council district, so North County and South County. And then we've got these, these pockets, these two sort ...I don't want to say pockets, because that actually has a meaning in state statute..., these sort of larger contiguous areas and sort of mid county as well.

So just diving in a little bit closer, you can see here, West County, Mid-County. This is North St Louis County. And this is our ...this is south St Louis County, and at our scale, it can be pretty hard to see, but I think you have the detailed maps available online for you to zoom in pretty close.

So, St. Louis County, we are the most populous county in the state of Missouri. There's approximately a million residents in St. Louis County. We're also home to 87 municipalities. St. Louis County is one of the most fragmented jurisdictions in the country. There are very few places that have as many different governmental layers as we have in St. Louis County. Cook County, Illinois, which includes Chicago, has more. Allegheny County in Pennsylvania, which

is the county that contains Pittsburgh, has more fragmentation than us, but we're pretty unique. I mean, we're right up there with those two so.

But we have a million residents, we are the engine of the state's economy. We generate, despite having only a sixth of the state's population, we generate more than a quarter of the state's GDP. So, you know, St. Louis County is, is the driver of the state's economy.

Unincorporated residents. We have ...about a third of the land area in St. Louis County is unincorporated. We have about a third of its residents. So somewhere between 315 to 320,000 residents remain unincorporated.

And St Louis County as a service provider, we contract with 90% of our municipalities to provide some level of service, from providing nearly every inspection and police service to some. And to some municipalities, we provide specialized mechanical reviews and other specialized services. So, we have a pretty broad number of services that we offer to our municipal partners.

And the County's philosophy... it's service philosophy is based on professional staff having direct contact with our residents. Additionally to our unincorporated residents, we provide a complete array of local services. We provide police service, road and bridge maintenance, snow removal, and all the normal stuff that our municipal partners also provide to their residents within their territorial limits.

But we also, I want to point out some things that we're really proud of at St .Louis County. One is we are extremely proud of our law enforcement. We are extremely proud of the of the County's Police Department. We are one of the few agencies nationwide that has the Tri-ARC award from CALEA, which is the Commission on Accreditation for Law Enforcement Agencies.

So, we're very proud of the work that our law enforcement team does. Again, you can see we're one of only 21 agencies in the country that has this award. We have more than 1200 commissioned officers with an additional 300 staff members in our police department. And I think Paul mentioned that there was a question about how the county's precinct is, so we just added this precinct map. This gives you an indication of how county police precincts are broken up, and those dots are either precinct headquarters or like substations for police stations. So that's just an additional information piece for the commission.

We offer excellent trash, recycling, and yard waste services to the residents of unincorporated county through our various trash districts and those contracts, we offer competitive pricing that is among some of the most affordable in the region for our residents. And in those contiguous unincorporated areas, we're able to maximize things like route efficiency to help ensure that we reduce wear and tear on the local road network. Additionally, we are one of the largest providers of road services in the state of Missouri. MoDOT is essentially the only road agency in the state that is larger than us. We... besides the arterial road system, which crisscrosses through the territorial limits of many of our municipalities... we also provide local subdivision streets to those unincorporated residents.

So, annexations. We ,the County, look at every annexation as a separate event that needs to be evaluated in the best interest of multiple stakeholders: the municipality, county

government, the residents that are part of the annexation area, as well as its total impact on all one million of our residents. And we find this, this sort of analysis is found in state statutes, enumerated in your statutes, you know, and we always look at them with an eye towards increased fragmentation of our geography. It does make it more difficult for us to exercise our economies of scale. So, we're always very mindful of how that impacts our service provision, you know, the annexation of, especially of a really commercial or industrial-rich areas, erodes the county's tax base. That goes to County government for the provision of its services. And again, we are using our economies of scale to offer low-cost services to our residents, but we review every request as a separate, standalone issue on its merits. And I would entertain any sorts of questions that you may

SCHNEIDER: Have ...

CHAIRMAN UCHITELLE: Go ahead.

SCHNEIDER: Has the County attempted to establish one of these districts before?

TRIMBLE: It is never - in my knowledge - attempted to do one of these established unincorporated areas. We have, you know, ...whenever in the past, like, let's say a municipality has attempted annexation. Sometimes you'll get residents say, 'Oh, what do we do?' Because there's always a give-and-take in an annexation, right? There are always people that are going to have different, different sorts of opinions on how that should go and... but when you start to explain to the residents, 'well, these are what we have to do... This is what you have to do.' They usually don't. It's kind of like, 'well, thank you. I think we'll...' There's a lot going on here, and especially because that process only lives through the process of the Map Plan cycle. It's, it's a lot to do on a six-year, on a six-year rotation, so. But this provides that legal ability for if residents did cry out for it, that we could at least exercise that authority on their behalf.

SCHNEIDER: So, do you have any ambitions to recruit support for any of the areas or ...

TRIMBLE: No...No...

SCHNEIDER: ...somebody, if the interest is ground-created?

TRIMBLE: Yes, that we're not, we're not going out looking to establish one of these.

CHAIRMAN UCHITELLE: Other questions? Hearing none. Thank you once again for your presentation.

O'ROURKE: Did you give Paul the night off?

TRIMBLE: I did give Paul the night off, so thank you all.

CHAIRMAN UCHITELLE: Thank you. Anything else? Any comments from the audience? Hearing none, we'll stand adjourned.